

## MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee on Monday October 10, 2016, starting at 2:00 pm in the Pine Valley conference room.

The meeting was called to order at 2:00 pm by Fred Clary.

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

Richard McKee moved to approve the agenda and verify the posting. Larry Sebranek seconded the motion. Motion carried.

Paul Korz suggested corrections to the minutes. Jeanetta Kirkpatrick moved to approve the amended minutes of the September meeting. Ruth Williams seconded the motion. Motion carried.

**Review of prior meeting:** Angie Alexander reported the nurse call system was presented with 20 pages and there should have been 26 which was discovered during training. Cost of additional pagers will be \$800.00. Angie Alexander will check the specs for the amount requested.

**Discussion of reclaimed wood contract:** Reclaimed wood has been installed in the entryway, fireplace and cafe area. Kathy Cianci is concerned with the lack of trim to complete the look. Committee members were given a tour of the area. Committee consensus felt it looked good as is but the edges may need sanding.

**Progress report: landscaping, demo and abatement, A wing renovation:**

Discussed taking an inventory of all of the dead material and back charging to Neisen and Sons. Neisen and Sons have not been paid in full. Erosion mats have been put in place. Neisen and Sons have mowed grass. Kathy Cianci has contacted several local landscaping businesses with no response and continue to pursue this area.

Therapy gym is close to completion. Cleaning will be done next week and inspection will be October 20, 2016 by Dave Beyer. The building will be turned over to Pine Valley by October 22nd or 24th.

Work on the production kitchen and lower area are due to start November 10th with completion done by the end of February 2017. Demolition will start on the old building when we are all moved to new part.

Compliance statement from EUA was received October 3, 2016. Occupancy permit was issued October 4, 2016. DHS inspection on September 9, 2016. DHS certificate received October 4, 2016. All issues were corrected by October 5th. Interior punch list is near completion of issues needing correction before the next inspection.

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

Library door is complete. Cost of time and materials estimated at \$5,000.00.

Nurse server knobs have been added with latches needed yet according to Dave Beyer.

New shampoo sinks have been purchased for the Beauty Salon.

Inspection report from Dave Beyer-fire extinguishers and cabinets should be set in.

Estimated items:

1. Parking lot-new in spring credited back - \$40,000. Use concrete demolition material for main parking lot construction.
2. Construction manager performance bond savings, omit bond 2nd year warranty - \$16,000.00.
3. Bond interest savings – estimated \$305,485.00.
4. Additional cost for erosion control. \$1,216.00.
5. Abatement and Demo of existing building cost shows overage of \$135,000.00. \$340,000.00 was budgeted,

with the bid at \$475,000.00.

#18 Contaminated soils removal by A&A costs associated to the hospital contaminated soils- \$184,000.00 - \$188,000.00 from January 2016.

Construction contingency log:

#40 - water pressure reducing valves - \$8,155.00.

#41 - Could salvage pressure valves that are about a year old and sell on WI Surplus website or Public Auction Site. Discussed metals and salvaging items from old building. These items will belong to the Demolition company and is theirs to deal with.

42 - Spa tub damage repaired - \$500.00

44 - LED enunciator - \$4,900.00

45 - Tyvek for metal panels - \$1,299.00

46/47 - intumescent paint approximately \$27,000.00 additional

48 - splash block and downspout corrections materials ordered at ½ cost - \$3,000.00

49 - Temporary dehumidification - \$300.43

50 - Floor prep cost - \$380.00

51 - Lock for courtyard gates - \$380.00

52 - Physical Therapy ADL shower surround will be functional - \$700.00

53 - Knox Box for fire Department keyed - \$380.86

General contractor changes include additional labor management, overages from the original general conditions are not fixed, including project manager, construction manager, etc. - \$116,000.00 include equipment, materials, temporary partitions, labor, travel and sustenance costs which are related to other costs needed to run the project. Example: dumpsters cost \$610 when removed which exceeded original cost.

Paul Korz will run an itemized report as requested by Fred Clary.

**Update on outstanding issues for completion: condensation, nurse call system:**

Three issues listed from DHS have been corrected which are the nurse call system certification, pressure reducing valve and acceptance by the local Fire Department. Eighteen other minor items have been corrected as well. DHS is scheduled on October 20<sup>th</sup> for final inspection.

Outstanding pending issues:

- EUA has a plan to add more attic ventilation.
- Seal the MEP penetrations.
- Provide adequate attic ventilation.

Angie Alexander reported an invoice from OMNI showed 20 pages were billed at \$130.00 each. Six more will be needed. Jeanetta Kirkpatrick made a motion to purchase 6 more pagers not to exceed \$140.00 each with Angie Alexander negotiating for the price of \$130.00 each if possible. Donald Seep seconded the motion. Motion carried.

**Attic stock and garage storage:**

The current garage with updates will be used for attic stock from the project. Items would include extra heat pumps, light fixtures, etc.

Discussed using the garage to store extra beds and other equipment if needed. All of the garage would be redone to accommodate this. Steve Alexander was asked to propose a plan for the garage and attic storage. Garage storage and attic stock will be discussed at the next OAC meeting. Jeanetta Kirkpatrick recommended referring the storage issues and garage to the Board of Trustees.

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

Richard McKee made a motion to approve payment to A&A Environmental for invoice from January for

asbestos inspection, hospital debris removal and DNR fees in the amount of \$18,552.50. Larry Sebranek seconded the motion. Original bid of \$14,000.00 was questioned. Motion carried.

Larry Sebranek made a motion to pay EUA \$36,285.54 for July, August and September invoices and to talk to EUA before the final payment of \$47,928.00 is made. Jeanetta Kirkpatrick seconded the motion. Motion carried.

Larry Sebranek made a motion to pay Neissan and Sons \$40,000.00

Jeanetta Kirkpatrick made a motion to approve payment of pay application #12 to CG Schmidt for \$302,788 and pay application # 13 to Richard Street Supply in the amount of \$242,595.25. Richard McKee seconded the motion. Motion carried.

Joan Bailey has contacted CGC pertaining to a July invoice in the amount of \$1589.00 for hours billed twice with no response. Donald Seep made a motion to hold payment of invoice until CGC has contacted us for clarification. Richard McKee seconded the motion. Motion carried.

**Selection of next meeting dates:** Private tour for the County Board at 9:00am Friday, October 21, 2016. Next meeting has been scheduled for November 14, 2016 at 2:00p.m.

**Adjourn:** Ruth Williams made a motion to adjourn the meeting. Richard McKee seconded the motion. Motion carried.

Meeting concluded at 3:50 p.m. with a reminder volunteers are needed for moving day Thursday November 3, 2016.

Dan Chobvane of CG Schmidt extended a thank you from Eric Schmidt and would like the committee to consider a donation of some form from CG Schmidt.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator