

**Building Advisory Committee
Meeting Agenda**

May 29, 2025 (5:30-7:00pm)

Webster Groves Technology Learning Center, 3232 S. Brentwood Blvd.
Webster Groves, MO 63119

(In Person)

- I. Call to Order
- II. Adoption of Meeting Agenda
- III. Approval of April 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
 - a. Review & Recommendation of BAC Candidates
 - b. Election of Officers; Chair, Vice-Chair, and Secretary
- VII. Chair's Report
- VIII. Announcements by Members
- IX. Future Business
- X. Next Meeting – ***Tentative*** Schedule for 2025/26 Academic Year
 - a. Clark Elementary, 8/21/25
 - b. Ambrose Early Childhood Center, 9/18/25
 - c. Givens Elementary, 10/16/25
 - d. Hixon Middle School, 11/20/25
 - e. Hudson Elementary, 1/15/26
 - f. Bristol Elementary, 2/19/26
 - g. Central Office, 4/16/25
 - h. Edgar Road Elementary, 5/21/26
- XI. Meeting Adjournment
- XII. Facility Tour – Webster Groves Technology Learning Center

**Building Advisory Committee
Meeting Minutes
April 17, 2025 (5:30-7:00pm)**

**Webster Groves High School
(In Person)**

Burse, John	Secretary	Present
Eickhoff, Sean	Member	Absent
Fisk, Todd	Member	Present
Lamitola, Anne	Chair	Present
Myers, Steve	Vice Chair	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	Absent
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 5:37 PM by Anne Lamitola.
- II. Adoption of Meeting Agenda
 - a. Motion to approve the Meeting Agenda was made by Todd Fisk and seconded by Jeff Smith. Motion was approved unanimously by voice vote.
- III. Approval of February 20, 2025 Meeting Minutes
 - a. Motion to approve meeting minutes made by Todd Fisk and seconded by Jeff Smith. Motion was approved unanimously by voice vote.
 - b. Guidance on FACS improvements - motion made by Anne Lamitola second by Jeff Smith.
- IV. Public Comments to the Building Advisory Committee by guests.
 - a. No members of public present.
- V. Old Business
 - a. Prop S

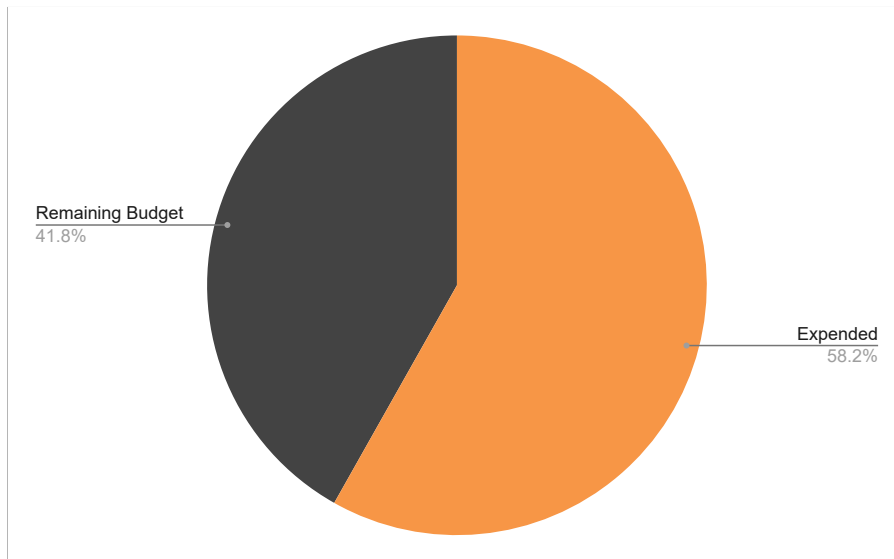
- i. Bond/Finance Updates – Jacob Myers provided an update.
 - ii. Construction Project Updates – Jacob Myers provided an update.
 - iii. Facilities and Maintenance – Jason Mueller provided an update.
 - iv. Updated Building Data Sheet for the High School
- VI. New Business and Reports
 - a. Chair report: None
- VII. Announcements by Members
- VIII. Future Business
 - a. Identifying potential BAC members.
 - b. 5/15 BAC meeting postponed until 5/29.
- 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 Anne Lamitola, seconded by Jeff Smith and approved unanimously by voice.
- XI. Facility Building History & Tour.

Prop S Project Funds

Prop S Budget	Budget	Committed	Actual Spent	Remaining Budget Balance (unspent)	Uncommitted
Curriculum (Moss & Kopplin Fields, FACS, Knight Aud, Selma field)	\$21,579,400	\$22,569,670	\$20,687,645	\$891,755	-\$990,270
Electric	\$416,500	\$34,341	\$19,764	\$396,736	\$382,159
Exterior Lighting	\$1,190,000	\$221,266	\$69,360	\$1,120,640	\$968,734
Mechanical	\$4,938,500	\$5,051,859	\$4,367,576	\$570,924	-\$113,359
Outdoor Accessibility	\$476,000	\$362,433	\$247,346	\$228,654	\$113,567
Roofs, Gutters, & Eaves	\$2,380,000	\$3,322,393	\$824,234	\$1,555,766	-\$942,393
Exterior Doors and Windows	\$5,950,000	\$2,546,405	\$1,100,534	\$4,849,466	\$3,403,595
Interior Finishes	\$3,620,500	\$158,141	\$143,563	\$3,476,937	\$3,462,359
Masonry	\$2,094,970	\$2,105,153	\$90,575	\$2,004,395	-\$10,183
Pavement and Retaining Walls	\$2,380,000	\$1,756,724	\$1,142,146	\$1,237,854	\$623,276
Safety and Security (includes interior doors)	\$4,893,530	\$1,723,380	\$626,263	\$4,267,267	\$3,170,150
Premium & Interest (additional contingency)	\$480,600			\$480,600	\$480,600
Total	\$50,400,000	\$39,851,763	\$29,319,007	\$21,080,993	\$10,548,237

Updated 5.27.25

Expended	\$29,319,007
Remaining Budget	\$21,080,993
Total Budget	\$50,400,000



May 2025 - BAC Operations Dept. Update

(updated 5/13/25)

Avery

- Modular classroom - Demolition - Scheduled for May 27

Clark

- Playground - equipment in production - in progress

Hixson

- Hixson Freight Elevator Upgrades - wrapping up

WGHS

- 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
- Boiler repairs - summer

17 Selma

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

District

- No change - Summer Asphalt Maintenance

Webster Groves School District

Bond Issue Project Update: 05/29/2025

Roof Top Unit Project WES Engineering Integrated Facilities Solutions

- Some limited prep work was completed before the end of the school year that included new conduit runs on the roof and the installation of new ductwork in the gymnasium. All 38 units are being stored and ready for installation once summer school concludes.

Door Package Bond Architects Lexicon Corporation

- Phase 1 complete @ Edgar, Hudson, Clark and Givens 165 doors total
- Phase 2 of the Door Replacement Package work began yesterday 5/27/2025 at Avery and Bristol and will include a total of 95 door openings.

Window Package Bond Architects Lawlor Corporation Alloy PSI

- Phase 1 completed in summer of 2024 (Aspire Construction)
- Phase 2 Window Abatement Package began yesterday 5/27/25
- Phase 2 of the Window Replacement Package work began yesterday 5/27/25

High School Auditorium Project McClure Engineering/DHA Aspire Construction

- The Knight Auditorium Project rigging equipment has been installed
- The lighting and sound equipment has been delivered and installation will begin this week
- Owner training sessions are currently being scheduled during the month of June.

Exterior light Project McClure Engineering STL LED

- ST LED has been approved for the installation of both exterior and interior LED lighting changes throughout the District. Phase 1 of the work will begin in June with the balance of the light installations completing in July
- Parking lot and other pole mounted area lighting needing Ameren involvement is nearing completion with some final issues being reviewed by Ameren. These installations will be at Avery, Bristol and Edgar Road.

High School/Hixson FACS Project BLDD Architects United Construction Wellington Pinchin

- High School FACS Project demolition began yesterday and will continue into next week.
- Hixson FACS Project is leading off with an Abatement/Demolition Package due to the existence of asbestos containing materials in floors and plaster ceilings.

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 2025/2026.

Ambrose Play Scape

BLDD/DHA - DG2

Focal Pointe

- The Ambrose Center Play Scape Project began back in March to ensure the completion by the beginning of the next years session (August). Currently the work on the north side of the main sidewalk is complete which includes accessible sidewalks, large stone tiered seating area, sod and irrigation. Ongoing work throughout the main part of the play scape (south of the sidewalk) continues with sidewalks, retaining walls, UG storm piping and the installation of new irrigation system. All materials and play scape equipment are ready for delivery and installation based on contractors progress