

RIVER RIDGE SCHOOL DISTRICT  
BUILDING/GROUNDS AND FINANCE COMMITTEE MEETING  
Wednesday, January 13, 2016

The Building/Grounds and Finance Committee met Wednesday, January 13, 2016 in the cafeteria of the Patch Grove School located at 11165 County Highway P. The following items were addressed:

- I. Randy Martin called the meeting to order at 5:00 PM.
- II. Board committee members Randy Martin, Ken Nies and Cory Raisbeck were present. Also in attendance: Dr. Athey, Carol Harris, and Troy Marshall.
- III. Proof of giving public notice of the meeting and determining that the meeting was properly called and convened was given by Dr. Athey. Cory Raisbeck moved to approve the proof of notice. Ken Nies seconded. The motion carried by unanimous voice vote.
- IV. Under "Appearances," no one signed up to speak to the Committee in the public comments section.
- V. Under "Buildings and Grounds", Troy Marshall, the district's maintenance director, reported the following:
  - A. Construction Update
    1. There is a problem with the 2 univentilators at the upper elementary school gym. The gym is either too hot or too cold. Kevin Callis (McKinstry) has recommended we move to a digital temperature control system at a cost of \$5,000. The cost includes: digital heating valves, dampers, new digital thermostat, running wire to the cabinet, etc. Currently, the univentilators are running manually with the fans to keep the gym heated.
    2. The office at the Upper Elementary which was recently assigned to the Guidance Counselor is too cold. Recommendations are to: replace a cabinet heater in the room which has stopped working (at a cost of \$1,600 for new heater and thermostat) and add spray foam insulation above the office ceiling tiles (at a cost of \$1,200).
    3. The Ag Shop at Patch Grove is too cold near the floor but warm near the ceiling. The recommendation is to install two destratification fans in the Ag Shop to push down warm air to keep the room warmer. Cost: \$400 plus labor and conduit materials.
    4. Two drop cords above the woodworking tables in the Ag Shop need to be replaced. The cost is \$200.00 through Westphal Electric (a lower cost than if we buy these direct from a retailer).
    5. Troy explained that Rick Traxler (Westphal Electric) has 6 to 8 weeks of work remaining at the Upper Elementary. He is done with nearly everything at the Patch Grove building with the exception of installing the destratification fans in the Ag Shop. Traxler will need a day in

Bloomington to shut down all electrical to do a change-over to the new circuit boards. This will probably be scheduled for spring break.

6. Committee members expressed concern about the unexpected expenses but believed the improvements need to be made for the students and staff occupying the spaces.

B. Maintenance Update

1. A frozen pipe in the Elementary wing of the Patch Grove school which broke on Monday night 1/11/2016. The pipe was repaired the same night. McKinstry will reimburse the District for the cost of repair, labor, and materials. McKinstry will also inspect the area of the pipe freeze to ensure insulation is appropriate.
2. A pump needed to be ordered for an air compressor which “died” over Christmas break at the Upper Elementary. Cost: \$632. This was approved by Administration under the maintenance budget.
3. A small leak on the front of the Upper Elementary boiler was discovered 1/13/2016. Troy has contacted the boiler inspector to assess the problem.
4. On December 29<sup>th</sup>, an internet upgrade was done, but after hooking things back up, it was discovered there were problems with the Honeywell climate control system. Troy had to do some re-programming to correct the problem.

- C. Roof Discussion - Troy has received roof repair bids from Apex and Allen Roofing. Both bids are for polyurethane roofs. No bid has been received from Top Notch. (Top Notch has indicated they will bid only after a structural engineer prepares a plan on how to address the repair.) Troy recommends the Board decide whether they want to pursue a polyurethane roof or a steel roof. A representative from Allen Roofing was present. He said the bid from Allen Roofing includes a larger area of the roof than the specific area in need of repair. He said he would provide the District with a price for the smaller section of roof by noon January 14, 2016.

- D. Lights Discussion – Cory Raisbeck said he had talked with Trention Smith (McKinstry) regarding lights and controls. He said Mr. Smith plans to make a lighting report to the full Board during today’s Board meeting.

- E. Carol Harris, District Business Manager, presented the financial report to the Committee. Key points:

- To-date, McKinstry has been paid 80% of the amount contracted for correcting building code violations at the two River Ridge schools.
- W2 forms will be going out tomorrow to staff.
- Accountable Care Act reporting has been postponed due to delays at the federal level.
- Cory Raisbeck asked how much money remains in the roof fund. Harris noted there will be approximately \$55,000 left after payments for the current project with McKinstry is completed.

Adjournment

Cory Raisbeck moved to adjourn. Ken Nies seconded. The meeting adjourned at 5:55 PM.

The next meeting is set for February 10, 2016 at 5:00 PM