

Webster Groves School District													
Scoring of District Facilities Needs													
Revised: 10-11-2018													
School	Need	Category	Subcategory	Specifications	Est Cost	Description	Scorer 1 Total	Scorer 2 Total	Scorer 3 Total	Scorer 4 Total	Scorer 5 Total	TOTAL AVERAGE	Survey Score
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
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
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
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
All	Secure Vestibule/Single Point of Controlled Entry	Safety/Security	Safety/Security			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
All	Secure Interior Classroom and Office Doors	Safety/Security	Safety/Security			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
All	Secure Exterior Doors	Safety/Security	Safety/Security			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
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
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
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
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

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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	
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
All	Ground level window visibility	Safety/Security	Safety/Security			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
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
WGHS	Auditorium not fully usable	Program	Space - Instructional	To be determined.		Updates/complete replacements needed for auditorium lighting, sound and prop (cable flies) which are currently inadequate and/or inoperable.	30.0	25.0	27.0	37.0	35.0	30.8	
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	
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
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	
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	
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	
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	
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

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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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	

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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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	

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Clark	Exterior door glass mitigation	Program	Safety/Security	Replace or reinforce		Many of Clark's exterior doors have unreinforced glass that could be broken to gain easy access to door lock.							
Clark	Relocate main public entrance to building	Program	Safety/Security	Rework front entrance		Restrict parking lot side entrance to staff only and require public to enter through front of school. Would require installation of second set of doors with service window. Also would require relocation of nurse's office. Included on separate district safety list.							
Clark	Mitigate ground level exterior glass by gym entry	Program	Safety/Security	Replace or reinforce		Large amount of glass in and around exterior entry doors to lower gym area. Glass should be replaced or reinforced or otherwise mitigated.							
Steger/Givens	Controlled access with secure vestibule	Program	Safety/Security	Rework main entrance		Building already has double doors at entrance but needs to be more secure and needs accessibility improvements to front entrance to have true single entry point. Included on separate district safety list.							
Bristol	Controlled access with secure vestibule	Program	Safety/Security	Rework front or other entrance.		Split level design of school presents special challenge. Accessibility improvements also necessary for true single entry point and possibly in other areas of building depending on entry point.							
Bristol	Replacement of exterior doors which have excessive glass	Program	Safety/Security	Replace or reinforce		Doors are also old. Frames may also need replaced.							
Bristol	Mitigation of glass in and around interior classroom doors	Program	Safety/Security	Replace or reinforce		Large amount of glass in and around interior classroom doors. Glass should be replaced or reinforced or otherwise mitigated.							
Avery	Mitigation of glass in and around interior classroom doors	Program	Safety/Security	Replace or reinforce		Large amount of glass in and around interior classroom doors. Glass should be replaced or reinforced or otherwise mitigated.							
Avery	Controlled access with secure vestibule	Program	Safety/Security	Rework main entrance		Building entry is between floors of multi-story structure. May be more cost effective to relocate main entrance to other location. Relocation of office may also be needed unless there is remote service/screening option.							
Avery	Window blinds old, in poor condition and difficult to operate.	Program	Safety/Security	To be determined.		Ground floor windows in particular are problematic due to safety considerations.							

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Avery						Possible solution....Convert office, teacher workroom and rooms 123 & 124 into 4 full size classrooms and a gifted classroom. Relocate office, workroom, conference room and nurses office to front entrance single story addition, perhaps expanding/converting current gym foyer/connection to main building area. Create gym foyer and PE offices on west side of gym as needed. Eliminate modular as a result of 2 new classrooms. Add parking where modular is (to the extent space isn't taken up by new gym foyer and PE offices) and along north side of campus along Marshall. Expand playground area to include portion of existing parking area.							
WGHS	Controlled access with secure vestibule	Program	Safety/Security	Rework main entrance		Building already has electronic entry but needs second set of doors and enclosure to create secure vestibule with service window. Also an ADA ramp is needed to the main front entrance in order to have a true single point of entry.							
WGHS	Additional camera coverage	Program	Safety/Security	To be determined.		Still are a few blind areas in the High School which need to have video surveillance.							
WGHS	Geometry in Construction	Program	Space - Instructional	To be determined.		HS planning to launch new Geometry in Construction course offering in 2019-20. Need appropriate space for materials and equipment storage, along with classroom instruction activity. This is being separately addressed already for 2019-20 school year.							
Hudson	Atrium door doesn't close properly	Program	Safety/Security	Maintenance.		Repair needed as part of normal maintenance.							
Hixson	Camera coverage	Program	Safety/Security	Redeploy/add cameras		Some blind areas exist inside/outside the building. Some existing cameras need to be relocated and a few cameras added.							
Hixson	Ground level window treatments	Program	Safety/Security	Blinds/film/tinting		Many of the classrooms have ground level windows.							
Hixson	Exterior door glass mitigation	Program	Safety/Security	Replace or reinforce		Some exterior doors have significant amount of glass in or around them.							
Ambrose	Controlled access with secure vestibule	Program	Safety/Security	To be determined.		Building already has electronic entry and set of double doors but vestibule needs to be secured (glass mitigation) and service window. In addition, either office would have to be relocated adjacent to the vestibule or a remote service screening capability implemented.							
Ambrose	Cushioning/fall material needed in 2 year old play area.	Program	Safety/Security	Maintenance.		Repair needed as part of normal maintenance.							

