Building Advisory Committee
Meeting Agenda
August 20, 2026 (5:30-7:00pm)

Avery Elementary School, 909 N. Bompart Ave.
Webster Groves, MO 63119

(In Person)

I. Call to Order

II. Adoption of Meeting Agenda

III. Approval of May 28, 2026 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 2026/27 Academic Year
   a. August 20, 2026 – Avery Elementary School
   c. November 16, 2026 – Webster Groves High School, Central Office, Douglass Learning Center
   d. February 18, 2026 – Clark Elementary, Hixson Middle School
   e. May 20, 2026 – Givens Elementary, Bristol Elementary, and Ambrose Family Center

XI. Meeting Adjournment

XII. Facility Tour – Avery Elementary

Webster Groves School District
Building Advisory Committee
May 28th, 2026

Edgar Road
(In Person)

Craig, Chris	Member	Present
Fisk, Todd	Chair	Present
Hazelton, Mike	Asst. Principal	Present
Lamitola, Anne	Member	Absent
Moses, Andrew	Member	Absent
Mueller, Jason	Director of Operations	Present
Myers, Jacob	CFO/COO	Present
Myers, Steve	Member	Absent
Roode, Matthew	Vice Chair	Present
Smith, Jeff	Member	Present
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 5:34 PM by Todd Fisk.

II. Adoption of Meeting Agenda
   a. Motion to approve the Meeting Agenda was made by Chris Craig, seconded by Jeff Smith and approved unanimously by voice vote.

III. Approval of April 16th, 2026 Meeting Minutes
   a. Motion to approve the Meeting Minutes made by Chris Craig, seconded by Matthew Roode, 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
         a. Starting excavation next week
         b. Wolf is the contractor – tight site so pushing signage and safety fencing will be in place
      ii. Hixson doors
         1. Contractor started – 2 story wing doors already removed from old frames, new section will not be available until after summer school, all material ordered
      iii. HS Library Floor
         1. Movers came in Tuesday – empty now
         2. Monday walkthrough with abatement contractor and will start on Tuesday – 5-6 weeks and then new flooring to start – completion first week in August

iv. Hixson sidewalk replacement
    a. Complete
v. Ambrose bathrooms
    a. Ripped out 12 bathroom fixtures
    b. June 8th for mobilization of flooring contractor
vi. District Flooring
    1. 24 classroom floor removal of VCT and carpet with LVT in buildings not hosting summer school
vii. Exterior Lighting
    1. Continuing to struggle with response from Ameren. Engaged the engineer but still not response
viii. Safety and Security
    1. Starting on Monday at High School
ix. Technology Bond Projects
    1. New phone systems cabling at high school and cloud PA system at the elementary school.
        a. Complete at Givens and will continue remaining elementary schools, middle school, then high school
    2. Digital signage at the buildings is ongoing
        a. Finalized consistent color scheme and plans finalized to move forward

b. Maintenance
    1. Hixson abatement is ongoing – working from the outside to simplify abatement
    2. Clark tuckpointing in progress
    3. Press box RFU setting tomorrow morning
    4. Ambrose mold remediation continuation
        a. Removal of the ceiling tiles not completed during spring break
        b. Replacing RTUs that will have improved dehumidification
        c. Upgrading exhaust fans
        d. Ambrose lighting replacement with dimmable and reduced light levels appropriate to early childhood
    5. 17 Selma (now Douglas Learning Center) – lighting replacement, flooring and paint
    6. High school store room small remediation project
    7. Card readers at Ambros
    8. Avery is getting some chair lifts
    9. Modular removal at Clark and the small yellow house adjacent will be demolition
    10. Givens cafeteria glass work at Breezeway working through proposals

VI. Finance
a. Prop S – see attached projection
    i. $11M worth of work this summer
        1. Large place holders of remaining will be doors, wayfinding signage
        2. Edgar Road playground went to board – mostly PTO fundraising
        3. ADA accessibility at Givens playground
b. Website is operational and updated
c. Survey sent to the community to review mailed out to everyone in Webster Groves on the operating budget deficit
    i. Projecting $5M deficit in coming year
    ii. Largely due to Missouri funding reductions
    iii. Cut 60 positions, reduce offerings, or increase revenue through local taxes
d. June 3rd at 5:30pm Forum to discuss operating budget

VII. Communication & Public Information – No Update

VIII. New Business and Reports –
- a. General Maintenance Report
  - i. Well received in terms of no one was surprised but a lot of the changes will be impacted by the anticipated budget impacts

IX. Chair's Report
- a. New chair positions available if interested but current roles are still valid and Todd, Matthew, and Cassandra will remain in their positions
- b. Options for meeting cadence
  - i. Changing from monthly to every other month
    1. Proposed alternative language to provide flexibility in months selected for the 4 meetings per year.
    2. Motion for language moved by Matthew Roode, second by Jeff Smith, unanimously approved by voice vote. Jacob to confirm with Ann Lamitola and Andrew Moses to confirm if they do not have any concerns and will send an email to the group.
    3. Jacob will present to the Board for approval in June
    4. If approved, first meeting will be scheduled no later than September

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 28, 2026 – Edgar Road Elementary - Complete

XIII. Meeting Adjournment
- a. Motion to adjourn was made by Chris, seconded by Matthew and approved unanimously by voice vote.
- b. Meeting adjourned at 6:47 p.m.

XIV. Facility Tour – Edgar Road

Webster Groves School District

Bond Issue Project Update: 8/10/2026

Avery Accessibility Upgrades Hoener Architects Wohlf Building

- The Avery Accessibility Project is nearing completion. All cast in place concrete ramps, walks and patio area complete. Handrails are being installed and painted. The revised parking lot is complete with one way directional drop off including additional parking spaces. All fence work is complete. Project is on schedule

Hixson Interior Door Package Bond Architects Lexicon Const

- The contractor has completed the installation of all new doors and hardware, including the application of the impact resistant film as required. A few small punch list items remain Project is on schedule.

High School Interior and Exterior Door Package Bond Architects

- A kickoff meeting was held to begin the planning for the upgrades to the High School interior and exterior doors. Another Design Development meeting was held on Monday August 17th to further the effort and prioritize which openings will be included in Phase 1.

High School Library Flooring Package BLDD Architects

Flooring Systems Wellington Environmental Fry Wagner Gravois Planning Mill

- Content removal went as planned. Abatement of the library flooring was completed ahead of schedule. New carpet tile installation was completed ahead of schedule, with the new circulation desk getting installed at the same time. All content has been moved back into space and the Library is set up for new school year. Project is ahead of schedule

Ambrose Bathroom Upgrades

- Approximately 10 -12 bathrooms will receive upgrades that will include replacement of the existing toilets, sinks and faucets. These are bathrooms that are located in each classroom
- The flooring has been installed and the fixture installation is complete. Project is on schedule

District Flooring Project Borghi Flooring

- Existing flooring will be replaced in multiple rooms at Avery, Edgar Road and Clark Elementary. All flooring Projects are complete. Project is on schedule

District Wide Wayfinding Bond Architects

- The District has approved the development of a District Wide Wayfinding survey that will review all of the District Properties and make recommendations on signage needed based on the survey

Clark Modular Classroom Demolition

- The Modular Classroom was scheduled to be removed end of June/beginning of July.
- Currently, Ameren had made several miscommunications with own crews for the disconnection of the meter service and service disconnect at the transformer. Waiting for "Letter of Disconnect" from Ameren that is needed by the Demo Contractor to proceed. Multiple phone calls have been placed to inquire about status regarding disconnect.

Exterior Lighting Package STLLED

- There is still the need to install Ameren provided exterior parking lot lighting at Avery and at Edgar Road. When complete, this will finalize the Exterior Lighting Package.

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)

Jacob Myers <myers.jacob@wgmail.org>

Update for BAC meeting

Jason Mueller <Mueller.Jason@wgmail.org> Wed, Aug 19, 2026 at 7:08 AM
To: Jacob Myers <myers.jacob@wgmail.org>, Natalie Kerry <kerry.natalie@wgmail.org>

Priority	Location	Work Type	Description of Project	Status	PM	Notes
High	Ambrose	Mold mitigation	Replace ceiling tiles and clean remaining ductwork	Complete	Jason	
High	Ambrose	Interior Lighting	Replace troffers Phase 2	Complete	Dennis	
Urgent	Ambrose	Windows and Doors	Replace exterior door for reading room	Scheduling	Dennis	
High	Ambrose	HVAC	Replace remaining RTUs; Upgrade BAS	Complete	Jason	
Urgent	Avery	HVAC	Cooling tower repairs	Complete	Dennis	
Urgent	Avery	HVAC	Replace heat pump in principals office and repair heat exchanger	Complete	Dennis	
High	Avery	ADA	2 Chairlifts	Complete	Dennis	
Urgent	Bristol	HVAC	Cooling tower repairs	Complete	Dennis	
Low	Bristol	Parking lots	Crackfill, seal, stripe	Complete	Jason	
Low	Bristol	Parking lots	Patch 2 sections of main lot	Complete	Jason	
High	Bristol	Windows and Doors	Kitchen door replacement	Planning/Bidding	Dennis	
Low	Central Office	Parking lots	Mill and overlay upper lot	Complete	Jason	
Medium	Central Office	Flooring and Ceiling	Upgrades flooring and ceiling, paint boardroom	Complete	Jason	
High	Central Office	Interior Renovations	Plaster repairs in lower level offices	Work in Progress	Jason	Crew working at Hixson on window project
High	Clark	Windows and Doors	Replace boiler room doors	Complete	Jason	
Medium	Clark	Parking Lots	Crackfill, seal, stripe	Complete	Jason	
Medium	Clark	Railing	Custodial door replace railing with side mount?	Complete	Jason	
High	Clark	Sidewalk	Replace asphalt with concrete on east side	Not Started	Jason	
Medium	Clark	Parking Lots	Patch two sections on main lot	Complete	Jason	
High	Clark	Exterior Maintenance	Tuckpointing, soffits and fascia	On Hold	Jason	Waiting metal
High	Clark	Exterior Maintenance	Downspouts for gym	Planning/Bidding	Jason	
Medium	Clark	Exterior Lighting	Upgrade existing	Work in Progress	Dennis	
Medium	District	Signage	Marquee Signs	Scheduling	Jason	
Medium	Douglass	Asbestos	Kitchen floor remediation	Complete	Jason	
Low	Douglass	Exterior Lighting	Upgrade existing	Complete	Dennis	
Medium	Douglass	Signage	Modify monument sign and lettering above windows in front	Not Started	Jason	
Medium	Douglass	Interior Renovation	2nd floor Upgrade flooring, lighting, restrooms, safety items	On Hold	Jason	Waiting rubber flooring materials
High	Douglass	Windows and Doors	Leaking window in LL	Planning/Bidding	Jason	
High	Edgar Road	HVAC	Replace hail damaged unit - gym foyer	Complete	Jason	
High	Edgar Road	Exterior Maintenance	Tuckpointing, soffits and fascia	On Hold	Jason	Waiting metal
High	Edgar Road	Railing	Repair railing above window well	Complete	Jason	
High	Edgar Road	ADA	Ramp to modulars	Complete	Jason	
High	Edgar Road	Playground	Upgrade Playground	On Hold	Jason	Contractor delay
High	Givens	Windows and Doors	Replace breezeway and cafe doors/windows	Complete	Jason	
High	Givens	HVAC	Replace RTUs and upgrade BAS	Work in Progress	Jason	
High	Givens	Playground	ADA upgrades	On Hold	Jason	Contractor delay
Medium	Hixson	Gym	Motorize basketball hoops in old gym	Complete	Dennis	
High	Hixson	HVAC	Replace hail damaged coil	Complete	Dennis	
High	Hixson	Windows and Doors	Replace two sets of doors on back of building	Complete	Jason	
Medium	Hixson	Plumbing	Bottle filler in locker room	Complete	Dennis	
High	Hixson	Roofing	Replace old gym roof and tuckpoint	Work in Progress	Jason	
High	Hixson	Windows and Doors	Replace windows and doors	Work in Progress	Jason	Delayed, change order and window manufacturing delay
High	Hudson	HVAC	Replace RTU 6 - gym foyer (bad heat exch)	Complete	Dennis	
Urgent	Hudson	Plumbing	Fix lead water	Complete	Dennis	
Low	Hudson	Plumbing	Add bottle filler - Lisa	Complete	Dennis	
High	Pacific Warehouse	Hazmat	Hazmat removal	On Hold	Jason	
Medium	Service Center	Parking Lots	Renovate and repair lot	Complete	Jason	
Urgent	Service Center	Retaining Wall	Emergency repair of retaining wall	Complete	Jason	
Medium	Service Center	Signage	Sign for building	Scheduling	Jason	
High	WGHS	Insurance Claim	Sewage backup	Complete	Jason	
Medium	WGHS	Exterior Lighting	Selma poles and coach lights - Upgrade existing	Complete	Dennis	
High	WGHS	Interior Renovation	Academy renovations in 155, 157, 159	Complete	Jason	
Medium	WGHS	Electrical	Add outlets for journalism area	Complete	Jason	
High	WGHS	Drain	Repair damaged drain by CO and North drive on Selma	Work in Progress	Jason	
High	WGHS	Windows and Doors	Replace Roberts Gym entry	Work in Progress	Jason	
Urgent	WGHS	Security upgrades	Upgrade and expand burglar alarm	Work in Progress	Jason	
High	WGHS	Flooring	Replace carpet in 248A	Complete	Jason	
High	WGHS	Parking Lots	Back drive - patch on section	Complete	Jason	
Urgent	WGHS	HVAC	Chiller module 2 repair	Work in Progress	Dennis	

Jason Mueller, FMP
Director of Operations
Webster Groves School District
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