

**Building Advisory Committee
Meeting Agenda
September 19, 2024 (5:30-7:00pm)**
Hudson Elementary School, 9825 Hudson Ave.
Rock Hill, MO 63119

(In Person)

- I. Call to Order
- II. Adoption of Meeting Agenda
- III. Approval of August 13, 2024 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
 - i. WGSD Facilities Maintenance Master Plan Update
- 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 – Hudson Elementary School

**Building Advisory Committee
Meeting Minutes
August 13th, 2024 (5:30-7:00pm)**

Hixson/Moss Field

(In Person)

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

- I. Call to Order
 - a. Meeting was called to order at approximately 5:30 PM by Anne Lamitola – welcoming Cassandra Wall and Jeff Smith.
- II. Adoption of Meeting Agenda
 - a. Motion to approve the Meeting Agenda was made by Todd Fisk and seconded by Sean Eickhoff. Motion was approved unanimously by voice vote.
- III. Approval of May 21, 2023 Meeting Minutes
 - a. Motion to approve meeting minutes made by Todd Fisk and seconded by Sean Eickhoff. 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

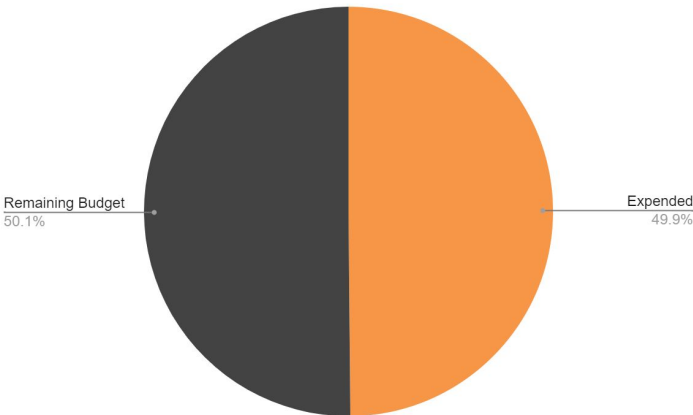
- i. Construction Project Updates - Rob Steuber gave an in-depth update on construction progress on projects including: Moss Field, at punch list stage, ready for 9/8 grand opening; Kopplin Field complete; HVAC improvements; Hixson windows; HS auditorium project; exterior lighting at Avery, Bristol and Edgar; HS and Hixson FACS rooms upgrades; district-wide safety and security; ADA access at Givens; Ambrose play scape; exterior enclosure such as roofing, tuck-pointing, flashing and soffits - detailed report attached.
 - ii. Bond/Finance Updates – Jacob Myers first meeting as CFO – Prop S budget update; bond website to be updated status on each school’s projects;
 - b. Other
 - i. Jacob Myers covered, on behalf of Jason Mueller, Facilities & Maintenance report including ongoing improvements, such as plumbing, water infiltration, flooring replacement and playground work in conjunction with PTO funding; RTU replacements
- VI. New Business and Reports
 - a. No new business
- VII. Announcements by Members
 - a. Chair report: Welcoming Jacob Myers, and new members Cassandra Wall and Jeff Smith; Officers for the 24-25 year: Anne Lamitola – chair, Steve Myers – vice chair, John Burse – secretary. Anne reviewed current board member terms and attendance for past year.
- VIII. Future Business
 - a. WGSD Facilities Maintenance Masterplan Update – working on FCA reports and sending to Avison and Young for pricing
- IX. Next Meeting - Schedule for 2024/25 Academic Year
 - a. ~~August 13, 2024 – Hixson/Moss Field Tour~~
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 - 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 Allen Todd and approved unanimously by voice.
- XI. Facility Tour – Hixson – classroom wing/new fenestration & Moss Field.

Proposition S Bond Project Update

Strategic Plan G4-Ob2-S1
September 12, 2024



Bond Project Budget



Expended	\$25,125,456
Remaining Budget	\$25,274,544
Total Budget	\$50,400,000

More information can be found on the district's website.

Bond Project Expenditure Budget

Prop S Budget	Budget	Actual Spent	Remaining Budget Balance (unspent)
Curriculum (Moss & Kopplin Fields, FACS, Knight Aud, Selma field)	\$21,579,400	\$19,390,025	\$2,189,375
Electric	\$416,500	\$15,291	\$401,209
Exterior Lighting	\$1,190,000	\$8,223	\$1,181,777
Mechanical	\$4,938,500	\$3,368,747	\$1,569,753
Outdoor Accessibility	\$476,000	\$242,873	\$233,127
Roofs, Gutters, & Eaves	\$2,380,000	\$96,368	\$2,283,632
Exterior Doors and Windows	\$5,950,000	\$761,688	\$5,188,312
Interior Finishes	\$3,620,500	\$139,090	\$3,481,410
Masonry	\$2,094,970	\$86,103	\$2,008,867
Pavement and Retaining Walls	\$2,380,000	\$537,674	\$1,842,326
Safety and Security (includes interior doors)	\$4,893,530	\$479,375	\$4,414,155
Premium & Interest (additional contingency)	\$480,600		\$480,600
Total	\$50,400,000	\$25,125,456	\$25,274,544

Updated 08.21.2024

Curriculum - Moss Field



Moss Field

- Final occupancy permitting obtained
- Donor signage (Adrian Clayborn Athletic Center, Johnson Family Concession Stand, and tree honoring donors) is still in process



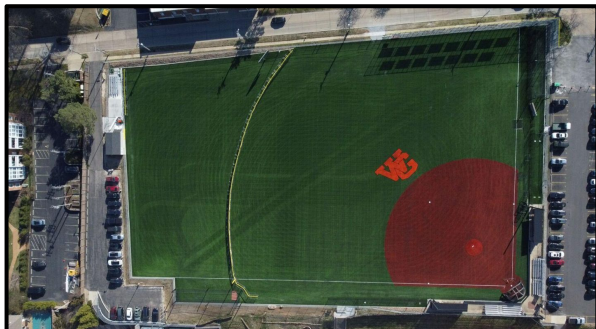
Curriculum - Knight Auditorium

Knight Auditorium Package

- Board approved bids on May 9, 2024 to Aspire Construction for a total of \$1,765,300.
- Construction is underway with electrical and demolition beginning first
- Work anticipated to take place through the end of the calendar year/second semester



Curriculum - Other Projects



- Kopplin Field and Facility - Complete
- Selma Field - Complete
- Family and Consumer Science Classroom Updates
 - Initial design and scope being discussed with BLDD/DHA team
 - Goal is to bring recommendation to the Board of Education to begin construction documents this fall

Exterior Lighting

- Fee Proposal from McClure Engineering to provide professional design services considerations for Avery, Bristol and Edgar Road Elementary Schools approved by the BOE on April 11, 2024.
- Onsite reviews at Avery, Bristol, and Edgar Road completed and design work occurring

Mechanical - Boiler Replacement and Rooftop Unit Replacement

Boiler Replacement Package

- Final Ductwork revision completed over the summer at Hudson
- Final testing and balancing completed.
- Closeout procedures underway

Roof Top Unit Package

- Construction documents completed
- Edgar Road replacement Gym RTU ordered and scheduled for fall installation
- Givens RTU Replacement bid package to be released this fall, with work scheduled to begin at end of school year 2024-25.

Outdoor Accessibility

Givens ADA Access

- Access to the lower playground now meets ADA requirements for access and egress. (\$249,160)

Clark Elementary School

- Bond funds in conjunction with PTO fundraising to provide accessibility and equipment for playground replacement (\$38,000)

Edgar Road, Givens, Avery

- Administration is reviewing possible options to best utilize bond proceeds to address accessibility



Doors and Windows



Door/Window Package

- District wide survey complete
- Clark, Edgar Road, Givens and Ambrose Family Center interior door replacement completed
- Avery and Bristol Interior Door Package being developed with work scheduled for the summer of 2025
- Phase 1 of Hixson Window Replacement package completed (Phase 2 will be scheduled for next summer)

Safety and Security



Safety/Security Systems

- Security and fire safety survey has been completed and a prioritization list is being developed
- Several buildings have been upgraded by district technology staff and current district contractors

Impact Resistant Film

- Additional impact resistant film was applied at all ground level window assemblies at Hixson and all other school buildings. The film also includes a reflective value to greatly decrease the ability to view the interior spaces from the exterior of the building.

Projects Still in Planning Stage

- Electrical projects and updates
- Roofs, Gutters, and Eaves
- Interior Finishes
- Masonry
- Additional Pavement and Retaining Walls
- Door projects

Questions?



Summer 2024 - BAC Operations Dept. Update

Projects

- Asphalt maintenance - additional patching at Clark due to parent complaints
- Lead Water - installed filters to three sources that repeatedly failed tests - waiting results of samples
- Fencing
 - Hixson - waiting for vendor to complete punch list
 - WGHS - waiting for vendor to complete punch list
- Plumbing
 - Water Infiltration
 - Clark - install check valve in MSD structure - complete
- Lighting
 - upgraded Hixson auditorium house lights - install complete, programming of lights complete
- Hixson Freight Elevator Upgrades - Late fall start expected, pending plan review, etc.
- Flooring
 - WGHS - patch hallway from failed building transition - complete
- Playgrounds
 - Hudson - waiting for final concrete and surfacing work to be completed
 - Bristol - being installed
 - Clark PTO - developing RFB
 - Edgar Rd PTO - PTO is working on plans with vendor(s)
 - Avery - working on plans with vendor
- HVAC
 - Edgar - gym rtu replacement scheduled for November
 - Clark - gym rtu replacement scheduled for September
- Givens gym pads and basketball goal replacement - pads delivered, waiting production of new hoops for installation
- Hixson gym pads - in production
- Edgar Road shade structure - shade installed, complete
- Edgar Road PTO requesting bids for replacement of all drinking fountains - having trouble getting plumbing contractors to bid
- Avery window shades - bids closed - working with principal to finalize rooms

Moss Field

- All cleaning completed with overtime - no staff added
- Many requests for rentals

Master Facility Maintenance Plan - dealing with insufficient or inaccurate data from the FCA