

Buildings and Grounds Committee Minutes
River Ridge School District
February 20, 2017

The Buildings and Grounds Committee met Monday, February 20, 2017 in the Superintendent's Office/Board Room of the ES/MS/HS in Patch Grove. The following business was conducted:

- I. Call to Order – Committee Chair Kenny Nies called the meeting to order at 8:59 am.
- II. Roll Call – The following board members were in attendance: Jason Cathman, Cory Moravits, Kenny Nies, and Cory Raisbeck. Also in attendance were: Superintendent Dr. Jeff Athey, Business Manager Kevin Kocer, 5-12th grade Principal Clay Koenig, Maintenance Director Troy Marshall, Greg Callin, Mitch Gilbertson and Kyle Kraemer (Kraemer Brothers), Kevin Eipperle and Christina Monk (FEH Design).
- III. Proof of Giving Public Notice – Kenny Nies stated that notice of the meeting had been properly posted on February 16, 2017 at 1:00 pm.
- IV. Appearances – There were no members of the public in attendance.
- V. Discussion with representatives of Kraemer Brothers Construction and FEH Design

- A. Goals for Success – Eipperle stated the “Goals for Success.”
- B. Guaranteed Maximum Price (GMP) - Kraemer Brothers - Callin discussed the GMP and its components:

Site Development	\$649,000
General Construction	3,605,000
Mechanical/Electrical (plumbing, fire, HVAC and electrical)	2,524,000
Miscellaneous & Equipment	417,000
Contingency	300,000
Construction Fee	300,000
Total Guaranteed Maximum Price	7,795
Owner Soft Costs (by RRSD)	1,605,000
Total Project Budget as of 2/20/27	\$9,407,795

- C. The Committee discussed other options for the project, in the event there are monies remaining from the scheduled work. Potential items listed by the group were:
 - additional parking spaces
 - window and sill replacements in the elementary wing
- D. Gilbertson discussed boiler replacement costs for the Upper Elementary school at Bloomington.
- E. Project Timeline and Process – Andy Kraemer, the Project Manager, is on site as of today getting his trailer set up. His phone number is 608-588-4129. Fill is being stockpiled this week in the quarry across the street. The tentative start date for construction to begin is February 27, 2017.

Mitch Gilbertson will let us know when once-a-week progress meetings will get underway. Dr. Athey, Troy Marshall, and FEH Design will be invited to attend these meetings. Owner Architect Contractor (OAC) meetings will be held once a month. Dr. Athey, Troy Marshall, and FEH Design will be invited to attend these meetings as well.

Gilbertson said a small bid package, for gym equipment, will be coming out within a week.

The issue date for Bid Package #4 will be March 14. Kraemer Brothers would like the River Ridge School Board and Administration to attend the bid opening at 1:30 pm on Tuesday, April 11, 2017 in Plain, WI. Our regular meeting in April is 6:00 pm on Wednesday, April 12, 2017 in the multi-purpose room.

F. Coordination Items

A Focus on Energy rebate meeting was held last week. Mitch Gilbertson is in the process of getting rebate information together by the end of this week.

On Wednesday, February 15th, the electors of the district voted in favor of allowing the school board to purchase land from Roy and Mickey Quick. The district's attorney, Eileen Brownlee, has prepared two resolutions for the Feb. 22 board meeting; one to approve acquisition of the parcel and another approving a temporary use agreement. Brownlee will prepare the purchase agreement documents for signatures by the sellers.

Gilbertson said Delta 3 will need to return to mark the corners of the property line. Kocer said he will contact Delta3 to arrange for this. Gilbertson will get the fencing contractor here before the end of this week to move the fence.

Eipperle and Monk will speak with teachers Ryan Fox and Wade Winkers today regarding the 7th and 8th grade classrooms in the new addition. The two architects said they will also follow up with Koenig and Marshall to look into space concerns for Ag and Tech Ed.

VI. Member Suggestions and Recommendations for Future Items – There were none.

VII. Next Meeting Date/Time – The Building and Grounds Committee will meet on Wednesday, February 22, 2017 at 5:00 pm in the Multi-purpose Room. The next meeting of the Buildings and Grounds Committee with representatives from Kraemer Brothers and FEH Design will be Monday, March 13, 2017 at 9:00 am in the Superintendent's Office/Board Room.

VIII. Adjournment -Moravits moved to adjourn. Second by Raisbeck. The meeting adjourned at 10:58 am.