

**Building Advisory Committee  
Meeting Agenda  
October 16, 2025 (5:30-7:00pm)  
Givens Elementary School  
701 N Rock Hill Rd, St. Louis, MO 63119  
(In Person)**

- I. Call to Order
- II. Adoption of Meeting Agenda
- III. Approval of September 18, 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 – Givens Elementary

**Webster Groves School District  
Building Advisory Committee  
September 18, 2025**

Ambrose Family Center  
(In Person)

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

- I. Call to Order
  - a. Meeting was called to order at approximately 5:43 PM by Todd Fisk.
  
- II. Adoption of Meeting Agenda
  - a. Correct the agenda of the meeting date from August
  - b. Motion to approve the Meeting Agenda made by Ann Lamitola, seconded by Jeff Smith, and approved unanimously by voice vote.
  
- III. Approval of August 21, 2025 Meeting Minutes
  - a. Motion to approve the Meeting Minutes made by Anne Lamitola, seconded by Todd Fisk, and approved unanimously by voice vote.
  
- IV. Public Comments to the Building Advisory Committee by guests
  - a. No members of public present.
  
- V. Old Business and Reports
  - a. Prop S
    - i. Roof Top Unit Project
      - 1. Installed 37 – 1 more in October (16<sup>th</sup>) that was incorrectly sent
    - ii. Door Package
      - 1. 260 doors and openings addressed – impact resistant glass, sidelite and transom replacements, magnets for keeping the door open at the doors are still not working. Magnets will need to go away and doors will shut and lock – will need to work through keying
      - 2. Terrell Baker for security brought into the District recently – will be working with the team to come up with strategies for improvement
    - iii. Window Package

1. Hixson – both sides done – working through closeout procedures
- iv. HS Auditorium
  1. Complete – requested additional owner training including video
- v. Exterior Light
  1. STL LED went through the whole district – interior, exterior, and Bristol parking lot – missing exterior pole (Ameren) at Avery – 3 pole light at Bristol (possibly Ameren work)
- vi. HS/Hixson FACS
  1. HS complete – in closeout – Hixson is due Oct 1 as a result of heavy demo/abatement – contractor for demo used for both the – installing sinks and Counters – 98% by next week – final occ next Friday
- vii. Safety Security Upgrade
  1. Ongoing into next year – replacement security and fire alarm equipment replacements throughout – 3-4 complete, Clark is currently being done (includes wiring on this one – it was never wired)
  2. Camera upgrade – final received – HS is nearly complete 1 to 1 replacement 4k AI enables for facial recognition, license plate recognition, all video is stored internally onsite – 10-30 days of storage – internet used only to view
  3. Will put together a plan presentation on ongoing security measures and balance of a welcoming school environment
- viii. Ambrose Playscape – not Prop S EXCEPT the accessibility portion – remaining PTO funded and in Ambrose case – tuition built up funds
  1. Grand opening on the 16<sup>th</sup> – phase 1 complete, phase 2 and 3 will be smaller and will likely be done through fundraising from the school
- b. Construction Project Updates
  - i. Selma – Roof replacement to deal with water issues – clay tile to remain
  - ii. Avery gutters installed – October delivery for the window replacement over a weekend
  - iii. Bristol – gutter replacement on Tuesday and working to reduce the white residue that is running down – may be more challenging due to the type of brick and western facing building
  - iv. Central office – fire alarm complete
    1. Roof coating complete
    2. Replacing gutter
  - v. Clark – fire alarm replacement
  - vi. Givens – paint around recent the roof replacement – if it holds up will likely look at painting underside concrete soffit next year
  - vii. Reworking vestibule at service center
  - viii. Ambrose, Hixson, Central Office, Service Center, Edgar – hail damage on the Roof top units (insurance) – single claim with 1 deductible
  - ix. Phase 2 exterior maintenance –
    1. Ambrose tuckpointing
    2. Bristol – gutter replacement
    3. Central – tuckpointing
    4. Clark - tuckpointing and dormer (vented) replacing original work
    5. Edgar – dormers, tuckpoint
    6. Hixson – tuckpoint at new windows and basic window replacement at wing and tuckpointing
    7. High School
      - a. Roberts gym door and windows
      - b. Recoating at the entrance at the gym similar to the senior and junior entrances completed recently
    8. Summer pavement, handrail work – interior and exterior
    9. Loading dock at Service Center

10. Exterior lighting – replaced 1 for 1

x. Bond/Finance Update

1. Bond funds spent to date is \$34.7M – 69% of the bond – 31% remaining – \$12.2M of remaining fund (pulling out committed) – 5 years to spend (through 2029)
2. Remaining items
  - a. Rough Estimate \$7M of the remaining \$12M
    - i. Safety and security – alarm and exterior door and vestibules
    - ii. Marquees are antiquated and need to be replacement for digital that allows for immediate communication (\$20-\$40k) – potential to keep the frame and replacing interior board - most cost will be in running the electric to the signs
    - iii. Avery retaining wall – runs nearly full length of site – will need to be replaced – working on a master plan and looking to improve accessibility, added parking and drop off lane, outdoor eating area, reduce the height and expanse of replacement. It may require to build another wall before removing wall which will make the cost more efficient – concept will include alternates – anticipated for next summer – funded through combination of Capital Projects and Prop s
    - iv. Masonry and exterior maintenance
    - v. Mechanical work – Ambrose HVAC replacement
    - vi. Interior finishes – bathroom slippery floors and inefficient fixtures
    - vii. Hixon – section of trim that is falling out
    - viii. Exterior doors and windows replacement at Givens
    - ix. Roofs /gutters/Eaves
    - x. Hixon Athletic locker rooms reno for useful space
  - b. Remaining \$5M - Floor replacements – most require abatement due to asbestos tiles – security and window replacements would be the target items
3. \$750k in additional interest and will be used for contingency
4. Foundation still has the board and is active but the For the W fundraising did not get the funds to pay the deficit on the field
5. Senior tax freeze will have an impact and it will worsen with time
6. 70% local / state is not being increased (statewide sales tax but not local state tax)

xi. Communication & Public Information

1. Webster hired another inspector so inspection process should improve but are still 2 weeks out but they have been helpful in getting through critical occupancy dates for the district

VI. New Business and Reports – No update

VII. Chair's Report  
a. none

VIII. Announcements by Members  
a. Pin presentation to Jason Mueller for great work

IX. Future Business

- X. Tentative Meeting Schedule for 2025/26 Academic Year
  - a. August 21, 2025 – Clark Elementary - Complete
  - b. September 18, 2025 – Walter Ambrose Family Center - Complete
  - 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
  
- XI. Meeting Adjournment
  - a. Motion to adjourn was made by Steve Myers, seconded by Ann Lamitola, and approved unanimously by voice vote.
  - b. Meeting adjourned at 6:50 PM.
  
- XII. Facility Tour – Ambrose Family Center