

MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a special meeting of the Pine Valley construction subcommittee on Monday August 8, 2016, starting at 1:00 pm in the Pine Valley conference room.

The meeting was called to order at 1:58 pm by Fred Clary.

In attendance were: Ruth Williams, Richard McKee, Fred Clary, Jeanetta Kirkpatrick, Don Seep, Jim Huffman, Bob Bellman, Ben Delzer, Larry Sebranek Joan Bailey, Kathy Cianci, Paul Korz, Steve Alexander, Angie Alexander and Irene Walmer.

Ruth Williams moved to approve the agenda and verify the posting. Richard McKee seconded the motion. Motion carried.

Richard McKee moved to approve the minutes of the July 25, 2016 meeting. Larry Sebranek seconded the motion. Motion carried.

No comments or questions pertaining to prior meeting.

Discussion of project phasing and timing to demolish the old building: The renovation of A-wing consists of 3 phases. Phase I – To start Physical therapy suite, food service storage was relocated in June 2016 to old dining room. Demolition and abatement – July, construction of therapy suite July, August and September with occupancy in September.

Phase II – Office suite renovation requires dietary to relocate to allow for demolition and abatement to begin in October. Construction will be done in October and November.

Phase III – New food service storage, main kitchen, laundry and staff area. 2 options were discussed with the main concern being placement of food storage for dietary during renovation of the kitchen area. Option A – Food service storage moves to the new activity/community room with janitorial and other med storage in old activities room moving to trailer outside. Option B – Food service storage and janitorial/med storage move to old existing building after building is vacated in early October maintaining operations and putting off the demolition and abatement during this time. Discussed at length the pros and cons of both options. It was felt there is a need to revisit the options with the cost impact of both options and the need to contact Dirty Ducts and Robinson Brothers if they would agree to the delay with no change of the approved bids. Don Seep suggest to forward this to the OAC committee.

Consideration of additional erosion control landscape work: Jeanetta Kirkpatrick made a motion to approve spending an additional \$1,200.00 for erosion control needed to be completed at D-wing. Ruth Williams seconded the motion. Motion carried. Discussed seeding and fine grading at front entrance needing to be done.

Project budget update - Owner's Contingency, Construction Contingency, bedspreads: Paul Korz noted there was little change this month with the owner's contingency. Window treatments provided by Phoenix Textiles created a savings of \$14,502.34.

Construction contingency – flooring prep completed.

RRI 151 – Make up air installation, changing location in current design moving north on roof estimated at \$9,000.00, needed to continue with renovation in the Therapy gym for work sequence.

Fireproofing around windows is needed according to EUA but no final mock up in place yet. Cementitious material would work in place of intumescent paint.

Joan Bailey presented the cost on bedspreads for the resident rooms as the current bedspreads are 10 years old. Costs to replace these would be approximately \$70.00 each. New bulletin boards are also needed in resident rooms at \$45.00 - \$175.00 per board. Jeanetta Kirkpatrick made a motion that the bedspreads and bulletin

boards should come out of Pine Valley operational funds and be referred to the Board of Trustees. Donald Seep seconded the motion. Discussed that this would not require a bid. Kathy Cianci opposed the motion. Motion carried.

Project schedule review – construction and owner activities:

8/8/16 – Construction cleaning of D-wing starts.
8/8/16 – Local inspections starting
8/25/16 – DHS inspection (rescheduled from 8/19)
9/2 to 9/14/16 – Substantial completion
9/6 to 9/26 – Owner training, FF&E, preparation
10/6/16 – Residents move into new building

Consideration of invoices, pay applications and contracts: Joan Bailey presented the following invoices for payment:

EUA – ongoing statement in the amount \$18,142.78. It was noted the amount is double of past invoices. Jeanetta Kirkpatrick will call EUA for an explanation of the invoice amount which should reflect previous ongoing amount due of \$9,028.00. Richard McKee made a motion to pay the \$9,028.00 and if an explanation is accepted to pay the full amount. Donald Seep seconded the motion. Motion carried.
Larry Sebranek moved to approve payment of \$388.25 to Joan Carley for reupholstering furniture with remaining balance of approximately \$400.00 to \$500.00. Richard McKee seconded the motion. Motion carried.
Richard McKee moved to approve pay application #10 to CG Schmidt in the amount of \$592,324.67. Jim Huffman seconded the motion. Motion carried.
Jeanetta Kirkpatrick moved to approve pay application #11 to Richard Street Supply in the amount of \$144,828.06. Jim Huffman seconded the motion. Motion carried.

Selection of next meeting dates: Next meeting has been scheduled for September 12, 2016 at 2:00p.m.

Adjourn: Jim Huffman made a motion to adjourn the meeting. Richard McKee seconded the motion. Motion carried.

Meeting concluded at 3:40 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator