

**Building Advisory Committee  
Meeting Agenda  
February 20, 2025 (5:30-7:00pm)**  
Avery Elementary, 909 N. Bompart Ave.  
Webster Groves, MO 63119

**(In Person)**

- I. Call to Order
- II. Adoption of Meeting Agenda
- III. Approval of January 16, 2025 Meeting Minutes
- IV. Public Comments to the Building Advisory Committee by guests
- V. Old Business and Reports
  - a. Prop S
    - i. Construction Project Updates
    - ii. Bond/Finance Updates
    - iii. Communication & Public Information
  - b. Facilities & Maintenance Updates
  - c. Building Data Sheets
- VI. New Business and Reports
- VII. Chair's Report
- VIII. Announcements by Members
- IX. Future Business
- X. Next Meeting - Schedule for 2024/25 Academic Year
  - a. ~~August 13, 2024~~ — ~~Hixson/Moss Field Tour~~
  - c. ~~September 19, 2024~~ — ~~Hudson Elementary~~
  - d. ~~October 17, 2024~~ — ~~Bristol Elementary~~
  - e. ~~November 21, 2024~~ — ~~Central Office~~
  - f. ~~January 16, 2025~~ — ~~Edgar Road Elementary~~
  - g. February 20, 2025 – Avery Elementary
  - h. April 17, 2025 – Webster Groves High School
  - i. May 8, 2025 – Webster Groves Technology Learning Center
- XI. Meeting Adjournment
- XII. Facility Tour –Avery Elementary

**Building Advisory Committee  
Meeting Minutes  
January 16th, 2025 (5:30-7:00pm)**

**Edgar Road Elementary**

**(In Person)**

<b>Burse, John</b>	<b>Member</b>	<b>Present</b>
<b>Eickhoff, Sean</b>	<b>Member</b>	<b>Present</b>
<b>Fisk, Todd</b>	<b>Member</b>	<b>Present</b>
<b>Lamitola, Anne</b>	<b>Member</b>	<b>Present</b>
<b>Myers, Steve</b>	<b>Member</b>	<b>Present</b>
<b>Smith, Jeff</b>	<b>Member</b>	<b>Present</b>
<b>Wall, Cassandra</b>	<b>Member</b>	<b>Absent</b>
<b>Wiley, Tristen</b>	<b>Member</b>	<b>Present</b>
<b>Matthew Roode</b>	<b>Member</b>	<b>Present</b>
<b>Myers, Jacob</b>	<b>CFO/COO</b>	<b>Present</b>
<b>Todd, Allen</b>	<b>BOE Liaison</b>	<b>Present</b>
<b>Mueller, Jason</b>	<b>Facilities Director</b>	<b>Present</b>
<b>Steuber, Rob</b>	<b>Construction PM</b>	<b>Present</b>
<b>Hazelton, Mike</b>	<b>Asst. Principal</b>	<b>Absent</b>

- I. Call to Order
  - a. Meeting was called to order at approximately 5:30 PM by Anne Lamitola. Introduction of new committee member, Matt Roode.
  
- II. Adoption of Meeting Agenda
  - a. Motion to approve the Meeting Agenda was made by Sean Eickhoff and seconded by Todd Fisk. Motion was approved unanimously by voice vote.
  
- III. Approval of October 17, 2024 Meeting Minutes
  - a. Motion to approve meeting minutes made by Sean Eickhoff and seconded by Todd Fisk. Motion was approved unanimously by voice vote.
  
- IV. Public Comments to the Building Advisory Committee by guests.
  - a. No members of public present.
  
- V. Old Business
  - a. Prop S
    - i. Bond/Finance Updates – Jacob Myers provided an update.

- ii. Construction Project Updates – Rob Steuber & Jason Mueller provided an update.
  - iii. Facilities and Maintenance – Jason Mueller provided an update.
- b. Other
- VI. New Business and Reports
  - a. New superintendent announcement/update by Allen Todd.
- VII. Announcements by Members
  - a. Chair report: No discussion
- VIII. Future Business
  - a. No discussion
- IX. Next Meeting - Schedule for 2024/25 Academic Year
  - a. ~~August 13, 2024 – Hixson/Moss Field Tour~~
  - b. ~~September 19, 2024 – Hudson Elementary~~
  - c. ~~October 17, 2024 – Bristol Elementary~~
  - d. ~~November 21, 2024 – Central Office~~
  - e. ~~January 16, 2025 – Edgar Road Elementary~~
  - f. February 20, 2025 – Avery Elementary
  - g. April 17, 2025 – Webster Groves High School
  - h. May 15, 2025 – Webster Groves Technology Learning Center
- X. Meeting Adjournment
  - a. Motion to adjourn was made by Sean Eickhoff, seconded by Jeff Smith and approved unanimously by voice.
- XI. Facility Building History & Tour – Edgar Road Elementary.

Webster Groves School District

Bond Issue Project Update: 02/20/2025

**Moss Field** Hoener Architects *Wright Construction*

- Project closeout complete

**Boiler Replacement** FSG Integrated Facilities Solutions

- Project complete

**Roof Top Unit Project** WES Engineering Integrated Facilities Solutions

- Project awarded to IFS Mechanical. Work to be completed during this summer of 2025

**Door Package** Bond Architects

- Phase 1 completed summer of 2024
- Phase 2 of the Door Replacement Package has been awarded to Lexicon Corporation, work will be completed in the summer

**Window Package** Bond Architects Lawlor Corporation

- Phase 1 completed in summer of 2024
- Phase 2 of the Window Replacement Package has been awarded to Lawlor Corporation, work will be completed this summer

**High School Auditorium Project** McClure Engineering/DHA Aspire Construction

- The Knight Auditorium Project is underway with misc. electrical and mechanical demolition activities.
- Installation of electrical conduits, junction boxes including wire pulls
- Installation of new control room counter and lighting controls casework in upper seating bowl is complete
- Demolition, framing of the of the 2 emergency exhaust vent openings is complete.
- Roof membrane and required flashing complete
- Rigging equipment delivery date is scheduled for the week of March 10<sup>th</sup>

**Exterior light Project** McClure Engineering STLLED

- Exterior Light Package for Avery, Bristol and Edgar Road is currently out for pricing.
- Portions of this package will be completed during school year (fixture swap) with more impactful/invasive (parking lot pole lights) work to be completed during the summer.
- McClure Engineering currently coordinating pole installations with Ameren UE

**High School and Hixson FACS Renovation**      BLDD Architects

- BLDD/DHA Architects is currently underway with the Design Development of the High School and Hixson FACS Renovation Projects. Bid documents will be ready for mid to late March release to the public for bidding.
- Work scheduled to be completed this summer.

**District Wide Safety/Security Systems Upgrade**      Midwest Electronics

- The existing security and fire alarm systems are needing to be replaced. The current equipment components are becoming out dated with replacement parts hard to find or non-existent. A lot of components are not even being manufactured anymore and are being phased out by new updated systems
- Several District Buildings are being upgraded already by District IT Department and current District Safety/Security Service Companies.
- A survey of each facilities needs has been completed and recommendations have been submitted by the Districts security and Fire alarm systems service contractors.
- The work in this package will continue well into 2025.

**Ambrose Play Scape**      BLDD/DHA - DG2      Focal Pointe

- The Ambrose Center Play Scape Project has been awarded to Focal Pointe LLC. Currently working on contracts and other required documentation.
- This project will begin late February/early March

We are currently underway with identifying a single or multiple packages that will address:

- Building tuck pointing
- Limited roofing/parapet walls and misc. flashing/termination bars
- Gutters/soffits/fascia

## **February 2025 - BAC Operations Dept. Update**

(updated 2/11/25)

### Avery

- Starting master plan process to develop projects for Prop S and future work - In Progress
  - Hoener is working with a structural engineer to plan replacement of retaining wall (Prop S)
  - Selecting civil engineer and prioritizing phases
- Modular classroom - working on options to have units demoed or removed
- Gym led lighting upgrades - To be completed this month
- Water Infiltration - Bidding

### Bristol

- Cafe is being disrupted by constant leaks from the foundation - possible summer work
- Installed surfacing for gaga ball

### Clark

- Playground - making final selections and ordering equipment - planning for completion by end of school
- Lead Water line replacement - bidding
- Modular Classroom - ramp is failing - Bidding

### Edgar

- Playground - developing plans with vendor and PTO for playground upgrades in 2026
- Gym and Library led lighting upgrades - To be completed this month
- Back woods - removing hazard trees - In progress
- Modular Classroom - ramp is failing - Bidding

### Givens

- Roof Replacement - To be completed in spring
- Removing surplus contents from three classrooms for use during summer school
- Brush removal and extend playground fence - Planning

### Hudson

- Lead Water line replacement - bidding

### Hixson

- Hixson Freight Elevator Upgrades - in progress
- Hixson Library Shade Replacement - Complete

### WGHS

- Asphalt repairs in Selma lot - COMPLETE
- Upgrade Hall of Fame Hallway can lights and emergency lighting; including emergency lighting in the restrooms - Scheduling
- Upgrading art gallery lighting to led - Scheduling
- Upgrading Selma lots lighting - Scheduling
- HandRails - Senior Entrance; Junior Entrance; 17 Selma - Bidding
- Gym Exterior Doors - Replacement - Planning

### Central Office

- BOE awarded Lakeside Roofing for roof and gutter replacement, and repairs to metal roof - To be completed in spring

### Service Center

- Service Center office expansion- Work starting soon
- Upgrading exterior lighting - waiting proposal
- Dumpster Pad - Bidding
- Storm Inlet Repair & Protection - Bidding
- Retaining Wall and Loading Dock Pavement - Bidding
- Foyer - Carpet failing - Bidding

### District

- Exterior Maintenance Project - BOE awarded - developing schedule with some work occurring during the school year
- Summer Asphalt Maintenance - Awarded by BOE
- Roof Maintenance Agreement - Bidding