

**River Ridge School District
Buildings and Grounds Committee Meeting
October 11, 2017**

The Building and Grounds Committee met Wednesday, October 11, 2017 in the Superintendent's Office/ Board Room (15) located at 11165 County P, Patch Grove, WI. The following business was conducted:

I. Call to Order

Committee chair Kenny Nies called the meeting to order at 5:00 pm.

II. Roll Call

The following board committee members were present: Jason Cathman, Cory Moravits, Cory Raisbeck and Kenny Nies. Also in attendance were Superintendent / Elementary Principal Dr. Jeff Athey, Business Manager Kevin Kocer, Maintenance Director Jim Wunnicke, and Special Education Director Amy Mezera.

III. Pledge of Allegiance

The Pledge of allegiance was recited.

IV. Proof of Notice

Cory Moravits stated that public notice of this meeting had been given on October 4, 2017 at 1:00 pm. With that said, Kenny Nies declared this an official, legal meeting.

V. Appearances

No one signed up to address the Committee.

VI. Maintenance Director's Report

Jim Wunnicke provided the Committee with a written report, which reviewed the following items:

- Parking lot has been completed
- Finish grade and seeding is complete between parking lot and high school
- Parking lot lights in front of school have been serviced
- School sign has been fixed. New ballast and light bulbs put it in working order!
- New LED wall packs have been purchased and will be installed on the back parking lot area to help light up that area
- Jim applied for a knox box to be purchased for the school. It does take time to receive this since we had to request it through an application process. I am still waiting on a response
- Exterior vest covers for the high school univents are installed, which completes that system install
- Jim talked with Andy Kraemer on roof flashing around the air handler exhaust and intakes. Jim would like different flashing (crickets) done. There is ponding of water and in time that will be an issue with potential leaking, which they agreed (Allen Roofing will come out October 12th with an inspector to address the issue)

- Jim explained that in the girl's bathroom next to the weight room, the tile on the floor is not bonded to the floor and pieces are coming up. We will have to take a good portion of the floor, if not all, up and reinstall. It's a moisture issue with the concrete
- It was brought to Jim's attention by Andy Kraemer that they were having problems with removing the moisture from the concrete in the new gym floor. They had three sensors installed in the concrete in order to have a warranty on the floor; moisture needs to be at 85%. It now reads 93%. They have had 6 commercial sized dehumidifiers running for over 3 weeks. They are not sure how long it would take to get to 85% so they are applying 2 seal coats of a rolled on product that will allow the warranty and keep the project moving at a cost of \$9,750.00 to the district
- Jim was asked to inspect the start of the finish to the polished floor in the new addition. After inspecting a finished room, there were a lot of patches of exposed aggregate, not the incidental aggregate that Kraemer Brother had expressed we would see. -Kenny Nies and Cory Moravits to come and inspect as well. They decided it was not the look we were expecting. It was discussed in detail with Mitch Gilbertson and Andy Kraemer what our options were. In order to maintain the polished concrete, it was decided that our only alternative was to grind deeper and go to an exposed aggregate finish. We were informed that this would have an added cost of \$6,000.00. I believe this cost should be negotiated.
- There was an issue with internet and phone communication with the upper elementary. Dependable solutions said we had to extend our antenna for a better line of site from the high school to upper elementary. It would have cost the district \$3,000.00-\$6,000.00 to have this done. Jim climbed the antenna himself and moved the communication dish up 3ft, and it now works.
- Jim received a bid proposal on ground maintenance for the upper elementary property. Mowing, marking, and watering of the football field is not covered under this bid proposal. Based on 30 mowings, the annual average would cost the school district \$20,400.00 at \$680.00 per mowing.
- Jim has also talked with a number of different realtors trying to find a monetary number for the upper elementary school building and grounds. All of them agree comparable will be hard to find. So far one realtor has offered to work on this for us for a fee of \$500.00.
- Jim had just received the time management assessment for cleaning the whole campus (he has not had time to review this information)
- Kraemer Brothers has suggested we need drainage for the 3rd/4th grade playground. This was something that had been overlooked previously.
- The new hardwood gym floor has been installed and is finished now.
- Epoxy floors in the new locker rooms and bathrooms are not finished
- Cabinets have been installed in the new classrooms

- Jim asked what to do with the gravel access road after the project is finished. It is to go behind the building by the softball diamond as an additional parking lot.
- Jim asked how to go about the final cleaning of the new addition when it gets turned over to us. The Committee said Jim has the green light to bring a couple of maintenance subs to help out with this or make use of students who may be willing to help.
- Jim discussed the plan for the move on November 16 with the teacher inservice being the morning of November 17.
- Next, Jim talked about the following change orders from Mitch Gilbertson:
 - #15 – Gymnasium moisture sealer - \$9,750.00
 - #16 – Full exposed aggregate polished concrete - \$5,640.00
 - #17 – Storm water under drain system at playground woodchip area - \$2,900.00
 - #18 – Omit section of concrete sidewalls near the east playground

 - Remaining contingency after pending proposals are approved: - \$5,085.00

After some discussion, Cory Raisbeck recommended that the full board approve #15, #17, and #18, but not approve #16.

Dr. Athey said that Kevin Eipperle of FEH Design will be at tonight's school board meeting to see if the board is interested in his firm doing a study/come up with a plan for future development of our outdoor space at the Patch Grove site. If the Board thinks sometime down the road they wish to build a football field and track in Patch Grove, then such a roadmap with prove helpful. In the process of creating a vision for the future, it might help with decisions where to relocate the baseball diamond, whether or not a cross country course could fit in, etc.

VII. Discussion of the Bloomington Site

Kevin Kocer said following last month's meeting, the Clerk of the Village of Bloomington contacted him to say they do not want to have anything to do with the tennis courts. Attorney Eileen Brownlee has given a couple of suggestions on how to get out from under the tennis courts. She said no evidence exists that the school district owns the tennis courts. If the district wants the Village of Bloomington to be done with the tennis courts, they can find a new location for the courts. Or, we can enforce the deed to get rid of the courts and they go back to the village. In other words, Eileen Brownlee said the district has options as what to do with the tennis courts

Jim Wunnicke has talked with several realtors in the area. No one has been able to come up with a market value of the building/property for us. One realtor said that he would try to come up with a price for a fee of \$500.00. Since the district still needs to hold is home football games and track meets in Bloomington, it will be that much more challenging to sell the property in spelling out what thing we still need to access.

We ran out of time to discuss this any further tonight. The Committee said to put this topic down first to address the next time it meets.

VIII. Member Suggestions and Recommendations for Future Items

There were none.

IX. Next Meeting Date / Time

There will be no Buildings and Grounds meeting for the month of November. Instead there will only be a Regular Board Meeting to discuss the Bloomington School/site when everyone is at the Patch Grove site.

X. Adjournment

Cory Raisbeck made the motion to adjourn the meeting. Cory Moravits seconded that motion. The motion carried on voice vote. The meeting ended at 6:00 p.m.