

**Building Advisory Committee Meeting Agenda  
January 18, 2024 (5:30-7:00pm)**

**Ambrose Family Center: 222 W. Cedar Avenue (In Person)**

- I. Call to Order
- II. Adoption of Meeting Agenda
- III. Approval of November 16, 2023 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. Frick Theater at WGHS – project update
  - c. Facilities & Maintenance Updates
- VI. New Business and Reports
  - a. Building Datasheet – Ambrose Family Center
- VII. Chair’s Report
- VIII. Announcements by Members
- IX. Future Business
  - a. WGSD Facilities Maintenance Master Plan Update
- X. Next Meeting - Schedule for 2023/24 Academic Year
  - a. ~~August 22, 2023 – Avery~~
  - c. ~~September 21, 2023 – High School~~
  - d. ~~October 25, 2023 – Hixson~~
  - e. ~~November 16, 2023 – Clark~~
  - f. January 18, 2024 - Ambrose
  - g. February 15, 2024 – Givens
  - h. April 18, 2024 – Moss Field
  - i. May 16, 2024 – Service Center (New Members/Elections)
- XI. Meeting Adjournment
- XII. Facility Tour – Ambrose Family Center

**Building Advisory Committee  
Meeting Minutes  
November 16th, 2023 (5:30-7:00pm)**

**Clark Elementary School: 9130 Big Bend Boulevard  
(In Person)**

<b>Burse, John</b>	<b>Member</b>	<b>Present</b>
<b>Curtis, Randy</b>	<b>Member</b>	<b>Present</b>
<b>Eickhoff, Sean</b>	<b>Member</b>	<b>Present</b>
<b>Lamitola, Anne</b>	<b>Member</b>	<b>Present</b>
<b>Myers, Steve</b>	<b>Member</b>	<b>Absent</b>
<b>Piazza, Chris</b>	<b>Member</b>	<b>Present</b>
<b>Wiley, Tristen</b>	<b>Member</b>	<b>Present</b>
<b>Wilhite, Darren</b>	<b>Member</b>	<b>Present</b>
<b>Fisk, Todd</b>	<b>Member</b>	<b>Absent</b>
<b>Frazier, Pam</b>	<b>CFO/COO</b>	<b>Present</b>
<b>Todd, Allen</b>	<b>BOE Liaison</b>	<b>Present</b>
<b>Mueller, Jason</b>	<b>Facilities Director</b>	<b>Present</b>
<b>Steuber, Rob</b>	<b>Construction PM</b>	<b>Present</b>
<b>Hazelton, Mike</b>	<b>Asst. Principal</b>	<b>Present</b>

- I. Call to Order
  - a. Meeting was called to order at approximately 5:30 PM by Anne Lamitola
  
- II. Adoption of Meeting Agenda
  - a. Motion to approve the Meeting Agenda was made by Randy Curtis and seconded John Burse. Motion was approved unanimously by voice vote.
  
- III. Approval of October 25, 2023 Meeting Minutes
  - a. Motion to approve amended meeting minutes made by Sean Eickhoff and seconded by Chris Piazza. Motion was approved unanimously by voice vote.
  
- IV. Public Comments to the Building Advisory Committee by guests.
  - a. No members of public present.
  
- V. Old Business
  - a. Prop S
    - i. Construction Project Updates - Rob Steuber gave an in-depth update on construction progress.

- ii. Bond/Finance Updates – Pam Frazier provided an update.
- b. Other
  - i. Frick Theater update provided by Rob Steuber.
  - ii. Jason Mueller provided a report on Facilities & Maintenance.
- VI. New Business and Reports
  - a. Building Data Sheets: Pam Frazier shared a draft data sheet for Clark Elementary School for review and comment, and an in-progress draft of Moss Field Data Sheet.
- VII. Announcements by Members
  - a. None
- VIII. Future Business
  - a. WGSD Facilities Maintenance Masterplan Update – Summer 2024
- IX. Next Meeting - Schedule for 2023/24 Academic Year
  - a. ~~August 17, 2023~~ – Avery (rescheduled to August 22, 2023)
  - c. ~~September 21, 2023~~ – High School – (arrive at the Junior entrance)
  - d. ~~October 25, 2023~~ – Hixson
  - e. ~~November 16, 2023~~ – Clark
  - f. January 18, 2024 - Ambrose
  - g. February 15, 2024 – Givens
  - h. April 18, 2024 – Moss Field
  - i. May 16, 2024 – Service Center (New Members/Elections)
- X. Meeting Adjournment
  - a. Motion to adjourn was made by Darren Wilhite and seconded by John Burse and approved unanimously by voice.
- XI. Facility Tour – Clark Elementary School

Webster Groves School District

Bond Issue Project Update: 01/15/2024

Moss Field     **Hoener Architects**     *Wright Construction*

- East property drive lane is complete.
- Footings and foundations for Press box complete
- Footings and foundations for the ADA access ramp and retaining wall complete
- North and South footings and foundations/walls for stadium seating surround wall ongoing
- Visitors bleachers footing piers excavated. Home Stadium bleachers underway.
- Locker room footings and foundations complete, under slab pipe installation ongoing
- Concession stand footings, foundations and concrete slab complete.
- Playing Field excavation and underground drainage installation has begun
- Continue with underground water service, various electrical service feeds including stadium light standards
- Masonry start up soon – weather conditions needing to improve

Kopplin Field     **Hoener Architects**     *Bryne and Jones Construction*

- Total turf surface area receiving final “chip stone” application in preparation for turf installation
- All underground utilities are complete
- All fence poles have been installed, fabric will be placed once turf is down
- North end shed pads are un place
- Both bull pens and batting cage structures have been installed.
- Turf materials ready for delivery when weather conditions improve

Boiler Replacement     **FSG**     *Integrated Facility Services*

- Boiler systems at Clark, Edgar and Hudson have been installed and have been operational for this heating season. Hudson RTU units (4) scheduled for spring break due to delivery schedule.

- Testing and balancing for Clark and Edgar Road was completed over winter break. Hudson RTUs will be placed over spring break with testing and balancing to follow.

#### Roof Top Unit Project **Webb Engineering**

- The Roof Top Unit Replacement Project is nearing completion of the Construction Documents. This project will include new RTUs at Givens, Ambrose, District Admin Building and the Service Center.
- Additional engineering needs have been considered at the Admin Building and the Service Center due to the existing systems inefficient duct layout and area thermostat controls. This will help balance the buildings heating and cooling issues.
- Preparation of the first bid packages is underway. The Project is currently under budget considerations. Reconsideration of Project phasing will be needed to properly schedule installation.

#### Door Package **Bond Architects** *Lexicon*

- Clark and Edgar Road door frame prep work was done over winter break. Doors to be installed and complete by April to qualify for Grant considerations
- Ambrose and Givens will begin end of this school year

#### Window Package **Bond Architects** *Aspire Construction*

- Hixson Existing 2 Story Classroom Wing Window Replacement Project has been awarded with work starting at end of school year.
- A demolition and abatement package for the Window Replacement Package was recently issued. Bids have been received with a recommendation going to the BOE 1/26//24. The existing window assemblies will need both the abatement and demolition to happen at the same time due to the existence of asbestos containing materials.
- Due to the extent of interior finishes (flooring, plaster, ceilings etc..) this project will be done in 2 phases with the Elm Avenue side of the building being scheduled for next summer.

### High School Auditorium Project **McClure Engineering/DHA**

- The HS Auditorium bid package is complete and ready to be issued for bid January 2024.
- The package bid schedule is currently being finalized. The work is anticipated to take place summer of 2024.

### District Wide Safety/Security Systems Upgrade

- 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 2024.

### Additional Impact Resistant Film **MGT Films**

- An additional package has been outlined for the application of impact resistant film at several locations
- The proposal was approved and the additional film installation will begin spring break 2024

### Givens ADA access

- Civil Design work has been completed for the replacement of the access sidewalk from the building to the lower level playground. A meeting will be scheduled for District Administrative discussion and review.

### Ambrose Playscape

- DG and DHA conducted an initial kick off meeting and followed up with a Facility survey to collect the ideas from the staff and help identify the needs for the Playscape.

- Additional Project planning has been scheduled and will take place this month.

### Additional Projects

- Ongoing design work will continue at the same time for all other facilities with recommendations being submitted for district consideration. These Projects will include District wide interior door replacement at all other buildings along with a District wide window replacement package.

Other project mentions include new asphalt paving at multiple locations, the repair of concrete curbs and sidewalks, replacement of failing existing wood tie wall assemblies around playgrounds and other areas, exterior accessibility issues at several of our facilities along with water infiltration/mitigation projects underway.

Other projects that are being identified currently will be:

- Facility exterior lighting
- Building tuck pointing
- Roofing
- Gutters/soffits

## **Frick Theater Update**

South Addition "Frick Theater" **DHA Architects** *ICS Constr*

- The masons are nearing completion of the Brick Fascia, currently working on main entrance.
- Roofing subcontractor is nearing completion installation of the roofing membrane.
- Electrical prep continues including systems power and low voltage, audio and visual and lighting
- Interior framing is nearing completion
- Interior plumbing rough in continues
- Interior ductwork has been placed, RTU is operational
- Fire suppression piping complete and has been tied into existing High School sprinkler system
- Drywall is well underway and will continue over the next month
- Preparation for Architectural wall panels has begun and will continue over next few weeks.
- Installation of the Terrazzo Floor is underway.



## January 2024 BAC Facilities Project Update

### Summer Planning:

- District - Pavement maintenance and repairs - essential work only due to budget constraints
- District - Zone signage - if funds are available
- Avery - replace failing sanitary lines - if funds available
- WGHS - Sanitary line replacement for cafe and gym restrooms/concessions - current line has failed
- WGHS - Third floor flooring repairs from March 2023 flooding
- WGHS - Guard rails for senior entrance - if funds are available
- WGHS - cafe boiler room exhaust - if funds available
- Hixson - Freight elevator upgrades
- Hixson - auditorium house light replacement - if funds available
- Hudson - replace failing building main domestic water supply - if funds are available
- Hudson - remove abandoned chairlift - if funds available
- Hudson - two rooms replace failed water supplies - if funds available
- District - classroom painting - limited to 2 classrooms per building due to budget constraints
- District - convert gymnasium lights to led with Ameren rebates - if funds are available

### 17 Selma:

- Abatement of ACM flooring completed - installation of new flooring to be completed by end of month
- Rebuild from flooding and mold to be complete by end of month

### Avery:

- Assisting with maker space and library renovation - PTO
- One boiler has failing controls, both boilers may require a full retube

### Bristol

- Basement areas still leaking
- Front entry tile repaired
- Both boilers may require a full retube

### Edgar

- Assisting PTO with multiple projects
- Replace damaged basketball backboard on playground

### Givens

- Abatement of production hall complete - new flooring to be installed over winter break
- Installing one new basketball goal and post
- Multiple rtu's have failed components that are being replaced

## WGHS

- Emergency sewage cleanup from failed cafe sanitary line
- Replaced sanitary line for Roberts Gym 2nd floor restrooms - Restroom fixtures and finishes are in very poor condition, and radiator controls are failed - possible 5-10 year plan to renovate
- Roberts gym air handler has failed coils to be replaced

## Walter Ambrose Family Center

222 W. Cedar Ave.

Webster Groves, MO 63119



Year Built: 1956

Addition: 1989

Square Footage: 29,056

Acreage: 3.5

History: WAFC opened as Bristol Primary School in 1955. Designed by St. Louis architects Hellmuth, Obata & Kassabaum, the building was developed for kindergarten and first grade students. It received an award from the American Association of School Administrators for design excellence. In 1956, the school was one of the top five winners in an annual competition for better school design sponsored by The School Executive.

Changes in enrollment eventually allowed younger students to move to Bristol Elementary across the street and the building became a preschool and family center, including services such as Parents as Teachers and the Adventure Club.

The building was renamed the Walter Ambrose Family Center in 2011 for the late Walter Ambrose, who served three terms on the school board and was an early supporter of the children and family services.