

**MEMO TO: BOARD MEMBERS;  
DR. JOHN SIMPSON**

**FROM: BUILDING ADVISORY COMMITTEE (BAC)**

**DATE: APRIL 14, 2022**

**RE: BAC RECOMMENDATIONS/REPORT ON FACILITIES  
MATTERS**

---

### **Purpose of Report**

The Building Advisory Committee (BAC) has been actively engaged in the evaluation of facilities needs in the Webster Groves School District. The committee has been visiting buildings to do physical inspections. The Facilities Condition Assessment (FCA) that was originally completed in 2018 was updated by Bureau Veritas this year. The FCA is an in-depth analysis of the district's facilities and the repairs and maintenance that are needed. This BAC report to the Board of Education and Webster Groves School District community is based on the information, observations and priorities established during the committee's work. It should not be viewed as a wish list of grand improvements to take the district to the next level but instead, as a roadmap to maintain safe, accessible and functional buildings to support quality instruction into the foreseeable future. As such, this report considers both existing/current district needs as well as anticipated future needs related to the continued aging of district infrastructure, and improvements/enhancements that are needed to provide a safe and educationally supportive physical environment for district staff and students in the coming years.

### **Facility Needs**

The BAC considered needs for improvements to district facilities in these four areas:

- Safety & Security
- Accessibility & Inclusiveness
- Curriculum & Instruction
- Infrastructure & Energy Efficiency

A number of the needs in these areas had previously been identified through the prior work of district staff. This list was developed using the Facilities Condition Assessment, employee input, best practices and industry standards. The input also includes suggestions from the community open houses and from the on-line surveys that were completed by students, parents, district employees and community members. The highest priority items were then incorporated into a comprehensive list of existing infrastructure needs in all areas for further consideration.

### **Cost Estimates**

The estimated costs were derived from a variety of sources. **It is critical to remember that these cost estimates are for broad planning purposes only and are based on general assumptions and current standard/average market information.** As such, these estimates can and will change (increase or decrease) as more detailed designs, site plans, bid specifications and other aspects of project construction are developed. These cost fluctuations may have a direct impact on the number and scale of projects that can be completed by the district within a set amount of funding available.

### **Recommendation**

The related cost estimates for the infrastructure projects are changeable in scope and amount, making it difficult to determine their funding viability at this stage of the planning process with any degree of confidence. In view of these uncertainties, the BAC's objective was to create a list of infrastructure projects/needs that can be adjusted (scaled up or down) based funding ultimately available. As a result, the BAC and the district recommend the following projects be prioritized and completed if the Board of Education elects to take a bond issue to the voters:

#### **Walter Ambrose Family Center**

- Improve accessibility and safety on playscape
- Provide additional exterior lighting
- Refresh classroom restrooms - slip resistant flooring, replace aged and inefficient fixtures
- Replace/Upgrade electrical supply equipment
- Replace/modify interior doors with large glass openings
- Replace failing exterior doors
- Replace all air conditioning units (current units use R-22)
- Replace failing retaining walls

- Add additional card readers and lockdown capability
- Upgrade camera servers
- Provide wayfinding signage

### Avery

- Improve accessibility to playgrounds and make safety repairs
- Provide additional exterior lighting
- Replace failing exterior doors
- Replace failing windows
- Replace failing retaining wall
- Mitigate water infiltration
- Replace/modify interior doors with large glass openings
- Masonry repairs and tuck-pointing
- Replace gutters and downspouts
- Upgrade alarm system
- Upgrade camera servers
- Provide wayfinding signage

### Bristol

- Provide additional exterior lighting
- Replace failing exterior doors
- Replace failing windows
- Replace failing retaining wall
- Mitigate water infiltration
- Masonry repairs and tuck-pointing
- Replace gutters and downspouts
- Replace/modify interior doors with large glass openings
- Upgrade alarm system
- Upgrade camera servers
- Pavement and drainage upgrades for parking lot
- Upgrade vehicle entrance from Gore to asphalt playground
- Provide wayfinding signage

### Clark

- Improve accessibility to playgrounds and make safety repairs
- Replace boiler with energy efficient and redundant system
- Replace failing exterior doors

- Replace failing windows
- Replace failing retaining wall
- Mitigate water infiltration
- Masonry repairs and tuck-pointing
- Replace gutters and downspouts
- Replace/modify interior doors with large glass openings
- Upgrade alarm system
- Upgrade camera servers
- Repair failed sewer lines
- Pavement and drainage upgrades for parking lot
- Drainage and pavement repairs around building
- Provide wayfinding signage

### Edgar Road

- Replace boiler with energy efficient and redundant system
- Provide ADA access to rear playground and woods
- Provide additional exterior lighting
- Replace failing exterior doors
- Replace failing windows
- Repair failing retaining wall
- Mitigate water infiltration
- Masonry repairs and tuck-pointing
- Replace gutters and downspouts
- Upgrade alarm system
- Redirect storm water from city street that floods PE field
- Repair failed sewer lines
- Provide wayfinding signage

### Givens

- Improve accessibility to playgrounds and make safety repairs
- Replace rooftop HVAC units (Current units use R-22)
- Expand HVAC where needed
- Improve lighting in breezeway
- Replace/modify interior doors with large glass openings
- Replace failing exterior doors
- Replace failing windows
- Replace failing sidewalks
- Improve PE field
- Upgrade alarm system
- Upgrade camera servers

- Provide wayfinding signage

### Hudson

- Replace boiler with energy efficient and redundant system
- Masonry repairs
- Expand HVAC where needed
- Improve lighting in breezeway
- Replace/modify interior doors with large glass openings
- Replace failing exterior doors
- Replace failing windows
- Replace failing sidewalks
- Improve PE field
- Upgrade camera servers
- Provide wayfinding signage
- Replace food service dishwasher

### Hixson

- Provide proper fire suppression and ventilation for Foods and Consumer Science (FACS) classroom
- Replace aged and damaged cabinets and countertops in FACS foods classroom
- Convert athletic locker rooms into additional instructional spaces
- Provide additional exterior lighting
- Replace/modify interior doors with large glass openings
- Replace failing exterior doors
- Perform locker repairs or replacements
- Replace failing windows
- Mitigate water infiltration
- Masonry repairs and tuck-pointing
- Upgrade camera servers
- Provide wayfinding signage

## Moss Field

- Full demolition of current stadium and parking lot
- Provide proper entries, restrooms, and seating to meet ADA requirements
- Provide concession stand that meets current Department of Health code
- Provide expanded restrooms that meet that needs of regular events
- Provide locker rooms and fitness/classroom area for Hixson students and student-athletes
- Replace existing parking lot and drive lanes
- Install new code compliant bleachers and press box
- Install energy efficient LED lighting that also reduces light pollution to neighborhood
- Install synthetic turf field to support approximately 50,000 middle school PE hours per year, and athletic events
- Install 8-lane track with proper grading to allow for a safe surface for PE classes, the community and student-athletes; 8-lane will allow for hosting large track meets
- Install alarm and surveillance systems
- Provide wayfinding signage

## WGHS

- Provide proper fire suppression and ventilation for Foods and Consumer Science (FACS) classroom
- Replace aged and damaged cabinets and countertops in FACS foods classroom
- Provide additional exterior lighting
- Replace/modify interior doors with large glass openings
- Various HVAC and Life Safety Electrical Upgrades
- Asbestos abatement in instructional spaces
- Replace failing exterior doors
- Replace failing windows
- Mitigate water infiltration
- Masonry repairs and tuck-pointing
- Upgrade camera servers
- Pavement and drainage upgrades for parking lots and drives
- Provide wayfinding signage
- Grade Selma Field to provide a safe and consistent surface
- Repair/Replace walk-in freezer

### Kopplin Field

- Install synthetic turf field that allows softball and baseball student-athletes to utilize the new backstop and dugouts on Bradford
- Provide expanded synthetic turf area for additional practice and PE areas in the fall
- Add additional parking to the Plymouth lot and improve the entry

### Knight Auditorium

- Install code compliant safety upgrades for access ladders and catwalks
- Replace aged rigging systems
- Upgrade current lighting and audio
- Ensure back of house areas meet code compliance for safety

### Support Buildings

- Central Office
  - Replace failed roofs
  - Mitigate water infiltration
  - Replace failed exterior doors
  - Upgrade alarm systems
  - Provide secured entry vestibule
  - Provide wayfinding signage
- Service Center
  - Replace aged HVAC units
  - Replace failed warehouse lighting
  - Provide secured entry vestibule
  - Provide wayfinding signage
- Pacific Warehouse
  - Upgrade burglar alarm system
  - Install surveillance system
  - Improve security fence
  - Provide code compliant restroom
  
  - Provide air conditioning to staff work and break areas

The table below shows the breakdown of the budget.

Curriculum	\$ 16,660,000
Electric	\$ 416,500
Exterior Doors/Windows	\$ 5,950,000
Interior Finishes	\$ 3,620,500
Exterior Lighting	\$ 1,190,000
Masonry	\$ 2,094,970
Mechanical	\$ 4,938,500
Outdoor Accessibility	\$ 476,000
Pavement & Retaining Walls	\$ 2,380,000
Roofs, Gutters & Eaves	\$ 2,380,000
Safety and Security	\$ 4,893,530
	\$ 45,000,000

The following Second Tier Priority list contains the items that are next on the priority list. If the above projects are completed under budget, these items will be next on the list of projects to be completed.

District-Wide Second Tier Priority List (in no particular order)

- Expand and upgrade fire suppression systems
- Perform additional HVAC upgrades and replacements
- Elevator modernization of aged units at Hixson and WGHS
- Additional ADA improvements
- Abatement of asbestos in utility tunnels and utility repairs in tunnels
- Additional fall protection on roofs for maintenance staff
- Interior wayfinding signage
- Replace aged food service equipment
- Additional paving improvements
- Additional window and door replacements