

River Ridge School District
Buildings & Grounds Committee Meeting Minutes

The Buildings & Grounds Committee met via telephone conference call on Monday, January 16, 2017. (This was due to school not being held today in the River Ridge School District due to freezing rain/icy road conditions.)

- I. Call to Order Committee chair Nies called the meeting to order at 8:40 am.
- II. Roll Call Jason Cathman, Cory Moravits, and Nies were able to participate in the telephone conference call. Other participants included: Superintendent Dr. Athey, Greg Callin, Kevin Eipperle, Mitch Gilbertson, Kevin Kocer, Kyle Kraemer, Troy Marshall, and Christina Monk. (Cory Raisbeck was unable to attend).
- III. Proof of Notice An agenda for today's Buildings and Grounds Committee meeting had been posted on Dec. 13, 2016 at 4:00 pm.
- IV. Appearances There were none.
- V. Discussion with representatives from FEH Design and Kraemer Brothers
 - Land Transfer/Acquisition Since last week's meeting with Roy Quick, Monk mentioned that it is imperative that the school district survey Roy Quick's property (45' x 450'=22,500 square feet). She said Delta 3 could perform this survey for somewhere between \$1,500-\$1,600. She said we need to move forward quickly, Athey and Kocer were asked to contact Eileen Brownlee to draw up a legal contract for this sale and get it taken care of immediately. "Land Acquisition" will be on the board agenda for the January 23, 2017 board meeting. (Note: Christina Monk will email Athey with the hard numbers). The Building & Grounds Committee were if in favor of moving forward with this action.
 - State Code Review Monk reported that she will be talking to a state inspector in Madison on Thursday, January 19th about state codes. She'll report to us on Monday, January 23, 2017. We need to get our design plans approved at the state level.
 - Poor Soils Report CDG Incorporated sent us a revised geo thermal report (soil borings) late last week. The report found unsuitable building soil down to eight feet. Gilbertson said we will need to bring in suitable fill (bedrock) that won't settle. We'll need to get the clay out and replace it with clean sand. He said it will run us in the hundred thousand dollars but, it's an investment we need to make. Callin put it best, "You don't want to put a building on a sponge." Marshall added that there has been some settling in the SE corners of the 2001 addition.
 - Science Lab Layout FEH Design wants to meet with instructor Nicole Bailey next Monday (1/23) to discuss a layout for the new science room in the new addition. They also want to talk to 7th grade teachers to discuss classroom design. On January 30th, they want to meet with 5th and 6th grade teachers to review classroom layouts. Athey was asked to give these teachers a heads-up.

- Locker Rooms/Fixture Counts FEH Design was short on the number of lockers and fixtures needed. Marshall provided FEH with requested information about lockers. FEH Design re-designed the plan and added fixtures to meet code requirements. We had some discussion about who should be in the new locker rooms besides middle school age students. Monk said 2 different sized lockers were planned for the locker rooms in the new complex – half size for 5th & 6th graders; full size for 7th and 8th graders. She said 96 lockers are planned for the new locker rooms-48 for the boys, 48 for the girls. Down the road, if a new football field/track is built in Patch Grove, then maybe more thought could go into the design of the girls' varsity locker room for what is needed to accommodate the visiting football team (e.g., lockers, stools, and showers). Nies recommended using the MS locker space for visiting volleyball and basketball teams.
- Teacher's Lounge/Kitchenette Monk and Eipperle said the room being remodeled for a teachers' lounge would have a stainless steel sink added (with a garbage disposal), a counter that would hold a microwave and coffeemaker. And, there will be room for a refrigerator.
- Temporary or Permanent Access Road At the January 23rd school board meeting, the board will need to discuss and decide if they wish to have a temporary or permanent access road on the east side of the Patch Grove School. The Bloomington Fire Chief (Tom Hoffman) would like it to be a permanent road from a safety stand point. Gilbertson said the road is 20' wide and it could be used as a fire drill location for elementary-aged students. Nies asked Athey and Marshall to come back next Monday with ideas on how a blacktopped access road could be used as part of the elementary playground.
- Curb and Gutter at the parking lot Eipperle hopes there isn't a need to address curb and gutters when the parking lot on the south side of the high school is being addressed.
- State Code Review Monk said she will be talking with someone in Madison this Thursday about state code issues. She'll know more by late Thursday or early Friday.
- Friday, January 20 Meeting with MEPT Subcontractors Gilbertson said he has a meeting with the MEPT subcontractors set up for this Friday at 10:00 am at the school. He wants FEH Design and Marshall present at this meeting, too. At 1:00 pm that day, a Schematic design budget review meeting will take place via a conference call.
- Mechanical Bid Opening Follow-up from last Thursday Callin and Gilbertson reported on the Mechanical Bid opening. Callin said there were 26 sub-contractors present at River Ridge on January 4, 2017 for the walk-through. The subcontractors were then invited to make bids for: fire suppression, electrical, plumbing, and HVAC by 2:00 pm January 12, 2017. Athey and Marshall were present at the bid opening to see how this worked. Other Kraemer Brothers representatives were also present.

Gilbertson said Kraemer Brothers was successful in getting bids from everyone for Fire Suppression; four bids were received with Monroe Plumbing submitting the low bid. Four bids were received for Plumbing with Hooper submitting the low bid. There were four HVAC bids with Winona Control submitting the low bid. Five electrical bids were received with Schmitt Electric submitting the low bid. Kraemer Brothers has worked with all of the subcontractors before and feels comfortable in working with them. Kraemer Brothers will review the low bids in detail before the numbers are publicly reported.

Callin mentioned that the River Ridge School District is contracting with Kraemer Brothers and once the contract is approved, Kraemer Brothers includes working with these subcontractors. Callin asked the Buildings & Grounds Committee if they would authorize Kraemer Brothers to proceed with working with the subcontractors. Our Buildings & Grounds Committee is fine with this. This acknowledgement serves as our official reply to let Kraemer Brothers continue.

Callin said a bid package opening is set for February 8, 2017 in Plain, WI. Our Board should plan on arriving prior to 2:00 pm. This bid opening will include site utilities (e.g., water, sewer), concrete foundations (e.g., concrete masonry, rebar, and structural steel), and gym equipment.

Callin said the mechanical subcontractors (Fire Suppression, Electrical, HVAC, and Plumbing) are concerned with the Sept. 11, 2017 school start date. Because of the scope of the project, the soil borings report, and wanting to do quality work, etc., he said we may want to consider the Upper Elementary as our backup, if needed for students to go to school should an extra month or so be needed for the completion of the new addition.

- Coordination Items Eipperle mentioned FEH Design needs to confirm with Steve Mumm on what needs to be done in the lower level of the wing (storage) – i.e., if light fixtures need to be added, does that mean the storage room also needs to be heated.

There are no further updates regarding the asbestos abatement addressed over the winter recess.

As far as upcoming Buildings & Grounds Committee meetings with Kraemer Brothers and FEH Design representatives, we're scheduled to meet at 9:00 am on: Jan. 23, Jan. 30 and Feb. 6.

A MEPT meeting is scheduled for Friday, Jan. 20 at 10:00 am at River Ridge. Gilbertson, Eipperle, Monk, and Marshall will meet with the MEPT people to talk about structure and a plan for moving forward. At 1:00 pm, the group will participate in a conference call with Callin and K. Kraemer.

Callin brought up the line item of \$160,000 set aside for lights for the baseball field. (Kocer has this included as a soft cost in his budget). Marshall reported what it would cost if River

Ridge were to play their home games in the spring of 2017 in Prairie du Chien. At they asked of it's possible to determine the site for the baseball field to be able to play on it the spring of 2018; and, could any fill/soil on school grounds be used to help with the project vs. hauling it in.

Kraemer Brothers said they would budget for a sound system in the new gym.

VI. Upcoming Meeting Schedule The next Buildings and Grounds Committee meeting is Monday, January, 23 at 9:00 am.

VII. Suggestions for future meetings None.

VIII. Adjournment Moravits moved to adjourn. Cathman seconded. The meeting was adjourned at 10:44 am.