

**Building Advisory Committee
Meeting Agenda
January 20, 2022 (5:30-7:00pm)**

Virtual Meeting via Zoom

Please contact Frazier.pam@wgmail.org or mueller.jason@wgmail.org in advance of meeting to be invited.

- I. Call to Order
- II. Adoption of Meeting Agenda
- III. Approval of the November 18, 2021 Meeting Minutes
- IV. Public Comments to the Advisory Committee by guests
- V. Old Business
 - a. Prop E. Update - Rob
 - b. Board Policy on Construction Bidding Update – Rob
 - c. High School Auditorium – Jason
 - d. High School Little Theatre – Pam
 - e. Review of Handbook & Bylaws – *Chairs Report*
 - f. Facility Assessment Report – Jason
 - g. WGSD Masterplan Path Forward – TBD
 - h. Building Datasheets - Sean
- VI. New Business and Reports
 - a. No-Tax Increase Bond Issue
- VII. Chair’s Report - Sean
 - a. BAC Document Storage Google Drive
 - b. Membership
- VIII. Announcements by Members
- IX. Future Business
- X. Adjournment

Building Advisory Committee

Meeting Minutes

Meeting Date: November 18, 2021

Meeting Location: Ambrose Family Center

Attendees:

Arens, Mark - Member	Present	Frazier, Pam, CFO/COO	Present
Cibulka, Jim - Member	Present	Todd, Allen, BOE Rep	Present
Curtis, Randy – Member	Absent	Mueller, Jason – Director of Facilities	Present
Eickhoff, Sean - Member	Present	Steuber, Rob – Const Project Manager	Absent
Mittler, Chuck - Honorary	Honorary	Hazelton, Mike – Assist Principal	Absent
Myers, Steve - Member	Present		
Piazza Chris - Member	Present		
Wiley, Tristen - Member	Present		
Wilhite, Darren - Member	Absent		
Vacancy			

*Five of nine BAC **members** must be present for a quorum to hold a meeting. With vacancy, 4 of 8 members must be present for quorum to hold a meeting.

1. Call to Order

Sean Eickhoff called the meeting to order at 5:37pm

2. Adoption of Meeting Agenda

Motion made by Chris Piazza, seconded by Stephen Myers to adopt the meeting agenda as presented.
Motion passed by unanimous voice vote.

3. Tour of Ambrose Family Center

- a. Jason gave us a summary of Ambrose
- b. HVAC needs upgrading
- c. Accessible playscapes
- d. Out-door lighting is limited
- e. ESSR 3 will be replacing carpeting – floors are generally in good shape
- f. Roofing is good (TPO) needs maintenance but is generally in good shape
- g. Parking is tight.
- h. Retaining walls need to be replaced. Mud is leaking during a hard rain.
- i. Restrooms need renovations – adult rest room by teacher room needs to be changed for adults
- j. ESSR funds will be upgrading the HVAC controls

4. Approval Meeting Minutes

Motion made by Tristan Wiley, seconded by Chris Piazza to approve the October 21, 2021 meeting minutes. Motion passed by unanimous voice vote.

5. Public Comments to the Advisory Committee by guests

No Guests were present.

6. Old Business

Prop E Update - Rob

Jason reported on Rob's behalf.

Elevators at Hixson are being finalized and will be inspected next week.

District evaluating whether to repair or replace old windows.

Chris inquired about PR to advertise all the great work.

Board Policy on Construction Bidding Update - Rob

Members include Rob Stueber, Mike Hazelton, Steve Myers and Tristan Wiley.

Tristen reported on progress of the sub-committee. Currently gathering ideas on best practices by other districts across the country and contractors in the area. District is looking to pioneer an inclusive approach and implement as a policy.

High School Auditorium - Jason

Jason is working with McClure Engineering, local firm, to review the rigging and lighting. McClure has submitted a \$90,000 proposal for design, engineering, and oversight. Does not include any repairs or construction management.

Little Theatre - Pam

Pam reported on the Little Theatre. Approach is for a new 1-story replacement of the existing structure. Donors have reviewed and agree with the concept. Meeting with City to see if they will agree with the concept due to setback rules in Webster Groves. New structure could have ability to serve as storm shelter as well. Timeframe is Summer of 2022.

Review of Handbook and Bylaws - Sean

Sean to send out suggested list of terms prior to the next meeting. Review at the next meeting.

Radon – Jason

Jason reported on his findings in regard to Radon question previously asked. He has followed up with our environmental testing company, PSI. PSI have cleared up any concerns about Radon, latest results have come back at acceptable levels. Webster Groves SD is going to pilot a wifi based Radon monitoring system later this year.

7. New Business and Reports

Facilities Report - Jason

Jason shared a draft presentation he is developing to identify areas of focus.

- a. Safety and Security – District Wide
- b. Accessibility and Inclusiveness – limited or not ADA access
- c. Curriculum and Instructional Spaces
- d. Infrastructure and Energy Efficiency

Jason has categorized these four areas of focus for Hixson, Bristol, Avery, Ambrose and WGHS. He plans to share the vision with each school, including positive accomplishments recently implemented.

8. Chair's Report - Sean

BAC Document Storage

District has set up a BAC Google Drive location for BAC documents. Sean and Pam have organized folders on the drive and populated several documents already. Only members of the BAC and BAC liasons will have access, it is not intended for public access. Public will still access BAC documents from the District website.

All BAC members should now have access to the BAC Google Drive.

Membership

Sean and Pam reached out to Monica Conners. Monica has resigned her position on the BAC due to children no longer in the District and involvement in several other non-profit organizations. We thank Ms. Conners for her service.

Chris Piazza motioned to accept Ms. Conners resignation from the BAC. Tristen Wiley seconded the motion. Motion passed.

Sean will work with Pam to recruit a new member.

Current members are grandfathered in under the new bylaws and limited to 9 continuous years on the BAC. We will look at the prior service to BAC and discuss terms in January.

WGSD Masterplan

Is there a need to update the prior masterplan? If so, what is the path forward?

Building Datasheets

Chris Piazza located previous printed versions and provided to Sean. Sean will scan and upload to BAC Google Drive.

9. Announcements by Members

None.

10. Future Business

Jason is starting process of summer requests with Building Principals.

11. Adjournment

Motion made by James Cibulka, seconded by Tristen Wiley to adjourn. Motion passed.
Meeting adjourned.

12. Next Meeting:

Thursday, January 20, 2022 5:30pm @ Hixson