

MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a special meeting of the Pine Valley construction subcommittee on Monday September 12, 2016, starting at 2:00 pm in the Pine Valley conference room.

The meeting was called to order at 2:05 pm by Jeanetta Kirkpatrick.

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

Larry Sebranek 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 August 8, 2016 meeting. Jim Huffman seconded the motion. Motion carried.

No comments or questions pertaining to prior meeting.

Consideration of course of action with landscape contract: Low bidder for landscaping was Neisen and Sons of Cross Plains for \$56,000.00. Work was started in early August with seeding and planting plants in the courtyards. Some of the plants appeared stressed and dead. A couple of trees were not planted appropriately. Large amounts of rain fell during this time with inadequate drainage which Neisen felt created problems beyond their control and feel they are not responsible for replacing or taking care of. Neisen and Sons did reseed some of the areas affected. Neisen and Sons has been paid \$11,000.00 so far. The committee felt the dead plants should be replaced by Neisen or to with hold payment that would cover the dead plants. It was also suggested to reduce the payment by 10%.

Consideration of solutions to condensation challenges: Paul Korz explained that humidity is causing condensation on the bottoms of the nurse call boxes. Ventilation in the attic area is not adequately balanced throughout the building leading to the condensation problem. More venting will be added to compensate for the humidity. The nurse call system is not functioning and not certified. Currently waiting for replacement parts. DHS inspection was completed on September 9, 2016 with EUA, Dave Byer, Tracey Johnson and the local fire department. Occupancy/move in is contingent on DHS approval. There were several inspections issues.

1. Nurse call system not functioning and not certified.
2. Tracy Johnson has not signed off for the local occupancy permit due to item #3.
3. The local fire department not signed off after their visit in August.
4. Fire protection and water pressure issues. 85psi is needed for fire protection and water pressure for the new building in order to move residents in. It is currently around 55psi. There will be a water shut down in the next few weeks when exchanging water to new building.
5. Compliance statement by EUA for item #'s 1-4 is needed to sign off.
6. Latches on the nurse servers need to be added. Also several servers need minor fixes.
7. DHS requires items 1-6 to be completed to provide certification.

Project budget update - Owner's Contingency, Construction Contingency:

Identified;

Library door frame has been torn out and is being redone.

Nurse call cabinets need knobs at approximately \$3.00 each.

Shampoo sinks are needed for the Beauty Salon - \$840.00.

Dave Byers required nurse servers need latches not knobs - \$4000.00

Emergency outlet plates should be red not white.

Attic ventilation issue – owner contingency, construction contingency or back charge for other peoples work.

Landscaping erosion - \$1200.00

Remaining owner's contingency budget - \$30,000.00.

Completion date/opening date: Paul Korz recommended re-evaluating the move in date and delaying it by two to four weeks. The decision will be made by Pine Valley by Tuesday, September 13th.

DHS has now accepted the use of recycled/reclaimed wood as a variance from the previous decision of not being allowed.

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

Larry Sebranek moved to approve Pay Application #11 to CG Schmidt in the amount of \$558,908.76. Jim Huffman seconded the motion. Motion carried.

Richard McKee moved to approve payment to Dirty Ducts in the amount of \$11,514.22. Larry Sebranek seconded the motion. Motion carried.

Richard McKee moved to approve payment to True North for petroleum contaminated soil removal in the amount of \$10,900.84. Bob Bellman seconded the motion. Motion carried.

Jim Huffman moved to approve payment to Unique Health Products for overhead lift in the Physical Therapy gym in the amount of \$6,647.00. Bob Bellman seconded the motion. Motion carried.

Donald Seep moved to approve payment to Jcomp for networking in the amount of \$49,000.00. Bob Bellman seconded the motion. Motion carried.

EUA submitted an invoice for \$27,214.00 due now. Discussed EUA may be billing at 2% now instead of 1% of contract. Jeanetta Kirkpatrick will call EUA to discuss billing and recommended to pay \$9,071.39. Jim Huffman moved to approve payment of \$9,071.39 to EUA. Donald Seep seconded the motion. Motion carried.

Selection of next meeting dates: Next meeting has been scheduled for October 10, 2016 at 2:00p.m.

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

Meeting concluded at 3:40 p.m.

Respectfully submitted,

Irene Walmer

Clerical Assistant/Pine Valley Community Village