A community committed to academic and personal success for every student

Webster Groves School District Est. 1868

Building Advisory Committee
Meeting Agenda
May 28, 2026 (5:30-7:00pm)
Edgar Road Elementary
1131 Edgar Rd, Webster Groves, MO 63119
(In Person)

I. Call to Order

II. Adoption of Meeting Agenda

III. Approval of April 16th 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
   a. Election of Officers; Chair, Vice-Chair, and Secretary
   b. Open Positions

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~~
   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

XI. Meeting Adjournment

XII. Facility Tour – Edgar Road Elementary

Webster Groves School District
Building Advisory Committee
April 16th, 2026

Central Office
(In Person)

Craig, Chris	Member	Absent
Fisk, Todd	Chair	Absent
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	Present
Smith, Jeff	Member	Absent
Steuber, Rob	Construction PM	Present
Wall, Cassandra	Secretary	Present
Williams, Elliot	Member	Present
Fran Petruso	Board Liaison	Present

I. Call to Order
   a. Meeting was called to order at approximately 5:32 PM by Matthew Roode.

II. Adoption of Meeting Agenda
   a. Motion to approve the Meeting Agenda was made by Matthew Roode and approved unanimously by voice vote.

III. Approval of February 18th, 2026 Meeting Minutes
   a. Motion to approve the Meeting Minutes made by Steve, seconded by Cassandra, 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. Construction Update
      i. Avery Access
         1. Board approved the recommendations and contractor is working through insurance
            a. Bids came in under budget
         2. Permit is ready and coordinating payment
      ii. Hixson doors
         1. Everything in place with submittals and materials on order
      iii. HS Door Package
         1. Meeting in a week to prioritize the sequence of door completion as it will take more than 1 summer
      iv. HS Library Floor

1. Floor abatement, replacement, moving and circulation approved in last board meeting and everything is on order
2. Hixson sidewalk replacement
    a. Need to finish the landscaping due to intermittent storms
3. Ambrose bathrooms
    a. 10-12 bathrooms – addressing flooring, walls, and fixtures
4. Wayfinding
    a. Surveying each property for needs related to way finding signage
    b. Bond architects to put together recommendations on their survey of the properties
    c. Excludes marquees
5. Exterior Lighting
    a. Struggling with Ameren – they may have installed the light at Avery but still waiting on engineering for the lighting at Edgar
6. Safety and Security
    a. Ongoing – next up is HS
7. Upgrading PA systems across the schools Emergency alert systems and 2 way communications between teacher and office and replacement of phone system

v. Maintenance
    1. Selma – light upgrades
    2. Upgrade flooring and lighting in restrooms to occupy upper floor of Selma
    3. Ambrose
        a. Board approved replace all HVAC units – 4-5 were previously emergency replaced
        b. Allergy mold issue around spring break due to poor air flow
            i. 7 rooms abated over spring break and the HVAC units were cleaned out
            ii. Replacing remaining ceiling tile throughout the building and clean all duct and HVAC units – ceiling tile will be a non-molding product
            iii. Adding BAS features for dehumidification and other features to maintain
        c. Lighting dimmers added
    4. Avery ice dam leak fixed
    5. Central office lot mill and overlay and lighting upgrade
    6. Carpeting upstairs
    7. Sanitary line sleeved to service lower
    8. Clark facia replacement and tuckpointing coming up and minor pavement work and boiler room door replacement
    9. Marquee – Hixson and HS/Central office are the only electronic – looking to replace all the remaining schools with electronic and cloud based – eligible for bond funds
    10. Edgar road gutter completion and then tuckpointing/facia work
    11. Fencing at modulars at Edgar – card access at gates remaining
    12. Playground at Edgar – PTO fundraising and funds for bond issue for accessibility upgrades
    13. Givens – remaining RTU replacement, older light replacement
    14. Facia at Givens repairs and small upgrades to playground for accessibility
    15. Lighting upgrades at XX
    16. Tuckpointing at Hixson and then roof replacement

17. Hixson - $1m final wing between library and auditorium window replacement on the 1 side and recaulking, clean up, etc. on the non-student facing since those were not the cause of water infiltration
18. New handrails in stairwells and Hixson
19. Hudson – upgrade lighting in library, bottle filler add, and fix lead lines in the few remaining
20. RTU on moss field press box – waiting on delivery
21. Hazardous material removal at the service center
22. Service center – BAS adds to be proactive on the temperature (this is where the servers are located)
23. HS – security upgrades and burgler alarm and will start right after school lets out
24. Leak in steam tunnel (HS)
25. Poles on Selma upgrade to LED
26. Handrails/Stair rails at HS
27. Board approved door replacement at Roberts Gym

VI. Finance
- a. Prop S – see attached projection
  - i. $13M uncommitted – see attached projections for remaining target projects
    1. Givens breezeway storefront replacements
    2. Removing modular at Clark
    3. Avery working with PTO for playground accessibility upgrades
    4. Wifi Switch replacement – covered by rebate
    5. Misc. flooring replacements at the elementary schools
  - ii. $2.2M unallocated – but remaining door and HVAC upgrades will continue
- b. Program report was taken to the board and noted for information only
  - i. Robot cleaning at night in the gym is helping a lot
  - ii. Custodial needs
- c. Schneider Electric report – meeting again to review – but a lot of the low hanging fruit of LED lighting has already been done. Schneider will have another assessment

VII. Communication & Public Information – No Update

VIII. New Business and Reports – No update

IX. Chair's Report
- a. End of the school year
  - i. Steve Myers and Elliot will be leaving at the end of this term which will create 2 vacancies for next year

X. Announcements by Members - No Update

XI. Future Business - No Update

XII. 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 - Complete
- d. November 20, 2025 – Hixson Middle School - Complete

e. January 15, 2026 – Hudson Elementary - Complete
f. February 19, 2026 – Bristol Elementary - Complete
g. April 16, 2026 – Central Office - Complete
h. May 21, 2026 – Edgar Road Elementary

XIII. Meeting Adjournment

a. Motion to adjourn was made by Matthew Roode, seconded by Anne and seconded by Steve Mysers and approved unanimously by voice vote.
b. Meeting adjourned at 6:20 p.m.

XIV. Facility Tour – Central Office

Priority	Location	Work Type	Description of Project	Status	PM	Funding Source	Start Date	End Date	Vendor	Notes
High	Ambrose	HVAC	Replace remaining RTUs; Upgrade BAS	Scheduling	Jason	Bond			IFS, ACES	Early July, 1 week
Urgent	Ambrose	Windows and Doors	Replace exterior door for reading room	Scheduling	Dennis	Bond			SLADCO	on order
High	Ambrose	Interior Lighting	Replace troffers Phase 2	Scheduling	Dennis	Jacob			STL LED	TBD ceiling removals
High	Ambrose	Mold mitigation	Replace ceiling tiles and clean remaining duct	Work in Progress	Jason	Insurance	5/26/29	tbd	First Onsite	
High	Ambrose	Interior Lighting	Replace troffers Phase 1	Work in Progress	Dennis	Jacob	5/26/29	5/29/29	STL LED	
Urgent	Avery	HVAC	Cooling tower repairs	Scheduling	Dennis	Operations			IFS	
High	Avery	ADA	2 Chairlifts	Scheduling	Dennis	Bond			Access Elevator	
High	Bristol	Windows and Doors	Kitchen door replacement	Planning/Bidding	Dennis	Bond			SLADCO	
Low	Bristol	Parking lots	Crackfill, seal, stripe	Scheduling	Jason	Operations			E. Meier	July
Low	Bristol	Parking lots	Patch 2 sections of main lot	Scheduling	Jason	Operations			E. Meier	July
Urgent	Bristol	HVAC	Cooling tower repairs	Scheduling	Dennis	Operations			IFS	
High	Central Office	Interior Renovations	Plaster reapirs in lower level offices	Planning/Bidding	Jason	Operations			Tremco/Patriot	Summer
Low	Central Office	Parking lots	Mill and overlay upper lot	Scheduling	Jason	Operations			E. Meier	
Medium	Central Office	Flooring and Ceiling	Upgrades flooring and ceiling, paint boardroor	Work in Progress	Jason	Jacob			Wohlf & Borghi	- wtg for stair nosing
Medium	Clark	Parking Lots	Crackfill, seal, stripe	Scheduling	Jason	Operations			Asphalt Services	
Medium	Clark	Parking Lots	Patch two sections on main lot	Scheduling	Jason	Operations			Asphalt Services	
High	Clark	Windows and Doors	Replace boiler room doors	Scheduling	Jason	Bond			SLADCO	
High	Clark	Exterior Maintenance	Tuckpointing, soffits and fascia	Scheduling	Jason	Bond	5/26/29	6/22/26	WTI	
Medium	District	Signage	Marquee Signs	Scheduling	Jason	Bond			Piro's	
Medium	Douglass	Interior Renovation	2nd floor Upgrade flooring, lighting, restrooms	Work in Progress	Jason	Jacob	4/20/26	5/29/26	Borghi, Patriot, Wohlf, STL LED	
Low	Douglass	Exterior Lighting	Upgrade existing	Work in Progress	Dennis	Jacob	5/18/26	5/22/26	STL LED	
High	Edgar Road	Playground	Upgrade Playground	Scheduling	Jason	Bond			Fry	- pending equipment delivery date
High	Edgar Road	HVAC	Replace hail damaged unit - gym foyer	Scheduling	Jason	Insurance			IFS	- after 5/25
High	Edgar Road	Exterior Maintenance	Tuckpointing, soffits and fascia	Scheduling	Jason	Bond	6/22/26	7/20/26	WTI	
Urgent	Givens	Plumbing	Sanitary line repair	Planning/Bidding	Jason	Operations			Modern Sewer	Above playground
High	Givens	Playground	ADA upgrades	Scheduling	Jason	Bond			Fry	- pending equipment delivery date
High	Givens	HVAC	Replace RTU's and upgrade BAS	Scheduling	Jason	Bond			IFS, ACES	- early July
High	Givens	Windows and Doors	Replace breezeway and cafe doors/windows	Scheduling	Jason	Bond			WTI	
High	Hixson	Roofing	Replace old gym roof and tuckpoint	On Hold	Jason	Bond			Statt & Meinershagen	- Statt complete
Medium	Hixson	Plumbing	Bottle filler in lockerroom	Planning/Bidding	Dennis	Operations			Beetz	
High	Hixson	HVAC	Replace hail damaged coil	Scheduling	Dennis	Insurance			IFS	- early June
High	Hixson	Windows and Doors	Replace windows and doors	Scheduling	Jason	Bond	5/26/22	7/20/26	WTI	
High	Hixson	Windows and Doors	Replace two sets of doors on back of building	Work in Progress	Jason	Bond			SLADCO	
High	Hudson	HVAC	Replace RTU 6 - gym foyer (bad heat exch)	Planning/Bidding	Dennis	Operations			IFS	
Low	Hudson	Plumbing	Add bottle filler - Lisa	Planning/Bidding	Dennis	Operations			Beetz	
Urgent	Hudson	Plumbing	Fix lead water	Planning/Bidding	Dennis	Operations			Beetz	
Urgent	Moss Field	HVAC	Add RTU to pressbox	Work in Progress	Jason	Bond			IFS, ACES	Install RTU 5/29
High	Pacific Warehouse	Hazmat	Hazmat removal	On Hold	Jason	Operations			Clean Harbors	26-27 funds
Medium	Service Center	Parking Lots	Renovate and repair lot	Scheduling	Jason	Operations			E. Meier	

Priority	Location	Work Type	Description of Project	Status	PM	Funding Source	Start Date	End Date	Vendor	Notes
High	WGHS	Insurance Claim	Sewage backup	Work in Progress	Jason	Insurance			First Onsite	Flooring needs to be completed
Urgent	WGHS	Security upgrades	Upgrade and expand burglar alarm	Scheduling	Jason	Bond			Midwest Electronics	
High	WGHS	Windows and Doors	Replace Roberts Gym entry	Scheduling	Jason	Bond	July?		WTI	
Medium	WGHS	Exterior Lighting	Selma poles and coach lights - Upgrade existi	Work in Progress	Dennis	Bond	5/26/26	5/29/26	STL LED	
High	WGHS	Parking Lots	Back drive - patch on section	Scheduling	Jason	Bond			Asphalt Services	
High	WGHS	Interior Renovation	Academy renovations in 155, 157, 159	Not Started	Jason	Operations			Wohlf	