

JOHNSON CREEK SCHOOL DISTRICT  
Sites and Facilities Committee Meeting Minutes  
Wednesday, December 10, 2014  
Room 207  
5:00 p.m.

Chair Duane Draeger called the meeting to Order.

Members present: Duane Draeger, Andrew Swanson, and Rick Wrench

Also present: Superintendent Michael Garvey, Buildings and Grounds Director Dan Fischer, Jammie Trapp, and Patricia Schwartz

Dr. Garvey verified that the meeting was posted Pursuant to § 19.84(1) Wis. Statutes

Motion by Wrench/Draeger to approve the agenda as posted. Motion carried.

The Committee met with commercial realtors Jammie Trapp and Patricia Schwartz to discuss the disposition of the current MS/HS.

The Committee directed Dr. Garvey to get a commercial appraisal from D.L. Evans (recommended by Ms. Schwartz). The appraisal will be conducted in three ways:

1. Entire current site
2. Split with one section of MS/HS gym entrance west to South Street and from Milwaukee Street to south of softball field
3. As vacant land

After an updated appraisal is completed, the Committee will recommend a listing contract to the Board between the District and RE/MAX and include a listing strategy.

The Committee discussed the possible motions for clarification of the October 6<sup>th</sup>, 2014 action regarding the Wondra excavation proposal.

Motion by Wrench/Swanson to recommend that the Board adopt the following motions to clarify the action taken on October 6<sup>th</sup>, 2014:

Proposed Motion 1.

*That we affirm the acceptance of Wondra Construction's bid to complete the site work proposed in the site grading bid package including the alternate paving section with the following clarification:*

*At the request of the District and Construction Manager, and in an effort to reduce the overall site costs, TSP Architects and their Civil Engineer designed an alternative paving section not in*

*keeping with the recommendations of the Soils Engineer's Report and Recommendations. This action was taken after discussing the actual on-site soil conditions with TSP architects, Maas Brother's representatives, and Wondra representatives. In accepting the Alternate Bid Deduct for the lesser paving section, the Board agrees that the risk related to failure due to non-compliance with the Soil Engineer's Recommendation lies with the District and not the various Design Professionals or Construction Manager. After construction and settling during the winter, the District and the Construction Manager will evaluate whether additional soil stabilization measures are needed prior to final grading and paving.*

Proposed Motion 2.

*At the request of the District and Construction Manager, and in an effort to reduce the overall site costs, TSP Architects and their Civil Engineer designed an Alternate Bid for using on site clay materials as the retention pond liners in lieu of the membrane liners recommended in the Soil Engineer's Recommendation. This action was taken after discussing the actual on-site soil conditions with TSP architects, Maas Brother's representatives, and Wondra representatives. In accepting the Alternate Bid Deduct for the use of on-site clay materials for the pond liners, the Board agrees that the risk related to failure due to non-compliance with the Soil Engineer's Recommendation lies with the District and not the various Design Professionals or Construction Manager".*

Motion Carried.

Dr. Garvey led the Committee through a discussion concerning door locations and types of doors in connecting halls. He also showed some of the changes on the site plan with regard to water service and on the floor plans concerning changes recommended by our Tech Ed teachers.

Mr. Wrensch left during the discussion.

Dr. Garvey informed the Committee that the elementary phone system is operational. There needs to be a few changed to be completely in use. Mr. Fischer indicated that the gym floors are scheduled to be waxed during winter break.

Dr. Garvey and Mr. Fischer informed the Committee that they have negotiated with Tim Theder to handle the snow removal this year at the same cost as Weis charged last year. The only other proposal was almost twice as expensive. Approval will be sought at Monday's Board meeting.

Motion by Swanson/Draeger to adjourn. Motion Carried.

Respectfully submitted,

Michael P. Garvey, Ph.D.  
Superintendent