

River Ridge School District
Buildings & Grounds Committee Meeting
November 10, 2016

The Buildings and Grounds Committee met on this date at 1:00 pm in the Superintendent's Office/Board Room at 11165 County Hwy P, P.O. Box 78, Patch Grove, WI 53817 the following business was addressed:

- I. Call to Order - Committee Chair Kenny Nies called the meeting to order at 1:00 pm.
- II. Roll Call - The following Committee members were present: Jason Cathman, Cory Moravits, Kenny Nies, and Cory Raisbeck. Also present were: Superintendent Dr. Jeff Athey, Business Manager Kevin Kocer, Administrative Assistant Deb Martell, Maintenance Director Troy Marshall, Greg Collin (Kraemer Brothers), Kevin Eipperle, Katie Stork, and Christina Monk (all of FEH Design), David Timmerman (The Grant County Independent Herald). Joining us via telephone was Kyle Kraemer (Kraemer Brothers).
- III. Proof of Giving Public Notice - Cory Moravits said that this meeting had been properly posted at 3:00 pm on November 7, 2016. Motion by Raisbeck second by Moravits to approve. The motion carried by a voice vote.
- IV. Appearances - No one signed up to address the Committee.
- V. Discussion with Representatives from Kraemer Brothers and FEH Design – Attendees introduced themselves to the group.

Kenny Nies shared Tuesday's official Canvassed Referendum results. Question 1 passed (940 "Yes" votes to 852 "No" votes). Question 2 failed (801 "Yes" votes to 970 "No" votes).

Greg Callin (Kraemer Brothers) made a few comments to the Committee. He said that as our contractor for the project, Kraemer Brothers wants to do the most of what we can with the dollars we have available for the project. He said FEH Design will lead us through the design phase of the project. Kraemer Brothers will provide support through techniques and materials. Kraemer Brothers will keep the schedule moving forward because of the timelines. It will be a collective, collaborative effort. Greg said we will need to understand how decisions will be made. We all need to be attentive to schedules, timelines, and details. Greg said he will bring the right person in at the time they are needed. He said Mitch Gilbertson will be the project manager during pre-construction and construction. He will stay involved with budgets and design.

Next, Kevin Eipperle (FEH Design) talked to us about several matters. Kevin will be the Project Director. Christina Monk will be the Project Manager. There will be five people from FEH working with us.

This planning Committee will initially meet weekly. It was decided that we will meet Mondays at 9:00 am. Our next meeting will be Friday, November 18 at 9:00 am. The

meeting after that will be Monday, November 28 at 9:00 am. These will be posted as Building and Grounds Committee meetings and, for now, will replace the monthly Building and Grounds meeting that is normally held on the second Wednesday of each month.

Eipperle talked engaging staff and the public in the design process. He outlined a process for learning the needs and wants of staff members who will be occupying the new and remodeled space. Eipperle and Monk will return on Monday November 14 at 1:00 pm to meet with the impacted staff members to discern their needs and wants regarding technology, electricity, lighting, cabinetry, etc.

Based on the group's discussion, project design updates will be provided at Board meetings and the "Public Participation" section on board meeting agendas will be used to gain public input. Katie Stork will keep the referendum webpage going to provide the public with design updates.

Project timeline and process - There will be "multiple bid packages". There basically are 3 such packages: 1) structure; (footings, foundations, roof, and enclosure); 2) Mechanical; 3) finishes/furnishings. The mechanicals (piping, wiring, etc.) are the most complicated part of the project. There will be target dates for bid packages.

Target completion deadlines for bid packages are:

- 1st set – Mid-January to Late-January
- 2nd set – March (med to late Spring)
- 3rd set – 1st of May

Contracts will be signed after January 1, 2017 when the prevailing wage rate ends. It's an aggressive schedule. There will be 6 months of construction in order to get kids in by September 1. Remodeling will take place during the summer months. Jeff & Clay will want to look at adding minutes to the school day so that the students/teachers can get out one week earlier than the scheduled ending of the school year. The same would be true in when the school year starts so that construction workers have the maximum amount of time to get things done. Greg encouraged Jeff to talk to Jamie Natter, the Fennimore Supt., who did this when they were working in that district.

RRSD provided information to FEH Design and Kraemer Brothers about subcontractors who addressed RRSD building code violations:

- Engineering (w/McKinstry) – Jim Miller (763/898-5382)
- HVAC – General Heating
- Electrical – Westphal Electric (Rick Traxler)

Project Scope Confirmation - Middle School Wing

Troy Marshall provided existing/current design plans and blueprints to FEH Design. FEH will return the originals to T. Marshall as well as digital images.

Other Items

The group discussed potential vendors for work that is outside the scope of our contract with Kraemer Brothers.

Site Survey – KJWW, Delta 3

Geotechnical Investigation, including soils investigation and testing - CGC, Madison; try to schedule as soon as possible

Asbestos Report and Abatement - FEH Design and Kraemer Brothers requested a copy of the latest asbestos report for RRSB from CESA 10. Any asbestos abatement will be outside of our contract with Kraemer Brothers and should be addressed before the start of construction. Robinson Brothers (Waunakee, WI) was suggested as an abatement vendor. Spring Break (April 14-17) was suggested as the best time to do/schedule asbestos abatement work, if needed.

Bond Sales - Kevin Kocer indicated he is working with Carol Wirth to prepare the bond offering; they meet next Wednesday, Nov. 16.

Lighting – Eipperle recommended that the LED lighting be part of the project.

Member Suggestions and Recommendations for Future Items

None were made other than holding our regular Building & grounds meeting on these Mondays – not the 2nd Wednesday at 5:00 pm.

- VI. Next Meeting(s)/ Dates/Times
 - November 18, 2016 – 9:00 am
 - November 28, 2016 – 9:00 am
(then on consecutive Mondays)
- VII. Adjournment – Motion by Raisbeck, second by Moravits to adjourn. The meeting adjourned at 3:15 pm.