

Memo



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To: Webster Groves School District Facilities

From: Jim Riddle, AIA

Date: 11/9/16

Topic: ADA Projects - DRAFT

I have walked the Webster Groves Facilities listed in the following report, and reviewed them for conformance with the ADA Guidelines. I have suggested a set of projects that will give someone with physical disabilities an accessible path through each of the schools indicated.

The principles that drive the attached projects are as follows:

- Have all public areas of the buildings accessible by someone in a wheelchair.
- Ideally, the accessible route begins at the front door (not at Avery, Hudson, or the High School)
- The accessible path includes restrooms, but not all restrooms (especially in the case of classroom restrooms)

The attached cost opinion is intended as an order of magnitude tool to help the District make planning decisions on the feasibility of the decision to make each of the facilities fully accessible.

Webster Groves School District ADA Project Report



Date : 11/9/2016

Summary of Schools Covered

ADA Upgrades

Facilities Covered

Facilities Covered	Area		Total
Walter Ambrose Family Center	25,911 SF		\$131,376
Avery Elementary	62,144 SF		\$893,872
Bristol Elementary	65,050 SF		\$511,980
Clark Elementary School	51,513 SF		\$556,416
Edgar Road Elementary School	47,500 SF		\$282,716
Hudson Elementary School	42,191 SF		\$269,240
Steger Sixth Grade Center/Computer School	78,164 SF		\$1,300,480
Hixson Middle School	112,964 SF		\$1,608,583
Webster Groves High School	410,100 SF		\$362,572
Administrative Building	9,300 SF		\$486,864
Total Project Cost	904,837 SF		\$6,404,099

Notes

Concerns

Webster Groves School District ADA Project Report



Walter Ambrose Family Center Summary of Work and Cost Opinion

Date : 11/9/2016

ADA Upgrades

Description	Construction	Budget	Total
Exterior			
Provide Improved access to play area	300 SF @	\$20 /sf	\$6,000
Interior			
Door Modifications	12 Ea @	\$3,000 Ea	\$36,000
Restroom Renovation	1 Ea @	\$40,000 Ea	\$40,000
Misc. Restroom Renovations	1 Ea @	\$20,000 Ea	\$20,000

Total Building Cost	25,911 SF	\$102,000
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Project Cost Worksheet

Building Cost	73%	\$102,000
Site Prep Cost	2%	\$2,040
FF&E	2%	\$2,040
Soft Costs	8%	\$8,160
Contingency	15%	\$17,136

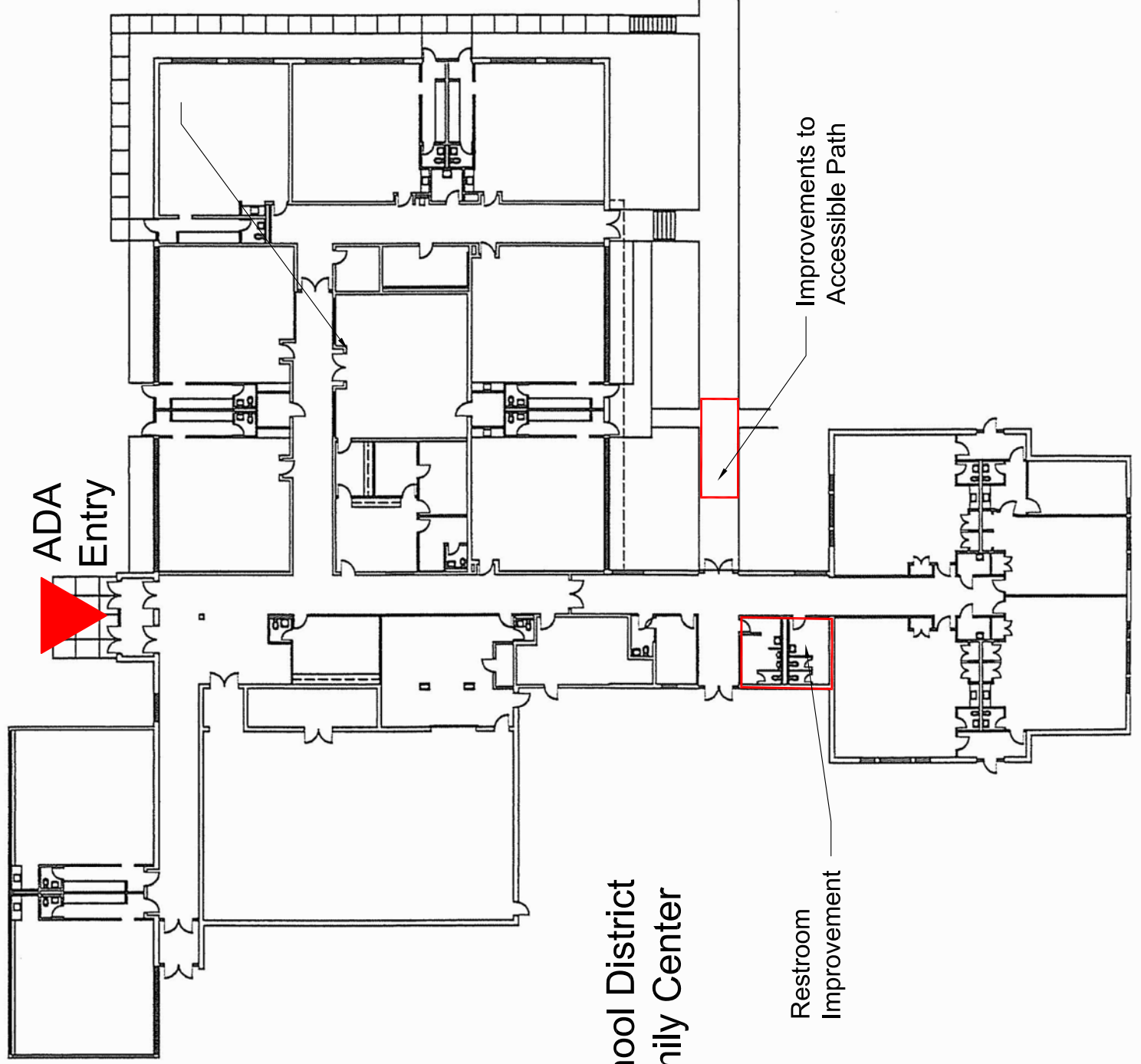
Total Proposed Budget	100%	\$131,376
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Notes

- 1) Soft Costs include fees and expenses

Concerns

- 1)



Webster Groves School District
Walter Ambrose Family Center
First Floor Plan

riddle design



0' 8' 16' 32'

Webster Groves School District ADA Project Report



Avery Elementary School Summary of Work and Cost Opinion

Date : 11/9/2016

ADA Upgrades

Description	Construction	Budget	Total
Exterior			
Entry Node between MP Room and Main building	300 SF @	\$180 /sf	\$54,000
Interior			
5 Level Elevator @ Northeast End	1 Ea @	\$170,000 Ea	\$170,000
Exterior Enclosure	300 SF @	\$180 /sf	\$54,000
Lobby/Elev. Access @ 4 Levels	1,200 SF @	\$120 /sf	\$144,000
Lift @ Half Level Stairs	1 Ea @	\$30,000 Ea	\$30,000
3 Level Elevator @ West End	1 Ea @	\$110,000 Ea	\$110,000
Lobby for Elevator	600 SF @	\$120 /sf	\$72,000
Misc. Restroom Renovations	1 Ea @	\$60,000 Ea	\$60,000
Suggestions			
Cafeteria Renovation			
Classroom Addition			

Total Building Cost	62,144 SF	\$694,000
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Project Cost Worksheet

Building Cost	73%	\$694,000
Site Prep Cost	2%	\$13,880
FF&E	2%	\$13,880
Soft Costs	8%	\$55,520
Contingency	15%	\$116,592

Total Proposed Budget	100%	\$893,872
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Notes

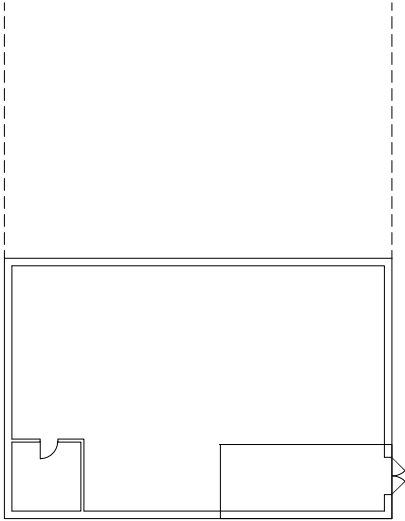
- 1) Soft Costs include fees and expenses

Concerns

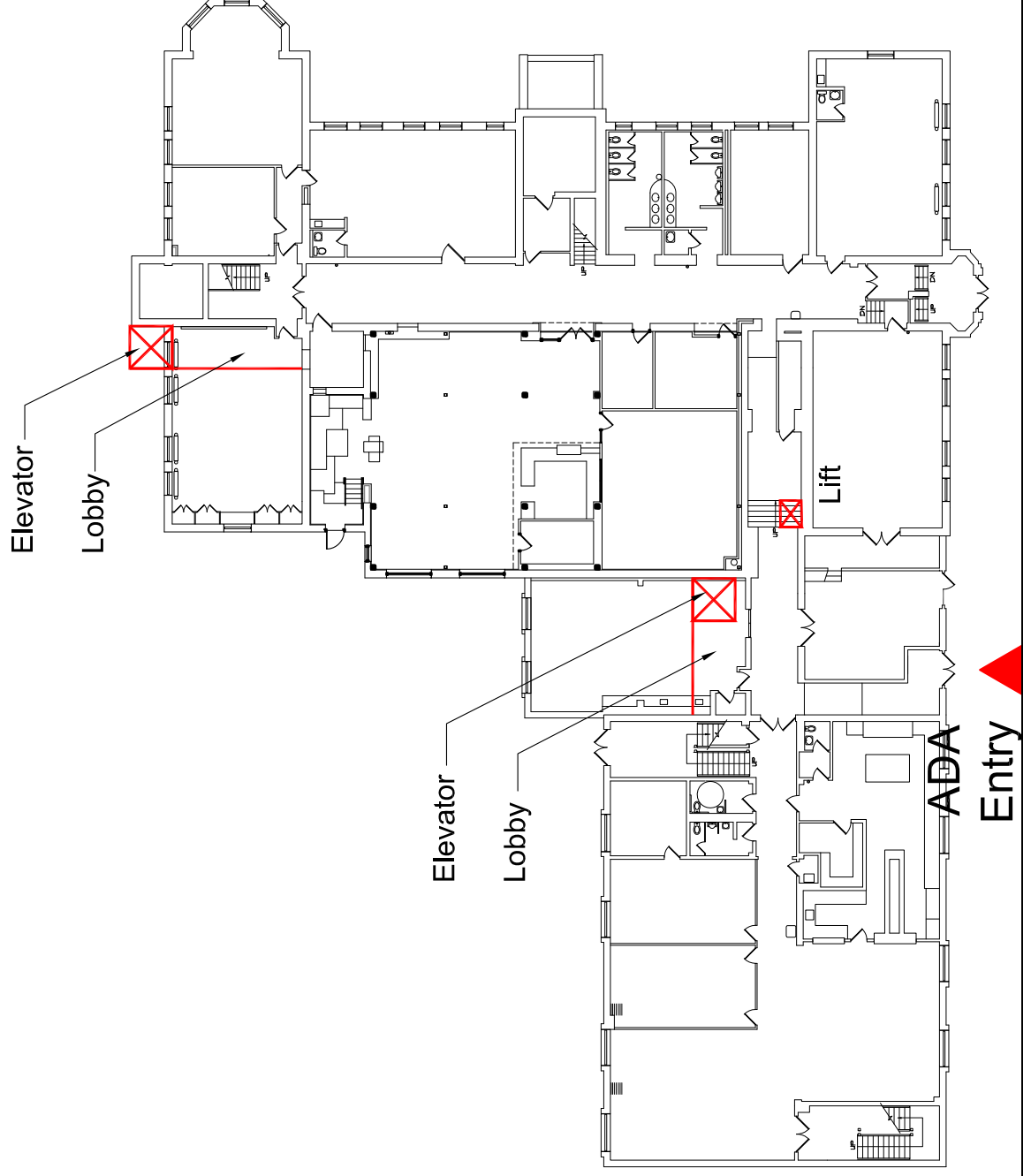
- 1) Cutting into classrooms at North and West sides decreases full sized classrooms on site.

Webster Groves School District
Avery Elementary School
Mechanical Plan

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Webster Groves School District Avery Elementary School Lower Level Plan

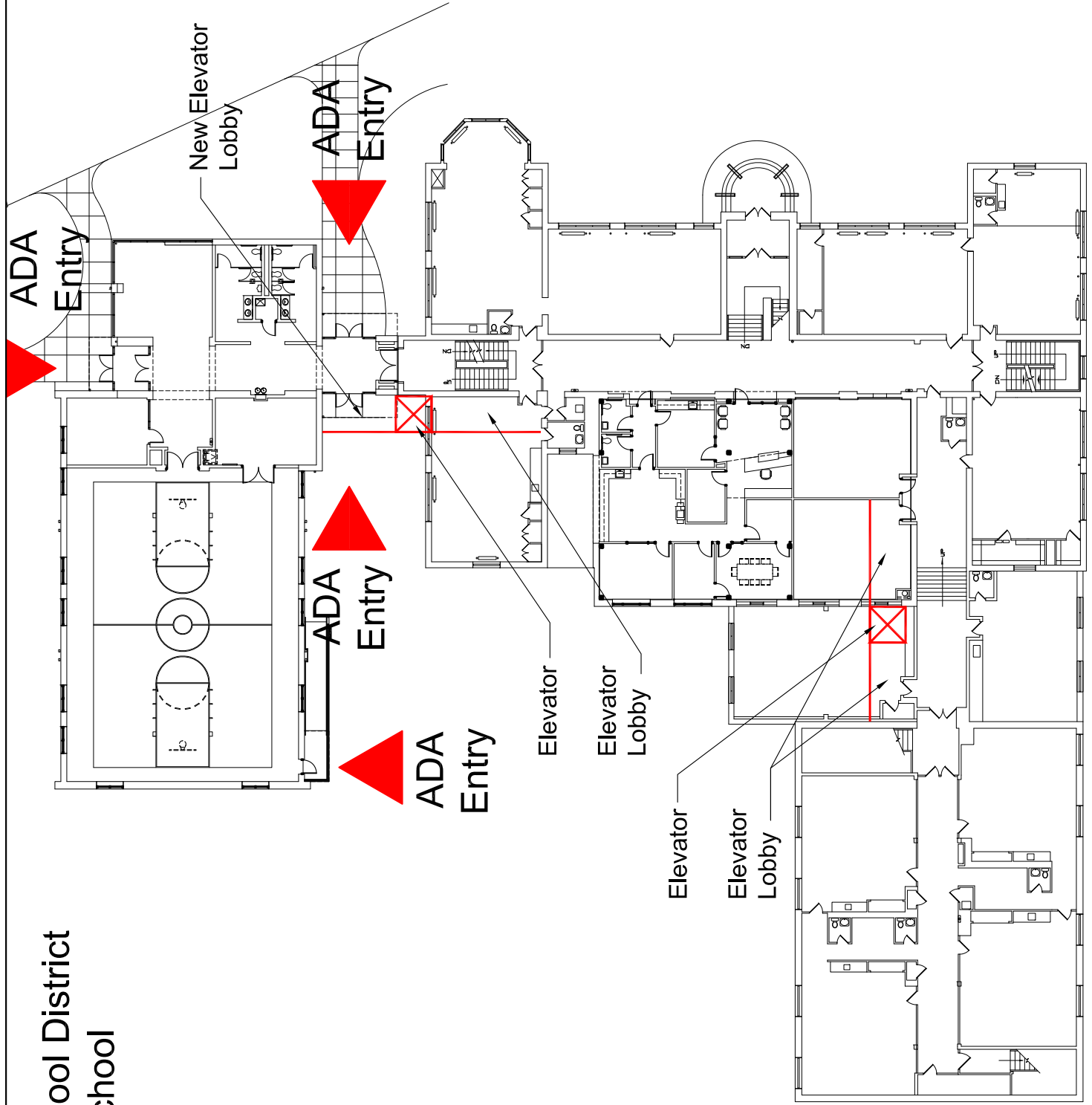


riddle design

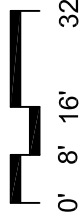


0' 8' 16' 32'

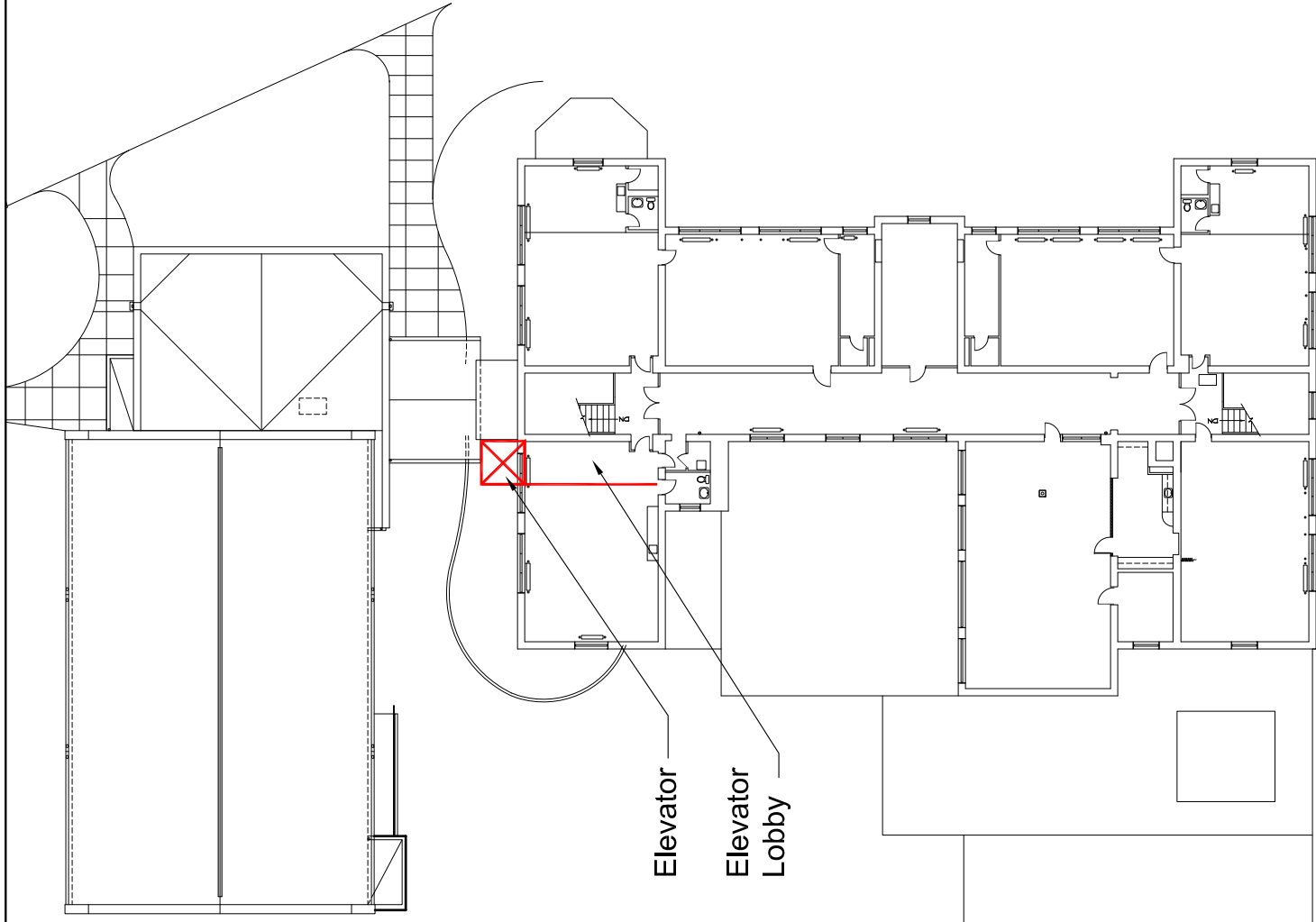
Webster Groves School District Avery Elementary School First Floor Plan



riddle design



Webster Groves School District Avery Elementary School Second Floor Plan



Elevator
 Elevator
 Lobby

riddle design



0' 8' 16' 32'

Webster Groves School District ADA Project Report



Bristol Elementary School Summary of Work and Cost Opinion

Date : 11/2/2016

ADA Upgrades

Description	Construction	Budget	Total
Exterior			
New ADA DO/PU - Wall / Gate	1 LS @	\$15,000 LS	\$15,000
ADA Ramp at Front Entry	250 SF @	\$50 /sf	\$12,500
Additional sidewalk and repairs	500 SF @	\$20 /sf	\$10,000
Interior			
3 Stop Elevator @ MP Room	1 Ea @	\$110,000 Ea	\$110,000
4 Stop Elevator @ Main Building	1 Ea @	\$140,000 Ea	\$140,000
Entry Elevator Lobby Modifications	500 SF @	\$120 /sf	\$60,000
Misc Restroom Renovations	1 Ea @	\$50,000 Ea	\$50,000

Total Building Cost	65,050 SF	\$397,500
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Project Cost Worksheet

Building Cost	73%	\$397,500
Site Prep Cost	2%	\$7,950
FF&E	2%	\$7,950
Soft Costs	8%	\$31,800
Contingency	15%	\$66,780

Total Proposed Budget	2%	\$511,980
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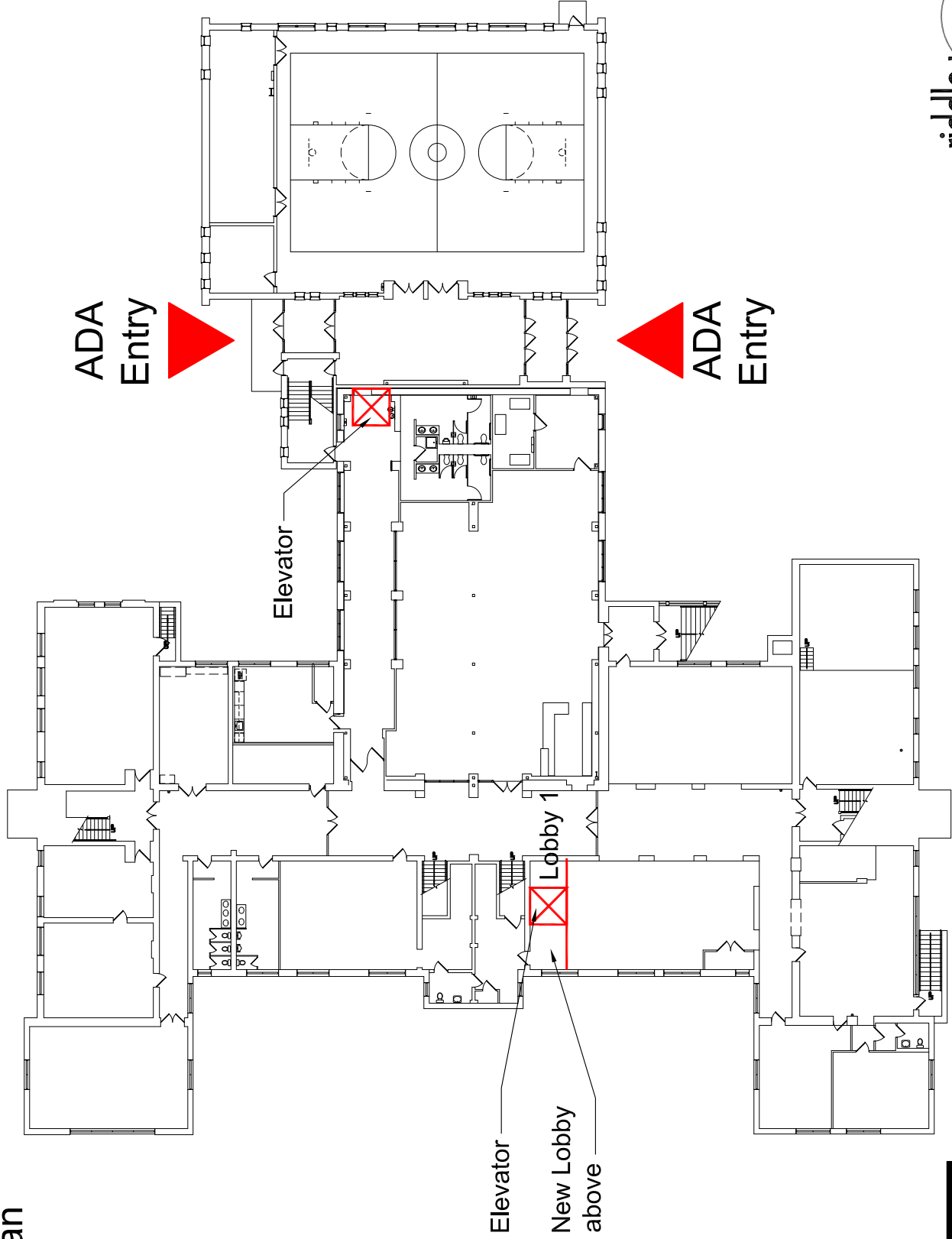
Notes

- 1) Soft Costs include fees and expenses

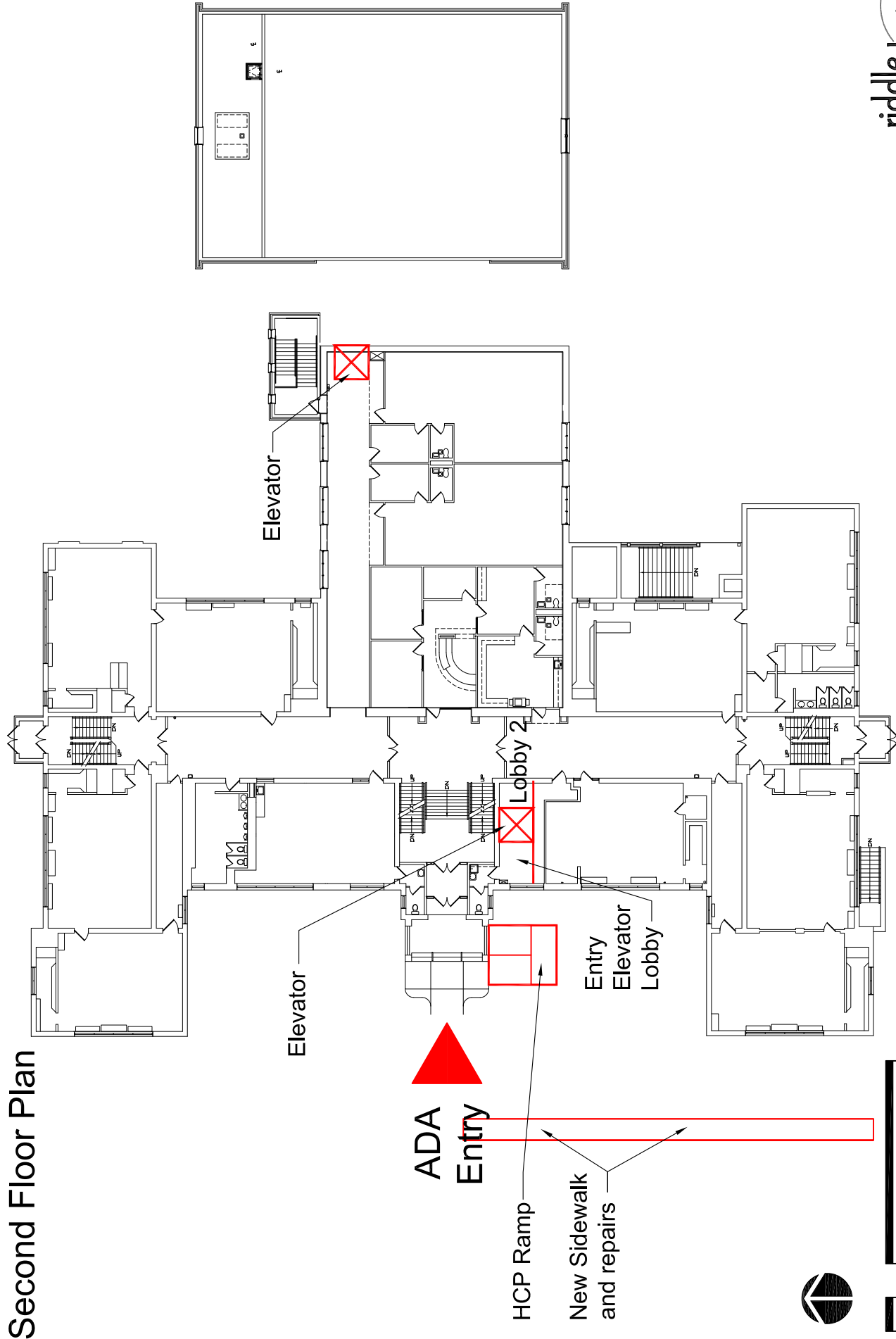
Concerns

- 1) Three Classrooms impacted.

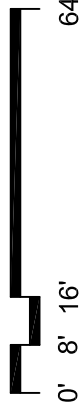
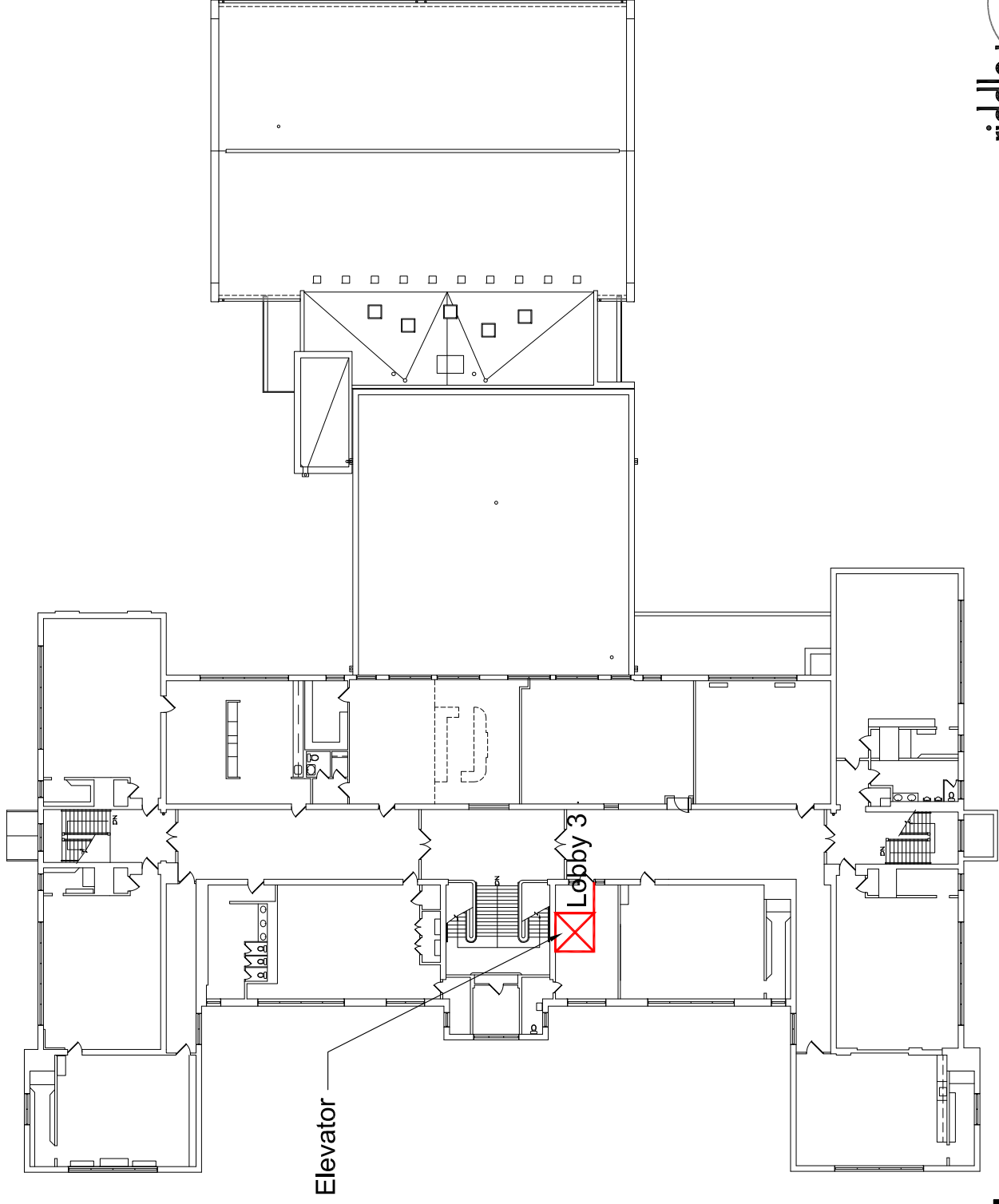
Webster Groves School District Bristol Elementary School First Floor Plan



Webster Groves School District Bristol Elementary School Second Floor Plan



Webster Groves School District
Bristol Elementary School
Third Floor Plan



Webster Groves School District ADA Project Report



Clark Elementary School Summary of Work and Cost Opinion

Date : 11/9/2016

ADA Upgrades

Description	Construction	Budget	Total
Exterior			
4 Classroom Ramps to Exterior	2,000 SF @	\$20 /sf	\$40,000
2 Sidewalk refurbishing @ DO/PU	2,000 SF @	\$20 /sf	\$40,000
Improved Access to Play Area	600 SF @	\$20 /sf	\$12,000
Interior			
2 Stop Elevator @ MP Room	1 Ea @	\$80,000 Ea	\$80,000
3 Stop Elevator @ West Entry	1 Ea @	\$150,000 Ea	\$150,000
Exterior Enclosure @ West Entry	200 SF @	\$180 /sf	\$36,000
Elevator Lobby Work	200 SF @	\$120 /sf	\$24,000
Misc Restroom Renovations	1 Ea @	\$50,000 Ea	\$50,000

Total Building Cost	51,513 SF	\$432,000
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Project Cost Worksheet

Building Cost	73%	\$432,000
Site Prep Cost	2%	\$8,640
FF&E	2%	\$8,640
Soft Costs	8%	\$34,560
Contingency	15%	\$72,576

Total Proposed Budget	\$556,416
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Notes

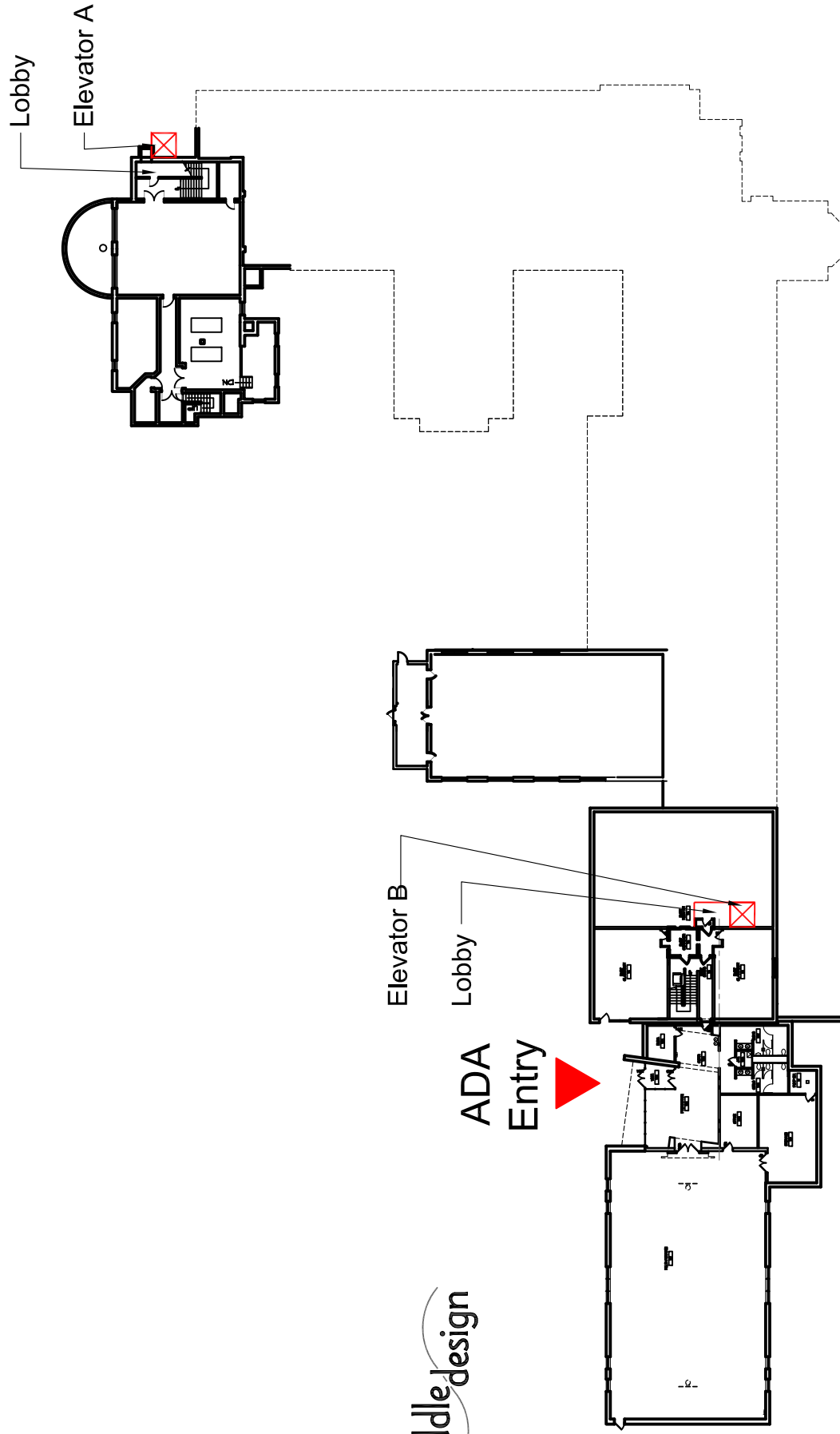
- 1) Soft Costs include fees and expenses

Concerns

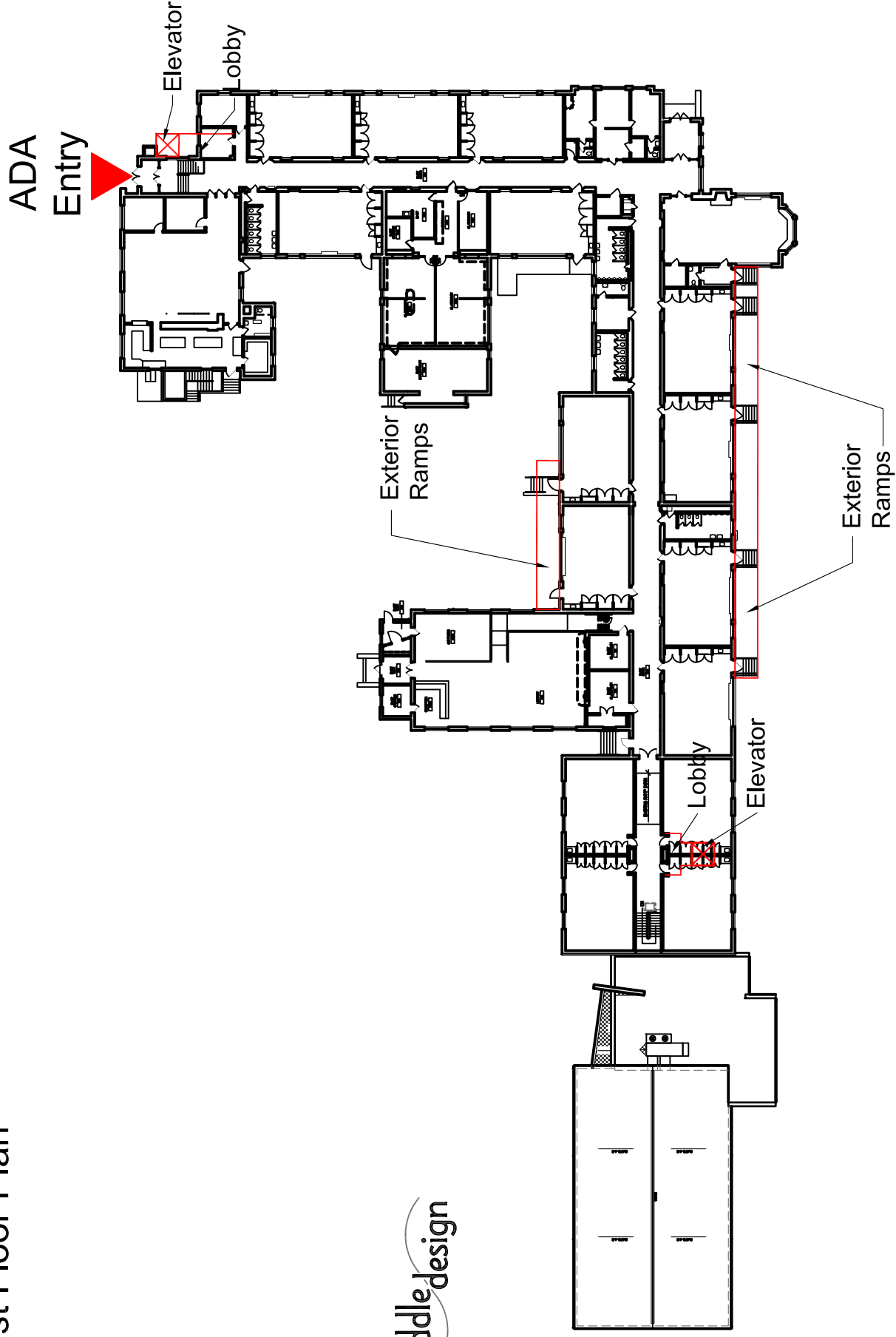
- 1) 1 classroom impacted

Webster Groves School District
Clark Elementary School
Lower Level Plan

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Webster Groves School District Clark Elementary School First Floor Plan



Webster Groves School District ADA Project Report



Edgar Road Elementary Summary of Work and Cost Opinion

Date : 11/9/2016

ADA Upgrades

Description	Construction	Budget	Total
Exterior			
Entry Ramp @ Main Entrance	1,000 SF @	\$20 /sf	\$20,000
Ramp/Handrail Improvements @ SW	2,000 SF @	\$20 /sf	\$40,000
3 Classroom Egress Improvements	300 SF @	\$20 /sf	\$6,000
Improve Path to Play Area	600 SF @	\$20 /sf	\$12,000
Interior			
Widen Ramp @ Library	150 SF @	\$50 /sf	\$7,500
2 Story Elevator @ North End	1 Ea @	\$80,000 Ea	\$80,000
Elevator Lobby/Ramp Improvements	200 SF @	\$120 /sf	\$24,000
Misc Restroom Renovations	1 Ea @	\$50,000 Ea	\$50,000

Total Building Cost	47,500 SF	\$219,500
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Project Cost Worksheet

Building Cost	73%	\$219,500
Site Prep Cost	2%	\$4,390
FF&E	2%	\$4,390
Soft Costs	8%	\$17,560
Contingency	15%	\$36,876

Total Proposed Budget	\$282,716
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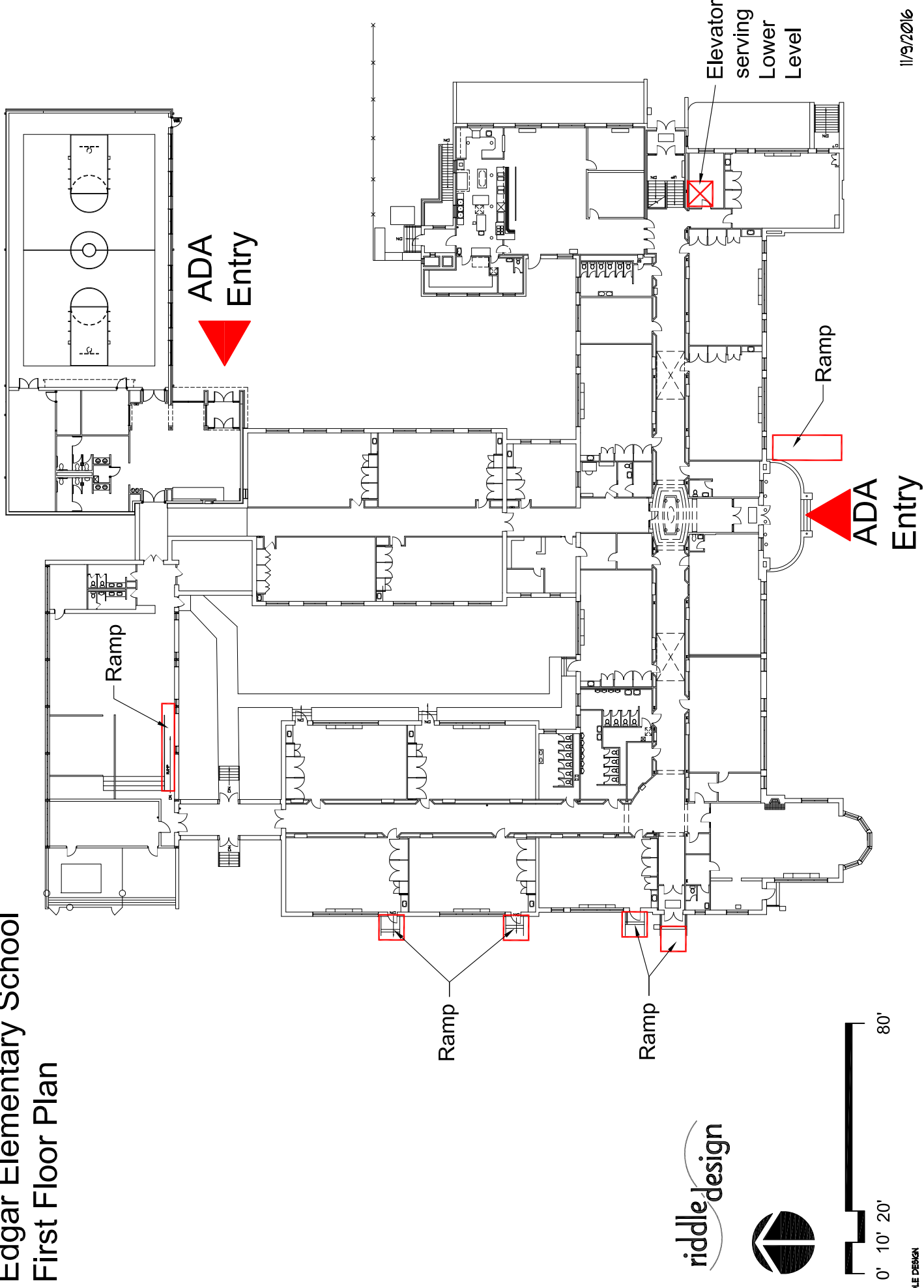
Notes

- 1) Soft Costs include fees and expenses

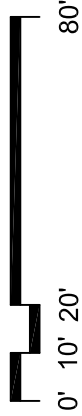
Concerns

- 1) 2 Classrooms impacted

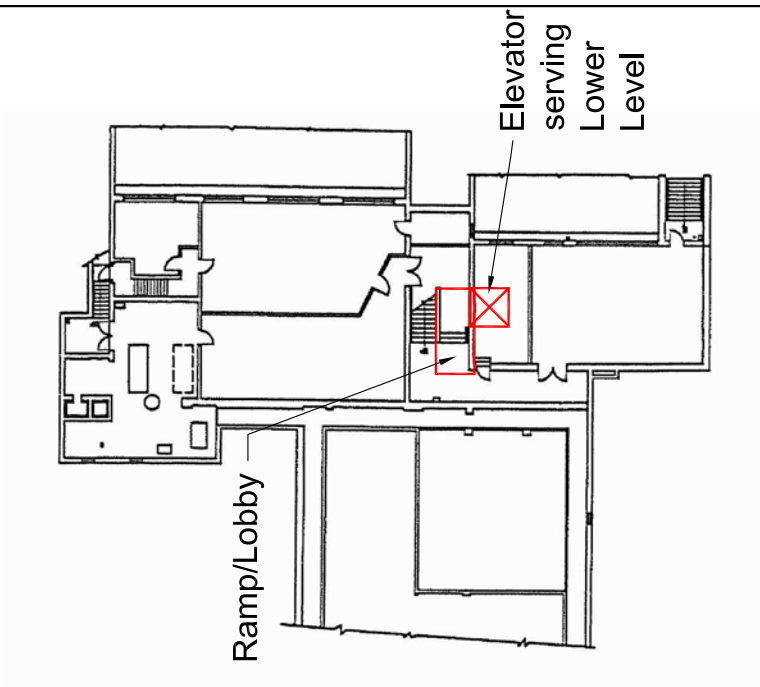
Webster Groves School District Edgar Elementary School First Floor Plan



riddle design



Webster Groves School District
Edgar Elementary School
Lower Level Floor Plan



Webster Groves School District ADA Project Report



Hudson Elementary School Summary of Work and Cost Opinion

Date : 11/9/2016

ADA Upgrades

Description	Construction	Budget	Total
Exterior			
Improve Library Entrance	500 SF @	\$20 /sf	\$10,000
Improve Path to Play Area	300 SF @	\$20 /sf	\$6,000
Interior			
3 Stop Elevator @ Stair to MP Room	1 Ea @	\$110,000 Ea	\$110,000
Elevator Lobbies	300 SF @	\$120 /sf	\$36,000
Misc Restroom Renovations	1 Ea @	\$50,000 Ea	\$50,000

Total Building Cost	42,191 SF	\$212,000
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Project Cost Worksheet

Building Cost	73%	\$212,000
Site Prep Cost	2%	\$4,240
FF&E	2%	\$4,240
Soft Costs	8%	\$16,960
Contingency	15%	\$31,800

Total Proposed Budget	100%	\$269,240
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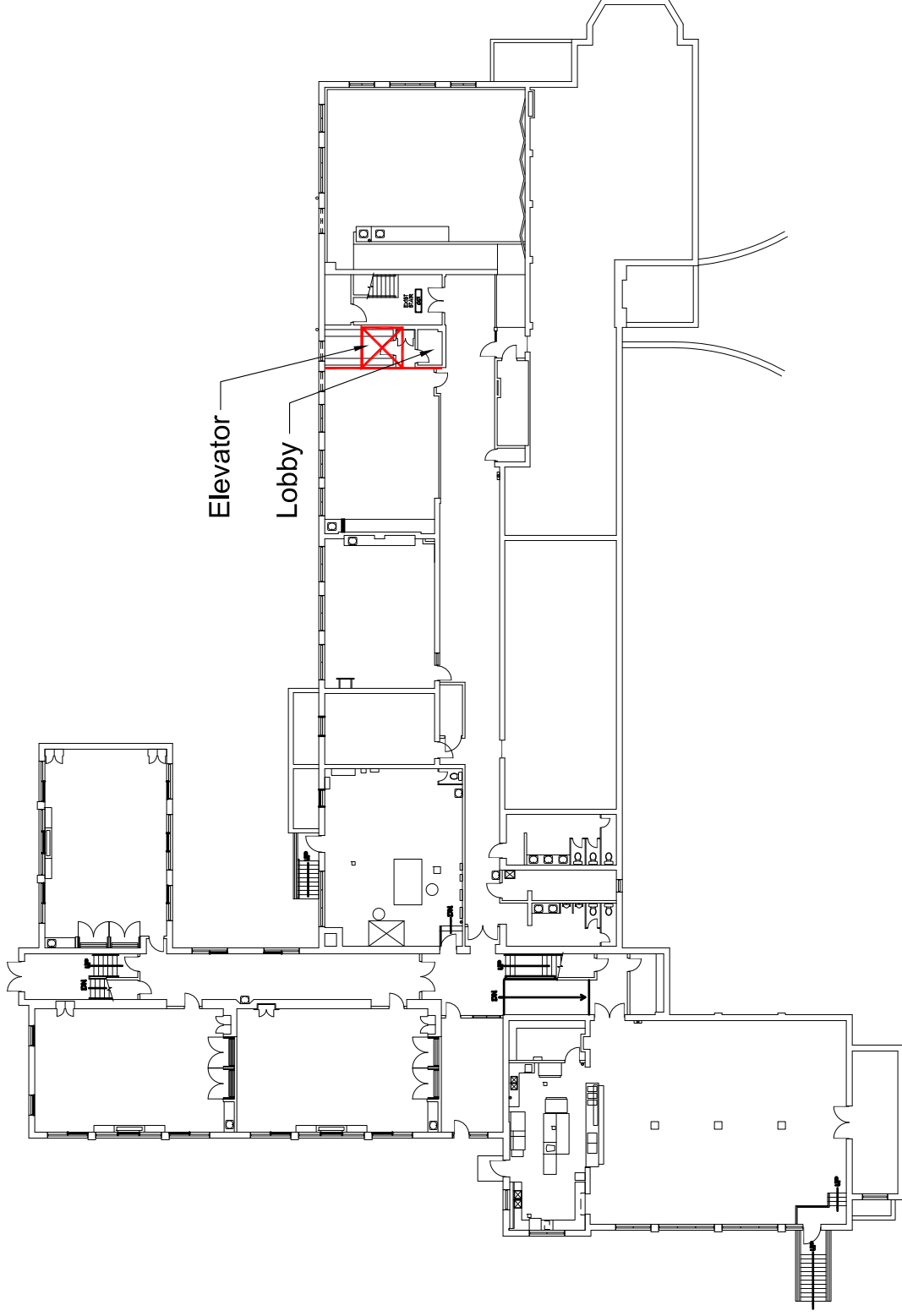
Notes

- 1) Soft Costs include fees and expenses

Concerns

- 1) Administrative area and a Classroom impacted

Webster Groves School District Hudson Elementary School Lower Level Plan

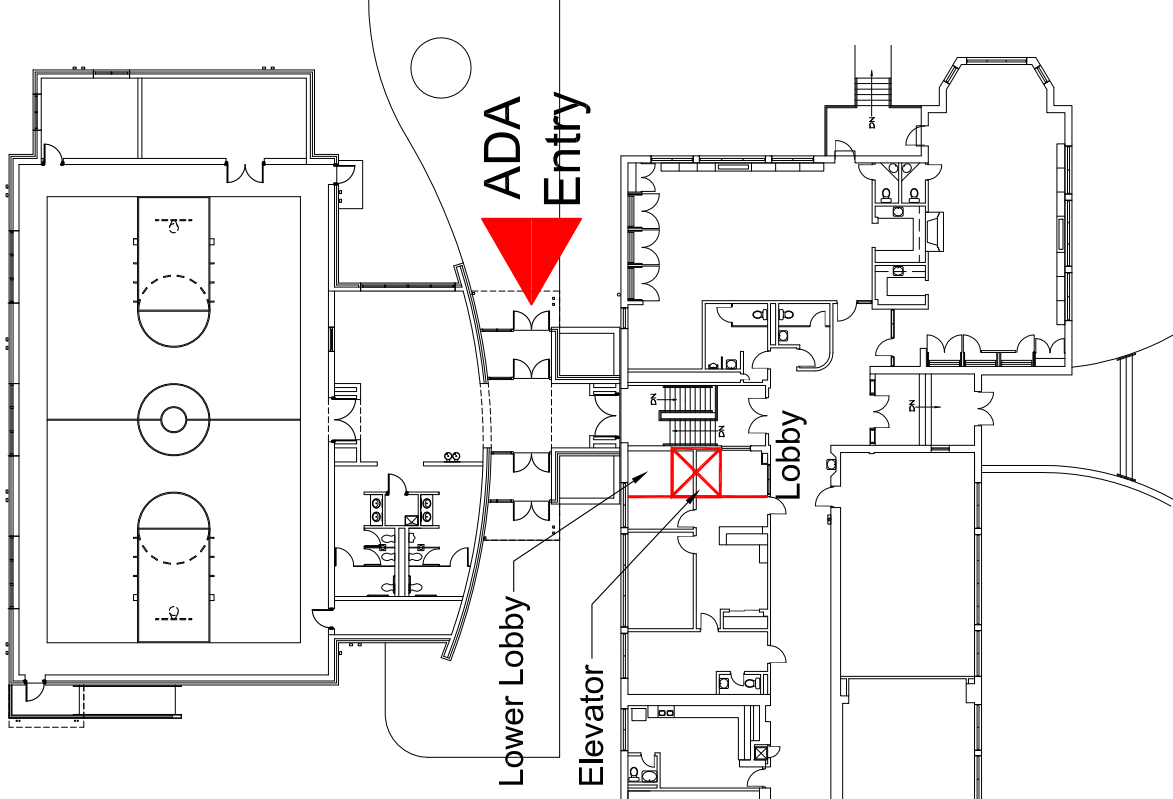


riddle design



0' 8' 16' 64'

Webster Groves School District Hudson Elementary School First Floor Plan



riddle design



0' 8' 16' 64'

Webster Groves School District ADA Project Report



Steger Sixth Grade Center Summary of Work and Cost Opinion

Date : 11/9/2016

ADA Upgrades

Description	Construction	Budget	Total
Exterior			
Improve Computer School Entrance	500 SF @	\$20 /sf	\$10,000
Enclosed Ramp to North Wing	700 SF @	\$180 /sf	\$126,000
Interior			
2 Stop Elevator @ Computer School	1 Ea @	\$80,000 Ea	\$80,000
Elevator Lobbies/Shaft Work	400 SF @	\$120 /sf	\$48,000
Restroom Renovations	4 Ea @	\$30,000 Ea	\$120,000
Lift at Stage Platform	1 Ea @	\$20,000 Ea	\$20,000
Renovation of North Wing for Accessibility	5,000 SF @	\$120 /sf	\$600,000
Misc Restroom Renovations	1 Ea @	\$20,000 Ea	\$20,000

Total Building Cost	78,164 SF	\$1,024,000
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Project Cost Worksheet

Building Cost	73%	\$1,024,000
Site Prep Cost	2%	\$20,480
FF&E	2%	\$20,480
Soft Costs	8%	\$81,920
Contingency	15%	\$153,600

Total Proposed Budget	100%	\$1,300,480
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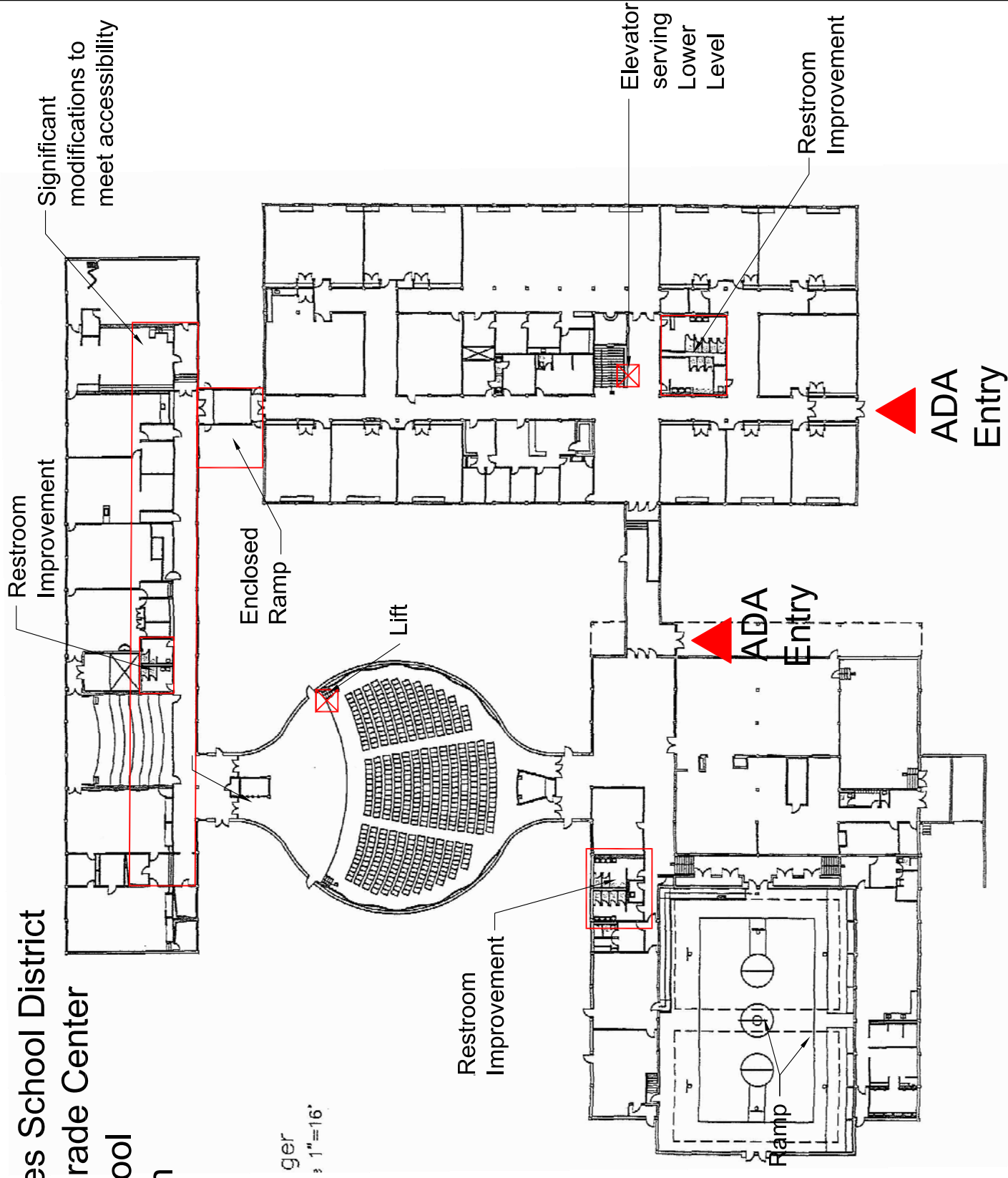
Notes

- 1) Soft Costs include fees and expenses

Concerns

- 1) Administrative area and a Classroom impacted

Webster Groves School District Steger Sixth Grade Center Computer School First Floor Plan



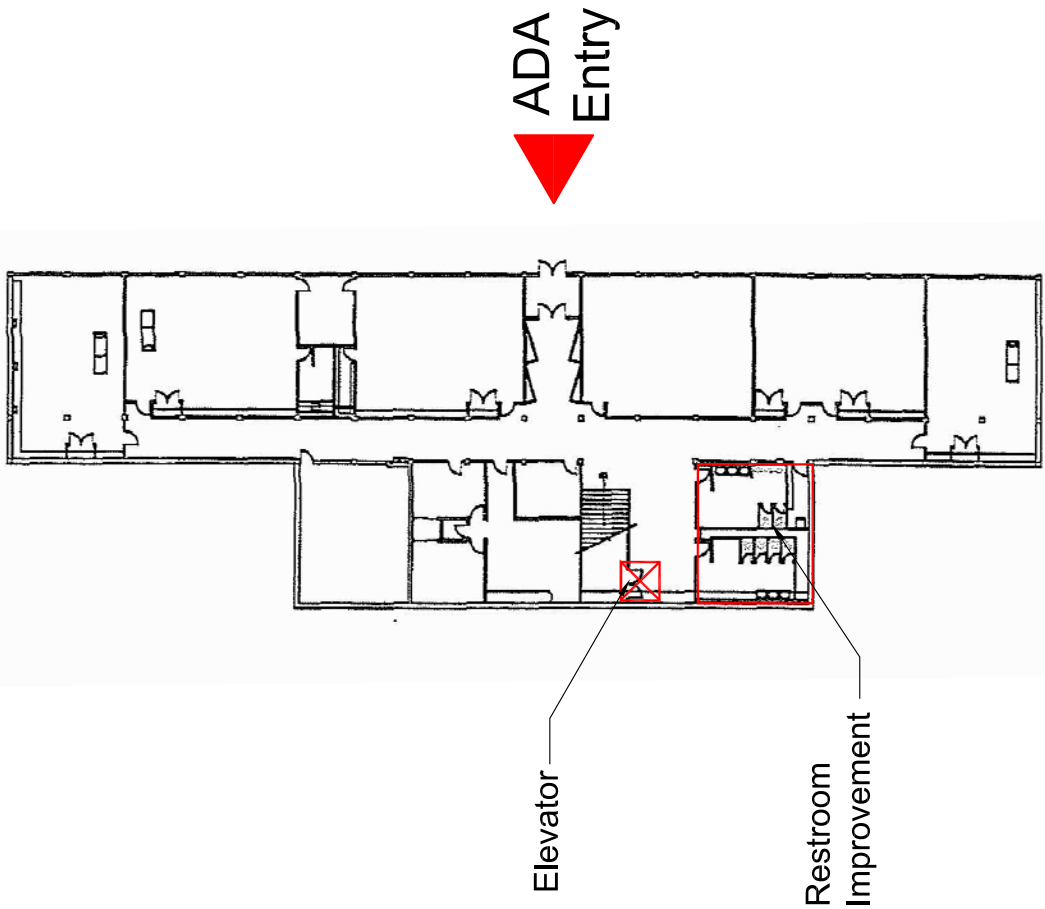
riddle design



Webster Groves School District
Steger Sixth Grade Center
Computer School
Lower Level Floor Plan



RIDDLE DESIGN



11/9/2016

Webster Groves School District ADA Project Report



Hixson Middle School Summary of Work and Cost Opinion

Date : 11/9/2016

ADA Upgrades

Description	Construction	Budget	Total
Exterior			
Walkway rebuild at North Loop	2,000 SF @	\$15 /sf	\$30,000
Paint Additions/Modifications	1 LS @	\$2,000 LS	\$2,000
Modify Grading at 5 entries	500 SF @	\$15 /sf	\$7,500
Walkway modifications to West Entry	1 LS @	\$2,000 LS	\$2,000
Interior			
Renovate Administrative Areas to meet ADA	3,000 SF @	\$120 /sf	\$360,000
Remove/Rebuild Hallway Ramps	320 SF @	\$50 /sf	\$16,000
Modify exterior and interior doors/hardware	1 LS @	\$10,000 LS	\$10,000
Restroom Renovations @ Locker Rooms	11 LS @	\$10,000 LS	\$110,000
Accessibility Renovations @ Locker Rooms	7,500 SF @	\$50 /sf	\$375,000
Modify 2nd Flr Mtg Room Support areas	320 SF @	\$120 /sf	\$38,400
Renovate Lower Level Restrooms	2 Ea @	\$25,000 Ea	\$50,000
3 Story Elevator for East Wing	1 Ea @	\$110,000 Ea	\$110,000
Exterior Elevator Enclosure	200 SF @	\$180 /sf	\$36,000
Interior Elev lobbies	600 SF @	\$120 /sf	\$72,000
Misc Restroom Renovations	1 Ea @	\$30,000 Ea	\$30,000
Suggestions			
Cover Exterior Egress from 2nd Flr Classrm.			

Total Building Cost	112,964 SF	\$1,248,900
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Project Cost Worksheet

Building Cost	73%	\$1,248,900
Site Prep Cost	2%	\$24,978
FF&E	2%	\$24,978
Soft Costs	8%	\$99,912
Contingency	15%	\$209,815

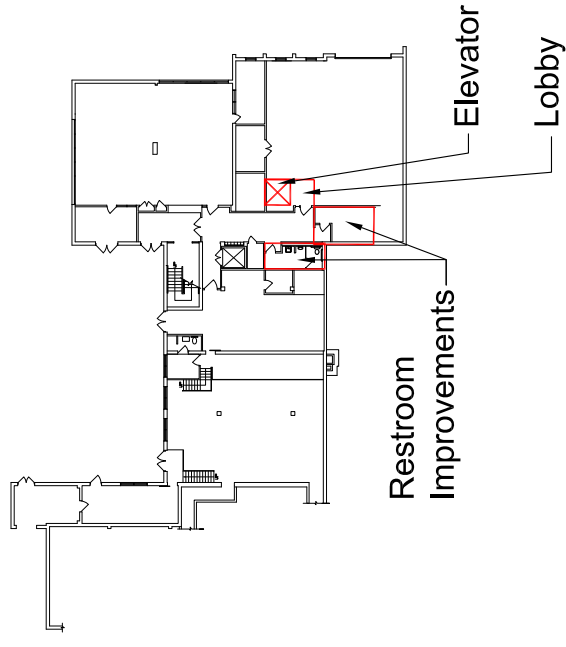
Total Proposed Budget	100%	\$1,608,583
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Notes

1) Soft Costs include fees and expenses

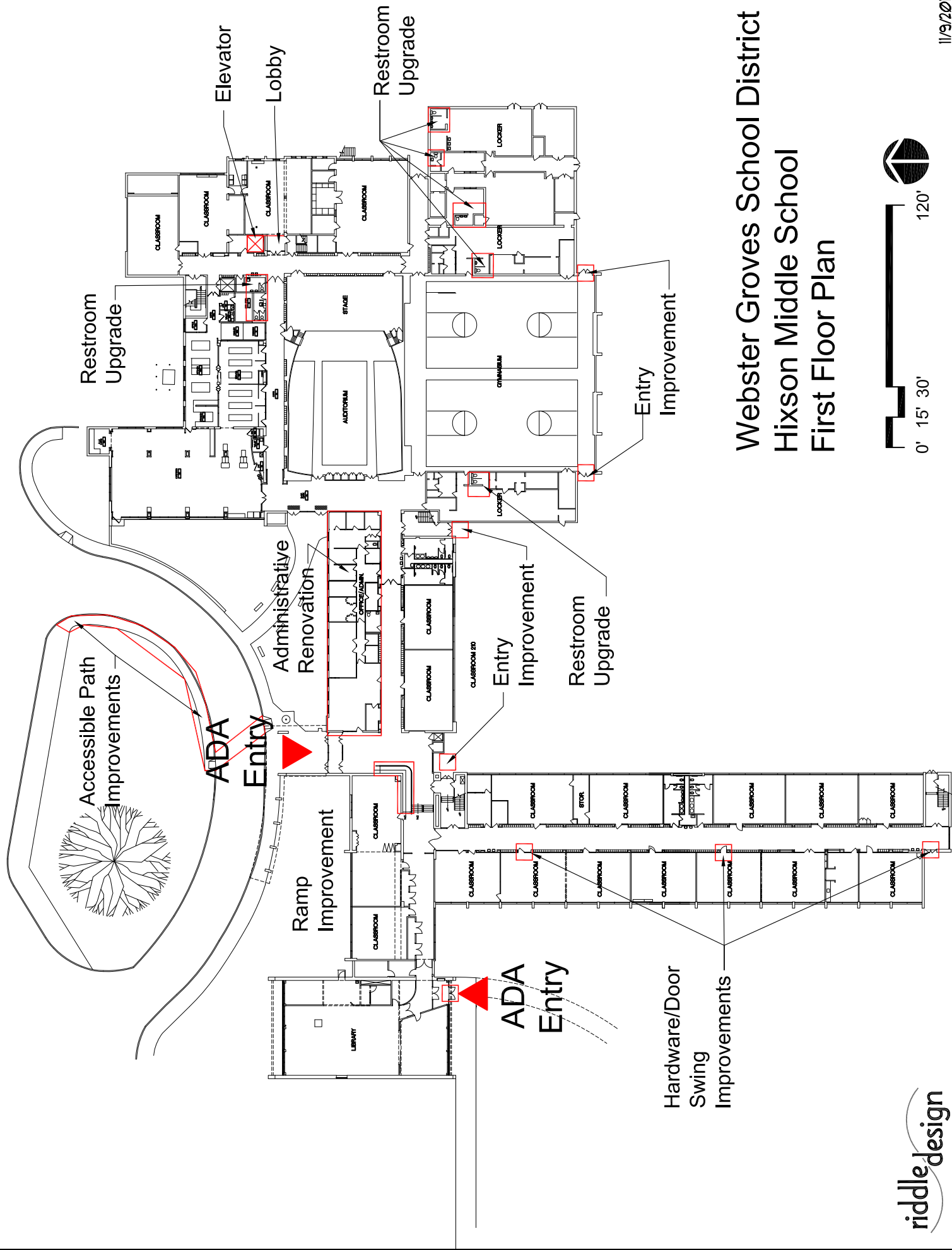
Concerns

1) 4 Classrooms impacted

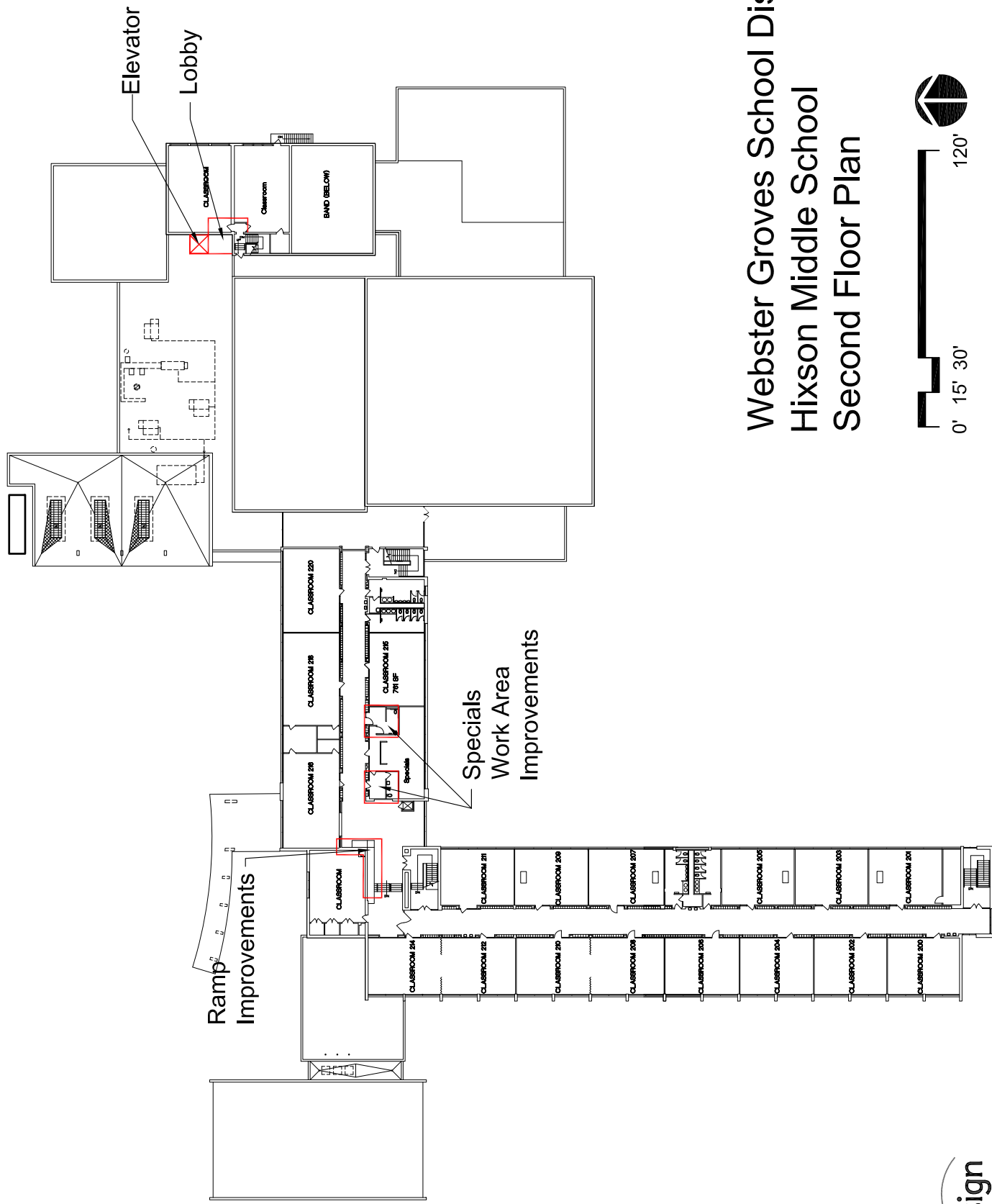


Webster Groves School District Hixson Middle School Lower Level Plan





Webster Groves School District Hixson Middle School First Floor Plan



Webster Groves School District Hixson Middle School Second Floor Plan

Webster Groves School District ADA Project Report



Webster Groves High School Summary of Work and Cost Opinion

Date : 11/9/2016

ADA Upgrades

Description	Construction	Budget	Total
Exterior			
Improve East Entry	1,000 SF @	\$15 /sf	\$15,000
Make South Entry Accessible	1,000 SF @	\$15 /sf	\$15,000
Make current South Ramp compliant	2,500 SF @	\$15 /sf	\$37,500
Interior			
Provide Areas of Refuge @ Southeast Stair	300 SF @	\$80 /sf	\$24,000
Provide Accessible Restrooms @ SE corner	6 Ea @	\$20,000 Ea	\$120,000
HCP Seating/Stage Access - Sm Theater	3 LS @	\$5,000 LS	\$15,000
HCP Seating/Stage Access - Lg Theater	5 LS @	\$5,000 LS	\$25,000
Misc Restroom Renovations	1 Ea @	\$30,000 Ea	\$30,000
Suggestions			
Cover Exterior Egress from Gym			

Total Building Cost	410,100 SF	\$281,500
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Project Cost Worksheet

Building Cost	73%	\$281,500
Site Prep Cost	2%	\$5,630
FF&E	2%	\$5,630
Soft Costs	8%	\$22,520
Contingency	15%	\$47,292

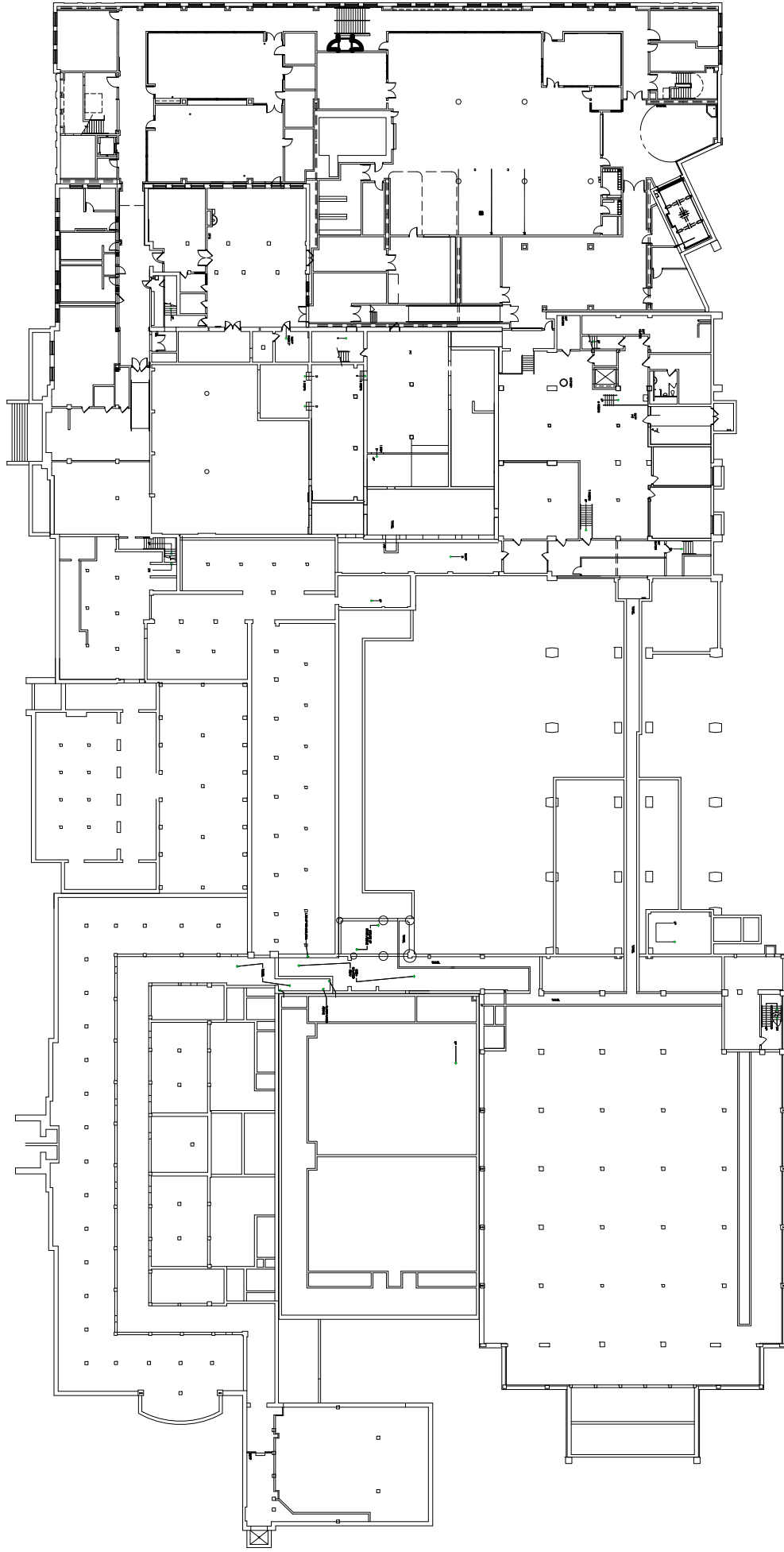
Total Proposed Budget	100%	\$362,572
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Notes

- 1) Soft Costs include fees and expenses

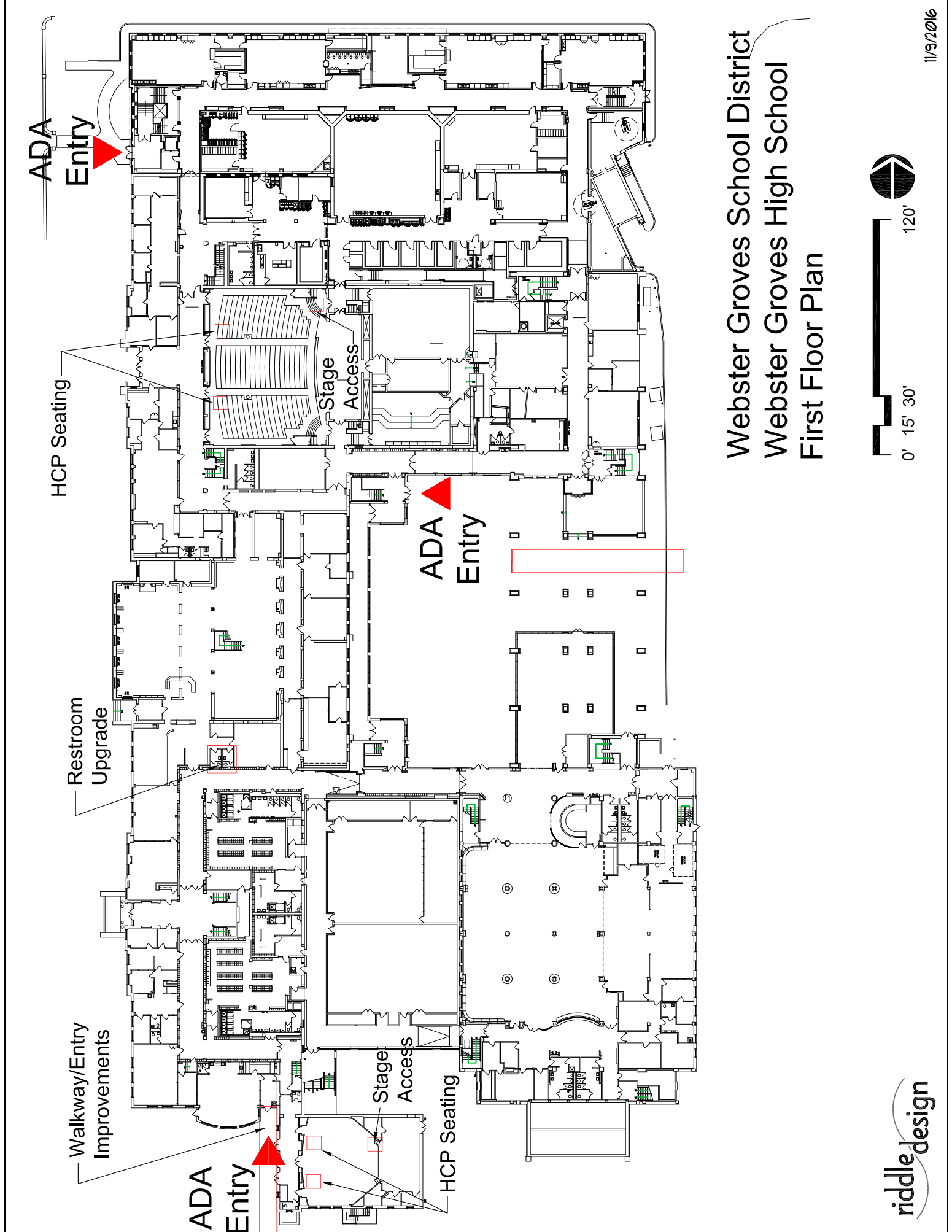
Concerns

- 1) 4 Classrooms impacted



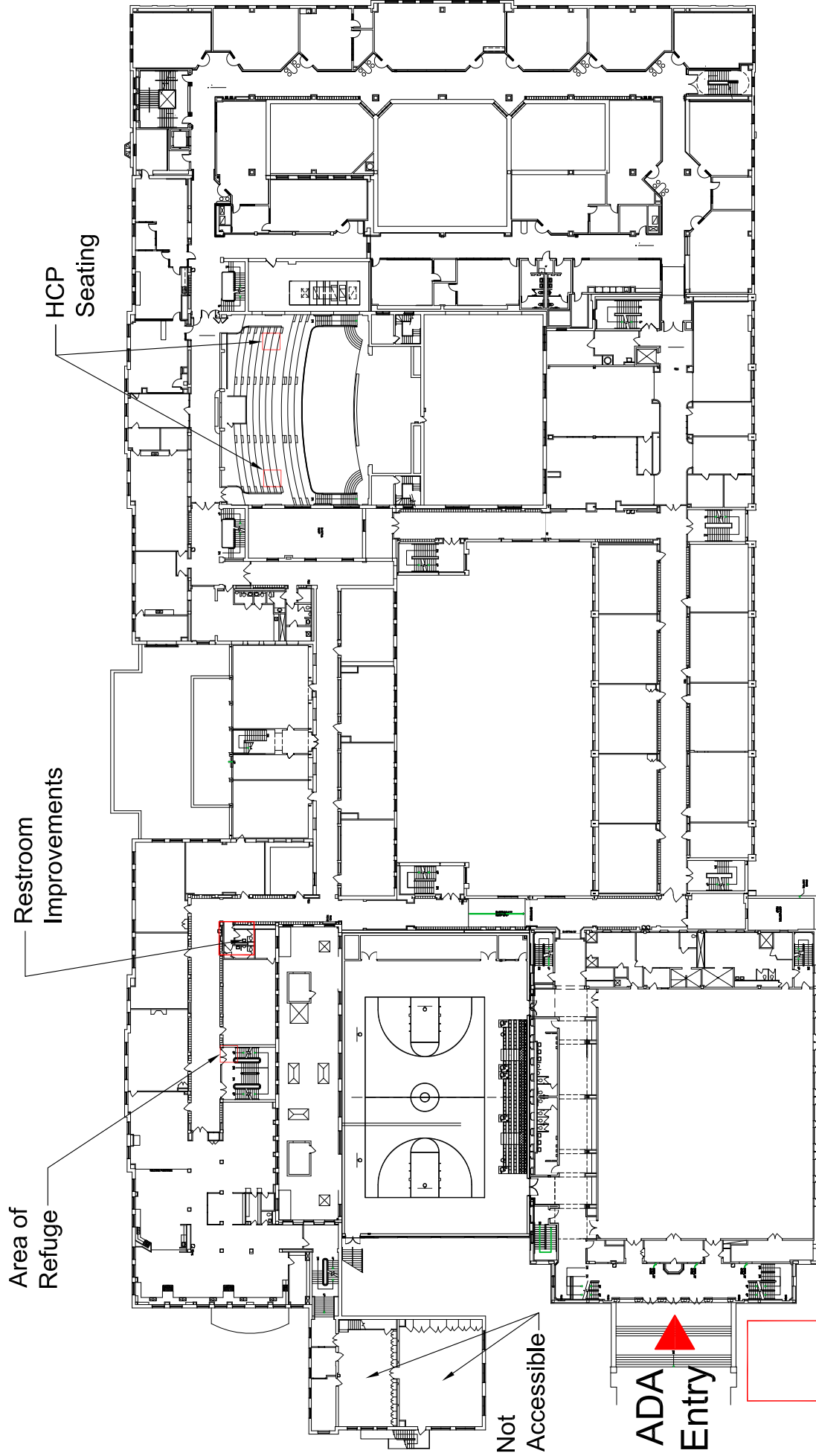
Webster Groves School District
Webster Groves High School
Lower Level Plan





Webster Groves School District
 Webster Groves High School
 First Floor Plan



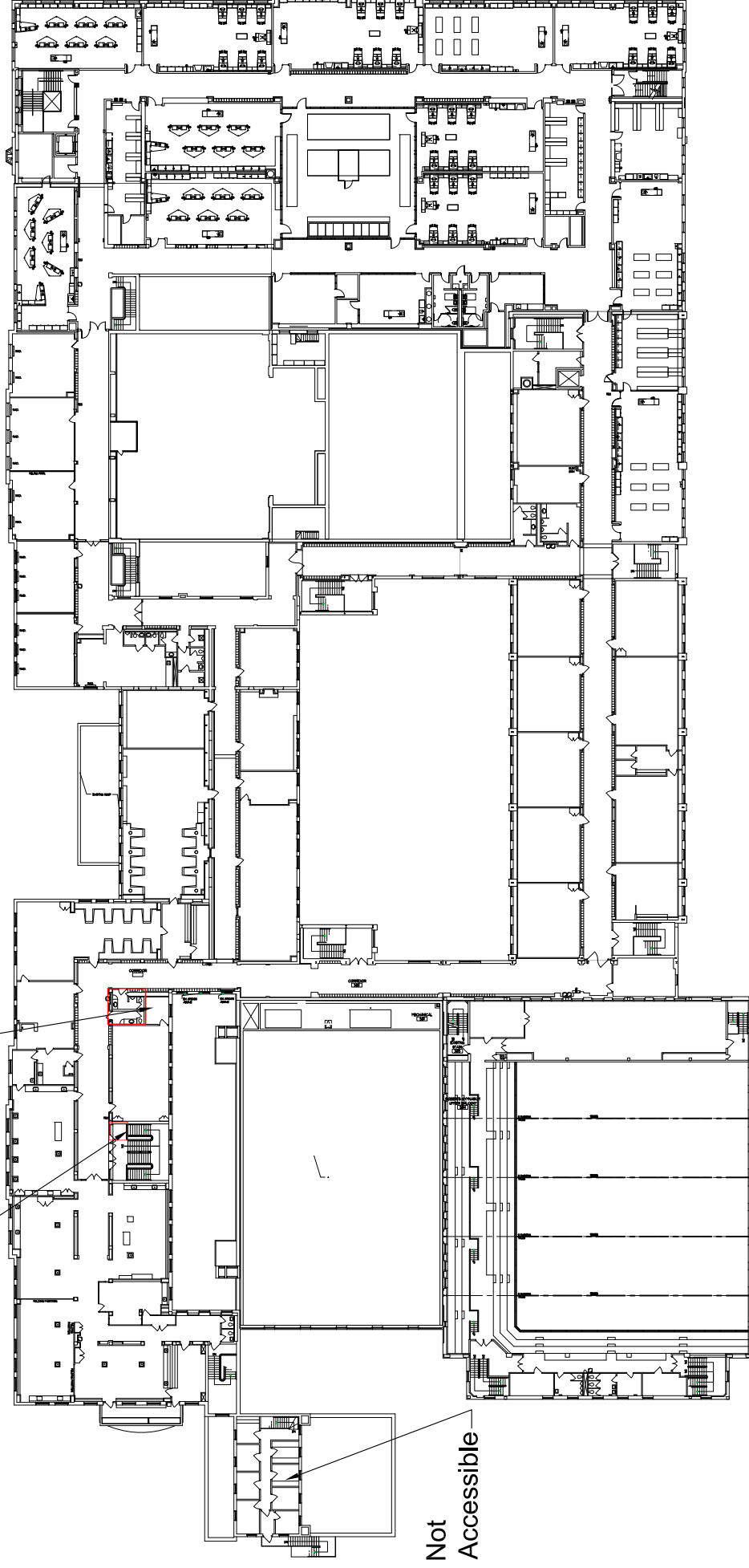


Webster Groves School District
Webster Groves High School
Second Floor Plan



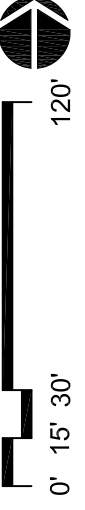
Area of
Refuge

Restroom
Improvements



Not
Accessible

Webster Groves School District Webster Groves High School Third Floor Plan



Webster Groves School District ADA Project Report



Administrative Building Summary of Work and Cost Opinion

Date : 11/9/2016

ADA Upgrades

Description	Construction	Budget	Total
Exterior			
Walkway modifications	1 LS @	\$2,000 LS	\$2,000
Interior			
3 Level Elevator at Joint between Buildings	1 Ea @	\$110,000 Ea	\$110,000
Elevator Enclosure	600 SF @	\$180 /sf	\$108,000
Lobby/Stair Rebuild @ Elevator	400 SF @	\$120 /sf	\$48,000
East Stair Enclosure Expansion	200 SF @	\$180 /sf	\$36,000
East Stair Rebuild	200 SF @	\$120 /sf	\$24,000
Lower Level Bathroom Remodel	1 Ea @	\$10,000 Ea	\$10,000
Upper Level Bathroom Remodel	2 Ea @	\$10,000 Ea	\$20,000
Misc Renovations	1 Ea @	\$20,000 Ea	\$20,000

Total Building Cost	9,300 SF	\$378,000
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Project Cost Worksheet

Building Cost	73%	\$378,000
Site Prep Cost	2%	\$7,560
FF&E	2%	\$7,560
Soft Costs	8%	\$30,240
Contingency	15%	\$63,504

Total Proposed Budget	100%	\$486,864
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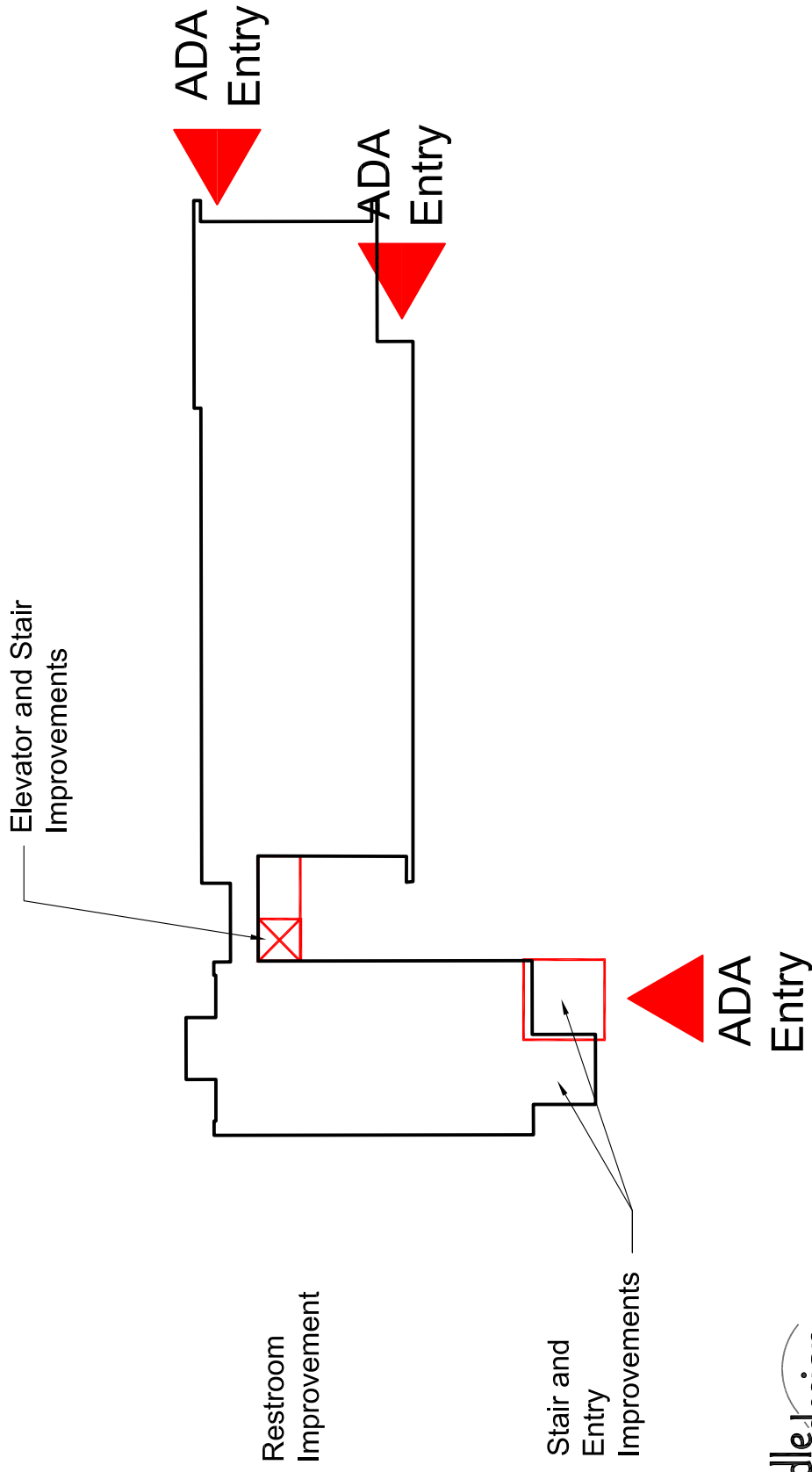
Notes

- 1) Soft Costs include fees and expenses

Concerns

- 1)

Webster Groves School District Administrative Building Outline Plan



riddle design



0' 8' 16' 32'