

**Building Advisory Committee
Meeting Agenda
September 18, 2025 (5:30-7:00pm)**
Walter Ambrose Family Center, 222 W. Cedar Ave.
Webster Groves, MO 63119

(In Person)

- I. Call to Order
- II. Adoption of Meeting Agenda
- III. Approval of September 19, 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
- VI. New Business and Reports
- VII. Chair's Report
- VIII. Announcements by Members
- IX. Future Business
- X. Next Meeting - Schedule for 2025/26 Academic Year
 - a. ~~August 21, 2025 – Clark Elementary~~
 - c. September 18, 2025 – Walter Ambrose Family Center
 - d. October 16, 2025 – Givens Elementary
 - e. November 20, 2025 – Hixson Middle School
 - f. January 15, 2026 – Hudson Elementary
 - g. February 19, 2026 – Bristol Elementary
 - h. April 16, 2026 – Central Office
 - i. May 21, 2026 – Edgar Road Elementary
- XI. Meeting Adjournment
- XII. Facility Tour – Walter Ambrose Family Center

**Webster Groves School District
Building Advisory Committee
August 21, 2025**

Clark Elementary School
(In Person)

Craig, Chris	Member	Present
Fisk, Todd	Chair	Present
Hazelton, Mike	Asst. Principal	Present
Lamitola, Anne	Member	Present
Moses, Andrew	Member	Present
Mueller, Jason	Director of Operations	Present
Myers, Jacob	CFO/COO	Absent
Myers, Steve	Member	Present
Roode, Matthew	Vice Chair	Present
Smith, Jeff	Member	Absent
Steuber, Rob	Construction PM	Present
Wall, Cassandra	Secretary	Present
Williams, Elliot	Member	Absent
Fran Petruso	Board Liason	Present

- I. Call to Order
 - a. Meeting was called to order at approximately 5:29 PM by Todd Fisk.
- II. Adoption of Meeting Agenda
 - a. Motion to approve the Meeting Agenda made by Matt Roode, seconded by Cassandra Wall, and approved unanimously by voice vote.
- III. Approval of May 29, 2025 Meeting Minutes
 - a. Motion to approve the Meeting Minutes made by Anne Lamitola, seconded by Matt Roode, and approved unanimously by voice vote.
- IV. Public Comments to the Building Advisory Committee by guests
 - a. No members of public present.
- V. Introduction of new and existing members
- VI. Confirmation that correspondence is going to the right email
 - a. Suggestions to send out cells numbers for internal distribution
- VII. Old Business and Reports
 - a. Summer Construction & Facilities Updates
 - i. Construction Project Updates
 - 1. Jason provided an update on the following projects:
 - a. Ambrose Playscape
 - i. Shut down all through previous year and needed significant upgrade – finishing final MSD BMP but can be used by the

school now. Grand opening in September – great work by DG2 architect and Focal Pointe as GC

- b. Avery Elementary
 - i. Exterior tuckpointing
 - ii. Door Package – eliminate plate glass windows and hardware replacements for security
 - iii. Interior lights – all LED at gym and library
 - iv. Exterior lighting replacements
 - v. Waterproofing – incorporated sump pumps
 - vi. Removal of modular building and repaired asphalt
 - vii. Waiting on windows for the upstairs hall/office water intrusion
 - viii. Interior Painting and misc. electrical
 - ix. Long term planning for playground replacement – phase 1 anticipated for next summer
- c. Bristol Elementary
 - i. Exterior tuckpointing
 - ii. Door Package
 - iii. Waterproofing and sump pump along west elevation to eliminate infiltration at cafeteria
 - iv. Flooring and chalkboard removal in 3 classrooms
 - v. Interior lighting
 - vi. Expanding lighting – waiting on pole lights
- d. Clark Elementary
 - i. Gutter & Downspout replacement complete
 - ii. Masonry repairs next summer
 - iii. Playground replacement
- e. Edgar Elementary
 - i. Gutter & Downspout
 - ii. Masonry for next year
 - iii. Lighting upgrades
 - iv. HVAC repair for noise
 - v. Asphalt replacement
- f. Givens Elementary
 - i. Roof Top Unit Project
 - 1. 38 units replaced
 - ii. Started roof replacement
 - iii. Replaced asphalt parking lot
 - iv. Fence replacement
- g. Hudson Elementary
 - i. Tuckpointing and chimney removal (no longer needed)
 - ii. Roof trim edge metal
- h. Hixson Middle School
 - i. FACS Room Renovation – to be complete in September
 - ii. Locker room removal
 - iii. Window Packages
 - 1. Phase 2 complete
- i. Door Packages
 - i. Phase 1 is complete.
 - ii. Phase 2 work is underway and includes 95 openings at Avery and Bristol.
- j. High School

- i. Tuckpointing – largest project complete
 - ii. Auditorium Renovation – completed in July
 - iii. FACS Renovation
 - 1. New hoods added
 - iv. Hall of Fame Hallway lighting replaced with LED rings
 - v. Exterior Stair Resurfacing with highway grade coating – added traction sand to help with traction
 - 1. Water sitting and causing slipping – will be recoated at next break
 - vi. Plaster repairs – now that masonry complete and water infiltration is done – will address next summer
 - vii. Selma parking lot A replacement - striped lot on Sunday 8/17 - complete
 - viii. Koplin Field Parking Lot Repair complete
 - k. Central Office
 - i. Roof Replacement – still need to complete the coating and will be done
 - l. Service Center
 - i. AC Unit – failed at the beginning of summer – installed 8/22
 - m. Security – Clark and Central office are still in progress
 - n. Fire Alarm upgrades at the high school will likely be a 2 year project
 - ii. Bond/Finance Update
 - 1. No update – roughly \$10M remaining
 - iii. Communication & Public Information
 - 1. No update.
- VIII. New Business and Reports – No update
- IX. Chair’s Report
- a. Request to send out meeting location maps before the meeting
- X. Announcements by Members
- a. No additional announcements.
- XI. Tentative Meeting Schedule for 2025/26 Academic Year
- a. August 21, 2025 – Clark Elementary - Complete
 - b. September 18, 2025 – Walter Ambrose Family Center
 - c. October 16, 2025 – Givens Elementary
 - d. November 20, 2025 – Hixson Middle School
 - e. January 15, 2026 – Hudson Elementary
 - f. February 19, 2026 – Bristol Elementary
 - g. April 16, 2026 – Central Office
 - h. May 21, 2026 – Edgar Road Elementary
- XII. Meeting Adjournment
- a. Motion to adjourn was made by Ann Lamitola, seconded by Steve Myers, and approved unanimously by voice vote.
 - b. Meeting adjourned at 6:17 PM.
- XIII. Facility Tour – Clark Elementary

Webster Groves School District

Bond Issue Project Update: 09/15/2025

Roof Top Unit Project WES Engineering Integrated Facilities Solutions

- 37 of the 38 Roof Top Units have been installed at Givens. #38 will be installed in October. This unit was an incorrect unit and needed to be re ordered. Testing and balancing of the units is nearing completion.

Door Package Bond Architects Lexicon Corporation

- Phase 1 complete @ Edgar, Hudson, Clark and Givens 165 doors total
- Phase 2 complete @ Avery and Bristol for a total of 95 door openings.
- 260 doors/openings overall received safety and security upgrades
- Included in this package was the application of impact resistant film to many of the existing interior window openings. (offices, libraries, gymnasiums, etc..)
- Close out procedure for current contract underway

Window Package Bond Architects Lawlor Corporation Alloy PSI

- Phase 1 completed in summer of 2024 (Aspire Construction)
- Phase 2 Window Abatement Package and Phase 2 Window Replacement Package were completed over this summer
- Close out procedure for current contract underway

High School Auditorium Project McClure Engineering/DHA Aspire Construction

- The Knight Auditorium Project is complete
- Owner training sessions were conducted during the month of June/July.

Exterior light Project McClure Engineering STL LED

- STL LED was able to install the majority of the revised lighting and added additional lighting to the majority of all District Buildings (including revised interior lighting at some locations)
- Parking lot was added at Bristol Elementary with other pole mounted area lighting needing Ameren involvement. These installations will be at Avery and Edgar Road.

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

- High School FACS Project is complete.
- Hixson FACS Project is nearing completion. Currently waiting for counter tops the week of the 15th. Once counter are installed, final tile work, electrical terminations, painting and equipment installation can happen. (This Project had a later deliverable date due to the Abatement/demolition activities at beginning of project).

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. (ongoing)

Ambrose Play Scope BLDD/DHA - DG2 Focal Pointe

- The Ambrose Center Play Scope Project successfully reach its completion date with the Grand Opening Ceremonies be conducted on September 16th.
- Close out procedure for current contract underway

- WGHS - Plymouth lot replace heads on poles