

**River Ridge School District
Buildings & Grounds Committee Meeting
November 18, 2016**

The Buildings and Grounds Committee met Friday, November 18, 2016 in the Superintendent's Office in the ES/MS/HS located at 1165 County Hwy P, Patch Grove, WI.

The following business was conducted:

- I. Call to Order. Committee chair Kenny Nies called the meeting to order at 9:00 am.
- II. Roll Call. Board members Cory Moravits, Kenny Nies, and Cory Raisbeck were in attendance to this meeting. Also, in attendance were: Dr. Jeff Athey, Lester Breuer, Greg Callin, Kevin Eipperle, Mitch Gilbertson, Kevin Kocer, Kyle Kraemer, Troy Marshall, and Christina Monk.
- III. Proof of Giving Public Notice. Cory Moravits shared that this meeting notice had been posted on November 14, 2016 at 3:00 pm. Motion by Raisbeck/second by Moravits to approve. The motion carried on a voice vote.
- IV. Appearances. Lester Breuer, custodian at the Upper Elementary in Bloomington, was in attendance. While he was concerned about the amount of things needing to be moved from Bloomington to Patch Grove, he said he would wait to speak up until appropriate times later in the meeting.
- V. Discussion with representatives of Kraemer Brothers Construction and FEH Design Architectural Services.
 1. Introductions.
 - a. Kevin Eipperle said two representatives from FEH Design were at Bloomington conducting an inventory of furniture/equipment to see what could be used in classrooms in Patch Grove when construction nears completion.
 - b. Greg Callin introduced Mitch Gilbertson who will serve as the construction project manager.
 2. Goals for Success. Kevin Eipperle read the 6 goals behind the referendum to remind all present what is paramount when moving forward with the project.
 3. Staff Interviews.
 - a. Update from Nov. 14 interviews

Kevin and Christina shared what they picked up from staff members they met with on Monday of this week. They met with faculty and staff who will be occupy the new and remodeled space.
 - b. Programming need questions. Kevin shared that several questions came out these discussions with teachers and staff...
 - What is/are the reason(s) for moving music from its present location to the classrooms located behind the stage?
 - Will the locker rooms be used for middle school only?
 - What will be the largest object to be moved in the elevator?
 - How do food deliveries happen?

- Is a playground space needed for 5th & 6th graders? (The teachers want a playground –e.g. two four square courts and tether ball).
- Were we planning to re-surface the elementary gym floor? (Note: A padded floor is about \$40,000. May want to consider on the wish list)
- Is a break room being considered? (Where teachers and staff can eat their lunches, go to during prep time).
- Are staff bathrooms being considered?
- What route are middle schoolers to take when going to take special classes in the high school?

The Committee discussed these questions as well as the information on a handout distributed by FEH titled “River Ridge Community School District Space Needs” (as shown on the plan vs. what is being proposed).

4. Conceptual design plan options. Kevin and Christina showed us a more complete rendering of the floor plans for the new construction/remolding following the interviews from earlier this week. They discussed pros and cons to this drawing.

They also showed us floor plans for another way to address our needs of moving everyone into the Patch Grove School. This second rendering laid out rooms/2nd gym in the SE part of the building. The committee liked what they saw; but they would like to see the costs associated with this plan as compared to the first plan.

5. Project Timeline and process.

- a. GeoTechnical preconstruction work. The Committee discussed retaining CGC from Madison to carry out geotechnical reporting for the project. Raisbeck moved to recommend retention of CGC, Inc. and to include the option of private utilities location for an extra \$500. Second by Moravits. The motion carried on a voice vote.
- b. Civil Engineering preconstruction work. The Committee discussed two vendor options for site survey work: Delta 3 Engineering, Inc. (Platteville) and Wyser Engineering, LLC (Mt. Horeb). Raisbeck moved to recommend Delta 3 for Board approval. Moravits seconded. The motion carried on a voice vote with Kenny Nies abstaining.
- c. Asbestos Abatement. Any asbestos in need of remediation in areas impacted by the construction will need to be addressed prior to construction. Moravits moved to recommend the Board grant Troy Marshall permission to contact Robinson Brothers (Waunakee, WI) to work with us to take care of asbestos abatement. Second by Raisbeck. The motion carried on a voice vote.
- d. Appointment of alternate member to Building and Grounds Committee. The Buildings & Grounds Committee members expressed they are in favor of granting the Board President authority to appoint another board member to fill in at these

construction meetings when 1 or 2 members can't in order for progress to continue. This recommendation will be brought to the next Board meeting.

- e. Mechanical and electrical engineering basis of design. Mitch Gilbertson asked if he could access the work McKinstry did on the mechanicals. Troy Marshall gave him a binder on the mechanicals that McKinstry provided to the district.
 - f. Next design meeting. Monday, November 28, 2016 at 9:00 am.
6. Other Items:
- a. Lighting replacement. Kevin Eipperle said that when it comes to energy efficiencies, LED lights are the choice to replace existing lights.
 - b. 4k all day every day, added classroom? Dr. Athey said that the district is currently studying whether to implement 4k all day everyday like some of the surrounding school districts. If our district follows suit, an additional classroom and teacher will need to be considered. FEH Design said they will explore how to remodel existing space in the elementary for this to happen.
 - c. Storage at Bloomington site. Lester Breuer said there is quite a bit of school equipment stored in Bloomington and urged architects to keep that in mind in the design of space in the Patch Grove School. The district will consider what things need to be kept vs. what things can/should be disposed of.
 - d. Review of assignments from the last meeting. Kevin Eipperle reviewed all the assignments from the November 10th meeting which appear to have been met. Greg Callin stated that he thought we're off to a good start in what needed to be done. Eipperle invited Dr. Athey to email survey questions out to those teachers/staff who did not participate in last Monday's interviews with architects from FEH Design so that they have a chance to submit their needs and wants. If this can be administered and collected by November 28th, FEH Design will compile these results and set a future date(s) where these folks can talk directly with the architects. Dr. Athey said the information will be emailed to staff today.

- VI. Member Suggestions and Recommendations for Future Items. Raisbeck asked Troy Marshall to proceed in talking with Robinson Brothers to begin getting estimated costs of an asbestos abatement needing to be done in the Patch Grove School.

Kenny Nies said he'll bring a request to the Board on November 21, 2016 to appoint an alternate board member to attend Building & Grounds Committee meetings when one or two of the three committee members are unable to attend. This will help keep the construction process moving forward.

- VII. Next Meeting Date/Time. The Buildings and Grounds Committee will meet again on Monday, November 28, 2016 at 9:00 am with Kraemer Brothers and FEH Design.

A special board meeting is scheduled for Monday, November 21, 2016 at 5:15 pm to address preconstruction recommendations from the Buildings & Grounds Committee.

- VIII. Adjournment. Moravits moved to adjourn/second by Raisbeck. The meeting adjourned at 11:45 am.