

River Ridge School District
Building and Grounds Committee Meeting Minutes
Monday, January 9, 2017

The Buildings and Grounds Committee met in Room 15 at the River Ridge School located at 11165 County Hwy P, Patch Grove, WI. The following business was conducted:

- I. Call to Order - Committee chair Kenny Nies called the meeting to order at 9:00am.
- II. Roll Call - The following school board members were in attendance: Jason Cathman (alternate), Cory Moravits, Kenny Nies, and Cory Raisbeck. Also in attendance were: Superintendent Dr. Jeff Athey, Brian Blair, Kevin Eipperle, Mitch Gilbertson, Kevin Kocer, Clay Koenig, Andy Kraemer, Kyle Kraemer, Troy Marshall, and Christina Monk.
- III. Proof of Notice - Moravits stated that the original notice for this meeting had been posted on December 13, 2016 at 4:00pm and the revised agenda posted on December 23, 2016 at 3:00pm. Raisbeck made the motion that this meeting was properly noticed. Moravits seconded the motion. The motion carried on a voice vote.
- IV. Appearances - There were none.
- V. Land Acquisition Discussion - Eipperle explained that we are considering land acquisition due to the revised expansion plan which is based on input from RRSD staff, the geotechnical survey, the civil engineering firm, and the Fire Marshall. Monk shared two plans regarding land acquisition. Gilbertson remarked that it's imperative that the district pursue one of the plans to address the storm drainage and topography issues. According to the Civil Engineer, plan option #2 is the preferred plan. Roy and Mickey Quick own property adjacent to the school campus. The committee engaged in discussion with Roy Quick regarding a potential land purchase.
- VI. Discussion with Representatives from Kraemer Brothers Construction and FEH Design
 - 1) Review of Minutes and Assignments from the last meeting(s)

School site development plans and narratives have been sent to Kraemer Brothers

Gilbertson talked about the MEP walk-through that took place on January 4, 2017. Twenty-six people (representing 14 different contractors) did a walkthrough of the Patch Grove School last week and will be submitting bids in time for this Thursday's Mechanical Contractor bid opening scheduled from 2:00-3:00pm. Athey and Marshall will be in attendance.

Weizer had been approved as the Civil Engineer for the project and progress on the site has been made.

Gilbertson and Marshall reported on the flow test report. They noted that we aren't going to need a storage tank, but we will need a pump since water pressure is low.

Monk has sent a letter to Char Martin regarding the state code review. We are still waiting to hear back from MMartin. Monk said she'll get the project ID number entered into the system.

2) Design Review

It appears that two detention ponds will be needed.

The committee reviewed a design where 33 more parking spaces will be added to the south side of the high school. There are trees which will have to be removed.

Eipperle and Marshall met with Tom Hoffman (Fire Chief-Bloomington) on December 27th. The meeting went very well; Tom said he liked what we are doing. There was discussion about fire hydrants, water pressure, and sprinkler system. The Fire Chief asked whether the temporary access road could remain permanently so the Fire Department could better access the east side of the school in an emergency. This will be added as an action item on the agenda for the January board meeting.

The soils report was received last week from Dave Staub (CDG, Inc.-Madison, WI). Gilbertson mentioned that there are two options available in proceeding (e.g., mass excavation or drilling holes/bringing in gravel/and pack pressing). More information about the options will be provided next week.

3) Project Timeline and Process

Monk shared design plan updates. Ellen Martin prefers a bigger choir room so practice rooms were taken out.

There was discussion about the storage area on the lower level of the SE corner of the building. Marshall said it could house playground equipment as well as football and basketball equipment. Gilbertson said we should think of this space as a "nice to have" vs. a "must have" as we're realizing the budget for the project.

Roof plans were also discussed. A low-sloped roof with internal roof drains is what has been planned. FEH Design is going forward with the L-shaped window design.

Gilbertson shared that the mechanical contract bid opening is scheduled for Thursday, January 12th from 2:00-3:00 pm in the Kraemer Brothers office complex in Plain, WI. (Athey and Marshall will attend). Gilbertson discussed what is being considered to address heating and cooling.

4) Coordination Items

Kocer reported that he sent Greg Callin a soft costs budget summing update last week.

Monk has sent a letter to Char Martin regarding code review items. We're awaiting a response from Ms. Martin.

Eipperle stated that if lights are put in the basement for storage, it would be necessary to heat it as well.

Marshall reported that asbestos abatement work was done December 27-28 by Robinson Brothers (Waunakee, WI). The air clearance report was good. Marshall said Robinson Brothers will return January 23rd to do air quality sampling.

Eipperle said a plat drawing from Weiser will be arriving within the week. This will be another soft cost to the school district. The district's attorney, Eileen Brownlee, needs to review the plat drawing as soon as it is received and before forwarding to the county for recording.

In terms of upcoming meetings the following are planned:

Buildings & Grounds Meetings:

- Jan. 16, 2017-8:00 am
- Jan. 23, 2017-9:00 am
- Jan. 30, 2017-9:00 am
- Feb. 6, 2017-9:00 am

School Board Meetings:

- January 23, 2017 – 6:00 pm – Regular meeting
- January 25, 2017 – 5:15 pm (re: Administrative Contracts)
- February 8, 2017 – 11:45 am – Special Meeting
- February 8, 2017 – 5:30 pm – Regular meeting

VII. Member Suggestions and Recommendations for Future Items - None

VIII. Next Meeting Date/Time - The next Buildings & Grounds Committee meeting will be at 8:00 am on Monday, January 16, 2017.

IX. Adjournment - Moravits moved to adjourn. Raisbeck seconded. The meeting adjourned at 11:10am.