

MINUTES OF THE CONSTRUCTION SUB COMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee on Monday, December 12, 2016 at 2:00pm in the Pine Valley Multipurpose room. Those in attendance: Larry Sebranek, Joan Bailey, Kathy Cianci, Fred Clary, Don Seep, Ruth Williams, Ben Delzer, Dan C. (from CG Schmidt), Steve Alexander, Jeanetta Kirkpatrick, Bob Bellman, Jim Huffman, Tom Baade.

Meeting called to order by Fred Clary., Larry Sebranek moved to approve agenda and verify posting, 2nd by Bob Bellman. Motion carried. Don Seep approved minutes from previous meeting, 2nd by Jim Huffman.

Update on Warranty Issues: Ben Delzer shared the log with 35 or items – so far 15 /16 of them have been addressed. Some of them will be taken up in the Spring 2017. Options were discussed for the replacement of the wood veneer on the kitchen area walls. This will be discussed at the OAC meeting on Dec 13, 2016. Kathy asked about the carpet fraying in the hallways. Ben will check on this.

Jeanetta asked about rebates from Focus on Energy from Alliant Utility-around \$150,000 is expected, by Greg Zastrow. EUA should be receiving documentation about this, possibly in Spring of 2017, when project is completed.

Discussed the issues of the heat pump management program. Steve has to be able to cross reference the system to the new room numbers. "Trane co" is able to do this, fee is \$125 per hour. Specs were not correct from architect, done according to construction numbers of the rooms.

Fred Clary pointed out contingency is almost gone, still have area to complete. Per CGSchmidt, some line items on log are just place holders at this time. Bob Bellman asked about specs done by EUA, suggested they be contacted in regard to room ID problem. Larry suggested PV should not pay for this. Steve stated there are 5 heat pumps in back up right now.

Progress report A wing: abatement, demo going on right now. Ben shared pictures of the areas being done on the basement floor. New office suites are being dry-walled right now, then painting, should be done by 1/1/17. Existing building used for storage right now. Renovation should be done by March 2017 for remaining area. Abatement/demo of old building to be done in July 2017. The siding is being started on old part of building, windows are flashed in.

Budget update: passed out contingency logs. RFI178 – main power on roof over kitchen. \$2,846 requested due to incorrect spec. Discussed how to cover un even surfaces in kitchen to go with existing tiles. Several members toured area to get an idea of what to do with this. In East stairwell – new entry/windows and flooring est. at 21,663. Stair treads have asbestos in them, also window. Fred didn't feel money spent on this was appropriate due to budget. Hand rails may HAVE to be replaced, and painting of walls in the stairwell, these are already in budget.

Construction contingency – 1-10 are estimates, future place holders for possible expense. There were some structural deficiencies in stair well that had to be addressed, due to engineering recommending.

#4 – per Dan Chobvanic– ignore this line item for now.

Per Larry Sebranek, attic vents and kitchen fire extinguishers should be reimbursed from EUA.

Larry asked about Bindl Bauer stating they are due \$106,000 yet. Paul & Dan met with them, issue of not issuing invoices for this amount, Gerke also involved in resolving issue.

#7 – roofer has been back several times.

#8 Ben Delzer is seeking compensation from subs for #8.

#9 wood veneer issues in kitchen areas. Steve stated reception area has same wood on the wall. Cost not known at this time

#10 grading – needs done in the spring, may be possible to use local excavators. Jim asked why the \$10,000 was just part of the clean up expense. Ben stated there is a low point to fill in. Steve concerned about leaving it would create an overgrowth of weeds, and not looking very good. Don agreed it could be an eye sore if not graded. Fred stated contingency has to be at -0-.

Vouchers approved: EUA for 9071.39, \$29,785 left to pay. Jeanetta suggested we hold payment to wait for credit for 3100 & 8800, that is supposed to be coming from them. Jim questioned air purification – waiting for spring to address this. Jeanetta moved to postpone payment, Ruth 2nd motion to hold payment. Motion carried. CGSchmidt App#14 for 257,619.80, approved by Jeanetta, 2nd by Don Seep to pay. Motion carried.

RSS for \$22,313.05 – approved by Larry, Ruth 2nd to pay, carried.

Members toured kitchen area to discuss resolution of walls being constructed.

Selection of next meeting: Jan 9, 2017, 2 pm

Motion to adjourn by Ruth Williams, 2nd by Jim Huffman. Motion carried.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator