

River Ridge School District
Buildings & Grounds Committee Meeting Minutes
February 6, 2017

The Buildings and Grounds Committee met February 6, 2017 in the Superintendent's office in the ES/MS/HS located at 11165 County Hwy P, P.O. Box 78, Patch Grove, WI 53817. The following business was conducted:

- I. Call to Order Committee chair Kenny Nies called the meeting to order at 8:31 am.
- II. Roll Call The following committee members were present: Cory Moravits, Kenny Nies, and Cory Raisbeck. Other members present included: Supt./Elem. Principal Dr. Jeff Athey, Business Manager Kevin Kocer, Maintenance Director Troy Marshall, and 5th-12th Grade Principal Clay Koenig.
- III. Proof of Giving Public Notice Moravits stated that public notice of this meeting had been given on January 31, 2017 at noon and a revised posting went out on February 1, 2017 at 2:00 pm. Motion by Raisbeck/second by Moravits to accept that this meeting had been properly posted. The motion carried on a voice vote.
- IV. Appearances There were none.
- V. Review of the Special Elector's Meeting Agenda Nies reviewed meeting processes for the February 15th Special Electors meeting. The District Clerk will serve as clerk for the meeting. The District President will call the meeting to order. Electors will nominate and elect a chair for the remainder of the meeting. Voting on the land acquisition may be by a show of hands. Deb Martell will be prepared to accommodate a ballot vote if it's requested. Kevin Eipperle will be present to explain why the property is needed by the district and why it represents a cost effective alternative regarding fire suppression.
- VI. Water Main Issue – Week of January 30, 2017 Marshall discussed a water main leak that was repaired on Feb. 1. On January 31, 2017, the kitchen staff reported low water pressure. By 8:00 am, Phil Kirschbaum of the Patch Grove Water Department, notified us there was a water main leak somewhere in the line. It wasn't until 3:30 pm that day the leak was found – 200 yards south of the ES/MS/ HS. At 3:40pm, Marshall telephoned Athey to report that the line would be fixed on Wednesday and at least 3 hours would be needed to perform the work. Athey called TV/Radio stations to announce that no school would be held on Wednesday. The water main leak was repaired by 10 am on Feb. 1st.
- VII. Discussion regarding Bloomington School Building At last week's Buildings & Grounds Committee Meeting, it was reported that Kraemer Brothers will not have the new wing of the building completed until early/mid November 2017. We will need to keep the two school buildings open to use at the start of the 2017-18 school year.

The Committee discussed options for various use of the Upper Elementary Building in Bloomington once all the students are at one site.

Possible sale of property - Issues include: possible title search, assessment for asbestos, non-compete agreement with purchaser (e.g. not allowing building to be used as a school).

Continued Use of FB/Track Facility at Bloomington - WIAA has no requirement for restrooms and locker rooms on game sites. However, it may impact our ability to host a tournament

game without these features. Porta-potties could be used if there is no access to the building, but we would need to address where players would shelter in the event of lightning. Attendees discussed the possibility of improvements at the FB/Track facility in Bloomington to accommodate use: construction of locker rooms/restrooms, cost of hooking up such facilities to a water main, parking lot for spectators,

Use of Bloomington School as a Community Center – Issues include need for replacement boiler, problems with univents leaking in the winter.

Discussion of the Bloomington Building will continue at a Buildings and Grounds Committee meeting to be held at 5:00 pm on Wednesday, February 22, 2017. Discussion topics will include:

- Ready the UE for the start of the 2017-18 school year
- What to do with the UE building in Bloomington when students no longer go there?
- Cost of putting a different boiler in at the UE.
- Cost of taking the old boiler out at the UE.
- Baseball lights.
- Maintenance Director's Report.

VIII. Discussion with Kraemer Brothers & FEH Design Representatives At 9 am, we were joined by Greg Callin, Mitch Gilbertson, and Andy & Kyle Kraemer of Kraemer Brothers and Kevin Eipperle and Christina Monk of FEH Design. We followed the FEH agenda at this point...

*Design Update Eipperle and Monk shared that they spoke with 5th and 6th grade teachers regarding classroom layouts/designs for the new wing of the building project. With their input, Monk said there have been some design updates regarding where classroom doors are placed. This helped based upon where marker boards and Smart boards need to go. Some engineering system design changes have been made pertaining to roof top units and where duct work runs need to go. Slight tweaks to the civil drawings (i.e., storage changes) were also made.

*Project Timeline and Process On Wednesday, February 8, 2017 at 1:30 pm, is the "Bid Package 2" opening in the Kraemer Brothers office in Plain, WI. The RRSD Board plans to attend. This has been posted as a Special School Board Meeting. Mitch Gilbertson said there will be bid openings for: grading, site utilities, block/concrete, and steel bids.

At 5:30 pm of February 8, 2017, the RRSD Board of Education will hold their regular monthly meeting in the Multi-Purpose Room of the ES/MS/HS.

There will be no Building and Grounds Committee meeting on Monday, February 13, 2017. However; there will be a Focus on Energy Rebate meeting with the MEP Team that morning at 10:30 am in the Superintendent's office.

A Special Elector's Meeting will be held at 7:00 pm on Wednesday, February 15, 2017 in the gym of the ES/MS/HS. Representatives from FEH Design will be here to help explain the need for "land acquisition." Monk will provide a map rendering of the property the district wishes to purchase.

The next Buildings and Grounds Committee with Kraemer Brothers and FEH Design will be at 9:00 am on Monday, February 20, 2017 in the Superintendent's Office.

The Buildings & Grounds Committee will also meet on Wednesday, February 22, 2017 at 5:00 pm in the Multi-Purpose Room of the ES/MS/HS to hear the Maintenance Director's Report, and to discuss baseball field lights, and the future disposition of the UE.

On Wednesday, February 22, 2017, a Special School Board meeting will be held at 6:00 pm in the Multi-Purpose Room of the ES/MS/HS. Callin will present the GMP (Guaranteed Maximum Price) of the construction project.

*Univents - Gilbertson talked about univents for high school classrooms and how these will be configured. Marshall said he doesn't want to see anything go through the attic. Gilbertson said they would not. Monk wants to pick the uninvent colors.

*Coordination Items Gilbertson and Marshall met with Bloomington Fire Chief Tom Hoffman since last Monday's B & G Committee meeting. They walked him through the plans, discussed additional parking on the south end, fire hydrant locations, the fire system, and what was learned from the state regarding the access road. They reported that the state will not allow the access road to remain as a permanent road. They said Hoffman was okay with that. The road will be removed at the end of the project.

Kraemer Brothers said they would grade and seed the property after the road is taken out and move the fence to the new property line. Gilbertson said he will give Hoffman a file of the floor plan of the new wing.

Eipperle and Monk plan to talk to 7th and 8th grade teachers regarding room layout/design in the new wing.

Gilbertson said the tentative starting date of the project is Monday, February 27th with excavation work. Two weeks after this date is when dump trucks will begin bringing in fill.

Schmidt Electric is planning on coming to River Ridge to discuss baseball lights with Gilbertson and Marshall.

K. Kraemer brought two copies of the contract with Kraemer Brothers to be signed today by Board President Kenny Nies.

Callin will tell us on Wednesday where materials for the project will be placed.

Callin said displays of the construction project will be provided so that parents and citizens can see what's planned re: the building design and elevations. He'll bring these to the February 22, 2017 meeting.

Callin said Kraemer Brothers can provide educational offerings to help students understand what they are doing. They'll do of couple of those for us.

K. Kraemer said he would be speaking to Koenig about opportunities for high school students to be hired at workers by Kraemer Brothers for the construction project.

- IX. Member Suggestions and Recommendations for Future Items Special Buildings and Grounds meeting on Wednesday, February 22, 2017 at 5:00 pm to discuss items appearing under number VII in these minutes.

- V. Next Buildings and Grounds Committee Meeting Monday, February 20, 2017 – 9:00 am – Superintendent's Office

- XI. Adjournment Raisbeck moved to adjourn. Second by Moravits. The meeting adjourned at 9:55 am.