

River Ridge School District  
Buildings and Grounds Committee Meeting  
Monday, December 5, 2016

The Buildings and Grounds Committee met on Monday, December 5, 2016. The following business was conducted:

I. Call to Order

Committee chair, Ken Nies, called the meeting to order at 9:00 a.m.

II. Roll Call

The following board members were present at this meeting: Jason Cathman, Cory Moravits, Ken Nies, and Cory Raisbeck. (Note: Even though a quorum of the full board was present, no actions were taken by the Committee).

Also in attendance were: Dr. Jeff Athey, J. Birkholz, Greg Callin, Mitch Gilbertson, James Haefer, Emily Hilgendorf, Kevin Kocer, Clay Koenig, Kyle Kraemer, Troy Marshall, Christina Monk, and Wade Winkers. (Ken Eipperle was unable to attend today's meeting).

III. Proof of Giving Notice

Cory Moravits stated that the notice for this meeting was posted on November 28, 2016, at 1:00 p.m. Cory Raisbeck made the motion to accept that this meeting had been properly posted. Cory Moravits seconded the motion. The motion carried on a voice vote.

IV. Appearances

There were none.

V. Discussion with representatives of Kraemer Brothers Construction and FEH Design

At this juncture of the meeting, Christina Monk shared an agenda to be followed regarding the construction project:

Introductions

We went around the table introducing ourselves and our affiliation to the project.

Goals for Success

Kyle Kraemer read the “Goals for Success” as stated on the backside of the agenda from FEH Design.

Review Minutes and Assignments from the last meetings

Christina Monk called attention to the typed minutes of Nov. 18 and 28 that she emailed to committee members. She queried the group on the status of assignments from our last meeting. We learned that we are up-to-date on completion of assignments.

Troy Marshall has been in contact with Robinson Brothers (Waunakee, WI) regarding asbestos abatement. Robinson Brothers is prepared to be at RRSD during our winter recess to remove asbestos in the elementary HVAC wrapping and the floor of the HS art room. The Building and Grounds Committee recommended that Troy request a proposal from Robinson Brothers that includes abatement of storage room rooms next to the classrooms of M. Quick and G. Osterday, as well as the office vault. Robinson Brothers needs 10 days prior to doing the work to obtain a permit.

Plan input from RRSD staff will be finalized this week. Schematic design approval is on the December 14<sup>th</sup> board agenda. Once the schematic design is approved, a budget will be developed for the project.

Staff Input

Following today’s meeting, Christina and Emily will be available to talk with teachers/staff about the status of the project and answer questions about concerns they have. They will start in Patch Grove and end at Bloomington.

Teachers/staff received an email on November 21<sup>st</sup> inviting them to provide input for the project by November 28<sup>th</sup>. All input was forwarded to FEH Design. Dr. Athey and Clay Koenig held faculty meetings on December 1<sup>st</sup> and 2<sup>nd</sup> with their respective faculty groups to updating them on the project. Christina shared the staff input received since November 28<sup>th</sup>.

Conceptual Design Plan Options

Christina showed the two plan updates since we met on November 28<sup>th</sup>, 2016. The committee had an opportunity to ask questions/comment.

### Project Timeline and Process

Troy Marshall reported that CGC, Inc. (Madison, WI) and Badger State Drilling were at the Patch Grove campus on Tuesday, November 29, 2016 to conduct soil borings,. They hit bedrock at 25 feet. FEH Design said they are still waiting for the geotechnical report to come in.

The site survey was done last week by Delta 3 (Platteville, WI) and that report has been received by FEH Design. Christina said the information received will be incorporated into her report.

FEH Design will be at the December 14 meeting of the RRSB School Board to describe how the conceptual plans that existed at the time of the referendum have been fine tuned into the current schematic design. One of the primary drivers for the change in the plan footprint is that we documented a need for more square footage. This necessitated making a change from three levels of construction to one level.

### Other Items

4K Classroom - Christina will be meeting later today with Dr. Athey and various teachers to determine how to re-configure existing space to accommodate a second 4K classroom for next year. We'll look at re-designing the interior room that presently serves speech and physical therapy. We are also thinking that the interior room may accommodate Sherrie Downing (Early Education).

### Items Stored at Bloomington Site

Prior to moving equipment and supplies to the Patch Grove site, teachers and staff at the UE in Bloomington will be asked to carefully assess what they are actively using and what can be discarded.

### Asbestos survey and abatement

Buildings and Grounds Committee members indicated that they want an "asbestos-free" facility in Patch Grove. Troy will work with Robinson Brothers for a project quote that includes the additional areas where we have asbestos (storage rooms next to classrooms of G. Osterday and M. Quick and, the vault floor in the office).

Access Road

Mitch Gilbertson mentioned the need to create an access road. Kraemer Brothers would like to get this addressed as soon as possible. This road will need to come off County Hwy P and wrap around the east side to the building to where construction will be done. A fence will be put up to separate the temporary road from the elementary playground. Kraemer Brothers will draft a special construction contract for the temporary road for review by our school attorney, Eileen Brownlee. A decision on where the 3<sup>rd</sup> and 4<sup>th</sup> graders will go for recess this spring needs to be determined ahead of time.

Site Preparation

Kraemer Brothers would like to put straw down on the proposed building site to provide frost protection. In order to deal with the temporary road and the straw in a timely manner, it was suggested that a special school board meeting be scheduled for 8:40 a.m. on Monday, December 12, 2016, prior to the 9:00 a.m. Buildings and Grounds Committee meeting.

Parking

Mitch Gilbertson mentioned the need to accommodate 50 employee parking spots once construction work begins. It was determined that the best spot for the additional spaces would be out back on the south side of the high school. When the time comes, high school students, faculty, and staff will be asked to park in the north or west parking lots.

VI. Member Suggestion and Recommendations for Future Items

There were none.

VII. Next Meeting Date/Time

The next Buildings and Grounds Committee meeting will be at 9:00 a.m. on Monday, December 12, 2016, in Room 15 of the ES/MS/HS building in Patch Grove.

VIII. Adjournment

Cory Raisbeck made the motion for adjourning this meeting. Cory Moravits seconded the motion. The motion carried on a voice vote. The meeting was adjourned at 11:15 a.m.