

**Building Advisory Committee
Meeting Agenda
April 17, 2025 (5:30-7:00pm)**
Webster Groves High School, 100 Selma Ave.
Webster Groves, MO 63119

(In Person)

- I. Call to Order
- II. Adoption of Meeting Agenda
- III. Approval of February 20, 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
 - a. FACs Project Discussion and Recommendation
- 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~~
 - b. ~~September 20, 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 8, 2025 - Webster Groves Technology Learning Center~~
- XI. Meeting Adjournment
- XII. Facility Tour – Webster Groves High School

**Building Advisory Committee
Meeting Minutes
February 20th, 2025 (5:30-7:00pm)**

Avery Elementary School

(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	Absent
Matthew Roode	Member	Present
Myers, Jacob	CFO/COO	Present
Todd, Allen	BOE Liaison	Present
Mueller, Jason	Facilities Director	Present
Steuber, Rob	Construction PM	Absent
Hazelton, Mike	Asst. Principal	Present

- I. Call to Order
 - a. Meeting was called to order at approximately 5:30 PM by Anne Lamitola.
- II. Adoption of Meeting Agenda
 - a. Motion to approve the Meeting Agenda was made by Jeff Smith and seconded by Matthew Roode. Motion was approved unanimously by voice vote.
- III. Approval of January 16, 2025 Meeting Minutes
 - a. Motion to approve meeting minutes made by Jeff Smith and seconded by Matthew Roode. 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 – Jason Mueller provided an update.

- iii. Facilities and Maintenance – Jason Mueller provided an update.
- iv. Updated Building Data Sheet for Avery

VI. New Business and Reports

- a. Chair report: BAC openings – spread the word to qualified individuals.
- b. Allen Todd update on BOE initiatives.

VII. Announcements by Members

VIII. Future Business

- a. No discussion

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

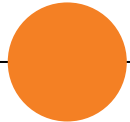
X. Meeting Adjournment

- a. Motion to adjourn was made by Todd Fisk, seconded by Sean Eickhoff and approved unanimously by voice.

XI. Facility Building History & Tour – Avery Elementary.

Proposition S Bond Project Update

Strategic Plan G4-Ob2-S1
February 15, 2025



Bond Project Budget



Expended	\$27,516,969
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Remaining Budget	\$22,883,031
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Total Budget	\$50,400,000
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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	\$20,341,691	\$1,237,709
Electric	\$416,500	\$19,232	\$397,268
Exterior Lighting	\$1,190,000	\$38,487	\$1,151,513
Mechanical	\$4,938,500	\$3,671,364	\$1,267,136
Outdoor Accessibility	\$476,000	\$246,814	\$229,186
Roofs, Gutters, & Eaves	\$2,380,000	\$100,309	\$2,279,691
Exterior Doors and Windows	\$5,950,000	\$1,100,003	\$4,849,997
Interior Finishes	\$3,620,500	\$143,032	\$3,477,468
Masonry	\$2,094,970	\$90,044	\$2,004,926
Pavement and Retaining Walls	\$2,380,000	\$1,141,615	\$1,238,385
Safety and Security (includes interior doors)	\$4,893,530	\$624,381	\$4,269,149
Premium & Interest (additional contingency)	\$480,600		\$480,600
Total	\$50,400,000	\$27,516,969	\$22,883,031

Curriculum - Knight Auditorium

Knight Auditorium Package.

- Construction is well underway with electrical and mechanical updates nearing completion
- Theater rigging installation delays have caused timeline shift
- Anticipated completion is now Summer 2025

Curriculum - Family and Consumer Science Classrooms

- Family and Consumer Science Classroom Updates
 - Bid package opened 4/15/2025
 - Cost is approximately \$XXX,XXX
 - Work to begin at the end of school year and will be completed in the fall 2025.



Mechanical - Rooftop Unit Replacement

Roof Top Unit Package

- Gives RTU Replacement bid package to be approved with work scheduled to begin at end of school year 2024-25.

Outdoor Accessibility

Clark Elementary School

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

Edgar Road & Avery

- Edgar Road has begun raising funds to supplement the ADA Prop S allocation for a new playground
- Master planning performed at Avery Elementary, long-range plan to fundraise for additional ADA accessibility



Doors and Windows

Door/Window Package

- Avery and Bristol Interior Door Package is awarded and scheduled for the summer of 2025
- Phase 2 of Hixson Window Replacement package awarded (abatement and construction) and is scheduled for summer 2025
- Exterior doors and windows being identified and upgraded (badge entry, reframing, water proofing)

Safety and Security

Safety/Security Systems

- All new security cameras throughout the District
 - Allows for 4K, night vision, licence plate readers, and A.I. identification
 - Additional cameras added based on Principal and SRO feedback
- Midwest Electronics to complete the security/alarm upgrades Summer 2025.

Roofs, Gutters, Eaves and Masonry



Roofing Update

- Central Office roof shingle completed, flat roof repairs coming in the next several months
- Givens Roof partial replacement expected completion is beginning of May

Gutters, Eaves, and Masonry

- WTI is completing this work Summer 2025
- Initial focus will be on Avery, Bristol, Clark, Edgar Road, Hudson, and the High School
- Work will include masonry work, metal work, waterproofing, window replacement, roofing, and refurbishment of wood soffits and fascia dependent on the building



Retaining Walls

Retaining Walls

- Primary focus on Avery Elementary as other identified retaining walls have been completed
- Currently performing master planning on Avery Elementary rear of building to ensure retaining wall repair/replacement matches the long-term planning

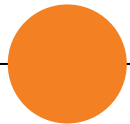


Capital Project - Ambrose Playscape

- Construction well underway with completion expected Summer 2025
- Playscape demolition completed, grading and concrete work in progress



Questions?



April 2025 - BAC Operations Dept. Update

(updated 4/11/25)

Avery

- No change - 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 - Demolition - Received asbestos clearances, coordinating electrical disconnects, and then demolition will be scheduled
- Water Infiltration - Bidding

Bristol

- No change - Cafe is being disrupted by constant leaks from the foundation - Bidding
- Flooring and Abatement - Prop S funds - planning abatement and reflooring for summer - bidding

Clark

- Playground - equipment in production - Work to begin early May to avoid disrupting Field Day
- No change - Lead Water line replacement - bidding
- Remove shed - completed over spring break
- Modular Classroom - ramp is failing - Completed over spring break

Edgar

- Playground - developing plans with vendor and PTO for playground upgrades in 2026
- Library led lighting upgrades - Completed
- Gym led lighting upgrades - Schedule for summer
- Back woods - removing hazard trees - Completed
- Modular Classroom - ramp is failing - Completed over spring break
- Paving - additional repairs identified due to wash out and winter damage - bidding

Givens

- Roof Replacement - Started over spring break
- Removing surplus contents from three classrooms for use during summer school - complete
- No change - Brush removal and extend playground fence - Planning
- Removal of small Overhang - Completed over spring break
- Back lot renovation due to damage during roofing project - Bidding

Hudson

- No change - Lead Water line replacement - bidding
- Playground punch list items completed - delayed to allow for warm temperatures for patching surfacing - still some issues with one area of the PIP surfacing
- Paving - additional sealing and patching identified due to winter damage - bidding

Hixson

- Hixson Freight Elevator Upgrades - elevator install team onsite third week of April - Delayed due to previous project issues

WGHS

- Upgrade Hall of Fame Hallway can lights and emergency lighting; including emergency lighting in the restrooms - Completed over spring break
- Upgrading art gallery lighting to led - Completed over spring break
- Upgrading Selma lots lighting - delayed to high winds and rain over spring break - we will be rescheduled for a Saturday install
- No change - Hand Rails - Senior Entrance; Junior Entrance; 17 Selma - Bidding
- No change - Gym Exterior Doors - Replacement - Planning
- Cooling Towers - Hot decks require replacement and other repairs to due lack of consistent maintenance program - Scheduling of July, pending BOE approval

Central Office

- BOE awarded Lakeside Roofing for roof and gutter replacement, and repairs to metal roof - Shingle roof completed - Flat roof and metal roof to be scheduled

Service Center

- Service Center office expansion- Complete
- Upgrading exterior lighting - waiting proposal
- Dumpster Pad - Bidding
- Storm Inlet Repair & Protection - Bidding
- Retaining Wall and Loading Dock Pavement - Bidding
- Foyer - Carpet failing - Completed over spring break

17 Selma

- Roof replacement due to leaks and roof system failing - bidding

WAFC

- Paving - additional patching identified due to winter damage - bidding

District

- No change - Exterior Maintenance Project - BOE awarded - developing schedule with some work occurring during the school year
- No change - Summer Asphalt Maintenance - Hixson sealing over Spring Break, rest of work during summer
- Roof Maintenance Agreement - Awarded by BOE
- HVAC PM Agreement - sending to BOE for approval
- Industrial Hygienist Services - Awarded by BOE