

River Ridge School District  
Buildings & Grounds Committee Meeting Minutes  
Monday, January 23, 2017

The Buildings and Grounds Committee met on Monday, January 23, 2017 in Room 15 at 11165 County Highway P, Patch Grove, WI. The following business was conducted:

- I. Call to Order Committee chair Nies called the meeting to order at 8:30 am.
- II. Roll Call Board members present included: Jason Cathman, Cory Moravits, Kenny Nies, and Cory Raisbeck. Also present were: Supt. Dr. Jeff Athey and Business Manager Kevin Kocer.
- III. Proof of Giving Public Notice Cory Moravits shared that the original meeting had been posted on January 12, 2017 at 4:00 pm. A revised posting was done January 19, 2017 at 1:00 pm. A third posting was done January 19, 2017 at 2:00 pm. Raisbeck made the motion to accept that the postings were done properly. Moravits seconded the motion. The motion carried on a voice vote.
- IV. Appearances There were none.
- V. Kraemer Brothers Contract Kocer reported that as of this morning Eileen Brownlee, legal counsel for RRSD, and Jenny Kraemer, attorney for Kraemer Brothers are satisfied with the language and terms of the contract. The Buildings & Grounds Committee will recommend that the contract be approved by the Board.
- VI. Access Road Athey reviewed the history of the access road to-date. It was put in during winter recess. Over the recess, Eipperle, Marshall, and Bloomington Fire Chief Tom Hoffman discussed the advantages of having a permanent access road in order for fire trucks to have better access to the east side of the school building. Tom Hoffman urged the school district to leave the road in rather than take it out after construction is completed. In his opinion it doesn't matter whether the road is paved or not. According to Mitch Gilbertson, it would cost as much money to take the road out as it would to black top the road. When fire trucks aren't needed to drive onto it, a paved access road could be lined to be part of the playground (e.g., 4-square court(s), basketball court, etc.).  
  
The group discussed the following: a need to level the road with the surrounding land (if it's going to become permanent), whether it's possible/desirable for the K-1<sup>st</sup> graders to flip playgrounds with the 2<sup>nd</sup>-4<sup>th</sup> graders, what removal of the temporary road would mean with regard to the number of fire hydrants needed, and, the cost of plowing the road in the winter months, the idea of purchasing enough property from the Quick's to facilitate an access road without reducing playground space. Athey agreed to speak with Tom Hoffman before tonight's board meeting to hear gather more information to help make a decision on whether to have a permanent or temporary access road and whether to black top.
- VII. Retain Delta 3 for survey of adjacent property Raisbeck will contact Delta 3 to see whether can do the survey of the Roy and Mickey Quick property earlier than mid-February.
- VIII. Consideration of resolution calling a special elector's meeting Kocer and Athey reported that our legal counsel, Eileen Brownlee, said that we cannot purchase property unless the purchase is approved by district residents at a Special Elector's meeting. However, the property needs to be surveyed before we can set a date for the Special Elector's meeting. A notice for a Special Elector's meeting needs to run for two successive weeks before the

meeting can be held. It now appears that such a meeting won't be held until mid to late February.

- IX. Pre-Referendum Services from Rettler Corporation Moravits reported that he reviewed audio recordings of meetings and determined that the Buildings and Grounds Committee had recommended paying Rettler Corporation \$2,500 for services in helping us plan for a football field/track. However, the recommendation never made it on a board meeting agenda as an action item and was forgotten. The Committee believes we should pay Rettler Corporation for this service back in the summer of 2016. This is on tonight's board agenda as an action item.

(At 8:55 am, the Buildings and Grounds Committee members went outdoors to examine the access road).

At 9:05 am, Committee members returned to Room 15 and were joined by Eipperle and Monk (FEH Design), Callin, Gilbertson, Andy Kraemer, and Kyle Kraemer (Kraemer Brothers). We followed the agenda of FEH Design at this point.

\*Goals for Success Eipperle read the "Goals for Success" aloud.

\*Schematic Budget Estimate Callin reviewed the plan transitions from 4 classrooms to 8, from 2-story to single story, and from a south site to a southeast site. He noted that there are soil challenges at both sites but that the SE site is preferred to avoid underground electrical wires. We are working through the adjacent property issue and the access road factor. We've come a good distance in a short time.

Gilbertson reviewed the construction budget as developed by Kraemer Brothers. He discussed: site development, general construction, mechanical/electrical, miscellaneous & equipment, and total miscellaneous & equipment. "Soft costs", tracked by Kevin Kocer, were also discussed. The total project budget at this time is at \$10,020,000.00

\*Schematic Budget Options The Committee reviewed a list of project options and identified those items they will recommend that the Board eliminate/cut to reduce the overall budget.

\* Code Reviews Monk had met with Dave Welsh last week. In the next month, they will be locking in the 2009 code requirements (e.g., replacing roof sheeting at 3-hour fire walls, sprinklers in the 2001 specs in the mezzanine and attic, etc.) She said she got the site and transition ID numbers. She said we'll need a letter of intent from the Quick's regarding selling part of their property to the school district contingent on the vote at a Special Elector's meeting.

\* Energy Efficiencies Eipperle mentioned possible energy efficiency rebate monies available for the project. He spoke to a person at last week's WASB Convention in Milwaukee about this. That individual will attend the February 13 MEPT meeting with Eipperle, Monk, and MEPT people.

\* Schedule of the Construction Project Callin said due to soil conditions requiring = lots of fill, delays having to do with "land acquisition" and the district having to hold a Special Elector's meeting, he said it doesn't appear likely that the new wing of the construction project will be ready to go by a September 11, 2017 starting date. The energy efficiencies and remodeling at the elementary and high school should be done by September 1<sup>st</sup>; but, the new wing probably wouldn't be finished until mid-November.

Athey said he will re-convene the district Calendar Committee and recommend a Tuesday, September 5<sup>th</sup> starting date and consider a longer Thanksgiving recess to move the 5<sup>th</sup> & 6<sup>th</sup> grader equipment and supplies from Bloomington to Patch Grove at that time. The Building & Grounds Committee concurred.

X. Member Suggestion and Recommendations for Future Items

Nies said he will talk with Roy Quick about purchasing enough land to facilitate location of an access road without taking playground space away from k-2<sup>nd</sup> grade students.

Raisbeck asked to add the “future of the Bloomington School” to next week’s Building and Grounds agenda.

XI. Upcoming Meeting Dates/Times Next Monday’s January 30 Building and Grounds Committee meeting will begin at 8:30 am for the school staff and board committee members. FEH Design and Kraemer Brothers’ staff will join the meeting at 9:00 am.

The Monday, February 6, 2017 Buildings and Grounds Committee meeting will begin at 9:00 am.

XII. Adjournment Raisbeck moved to adjourn. Moravits seconded. The meeting adjourned at 12:36 pm.