

## MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee on Monday January 9, 2017, starting at 2:00 pm in the Pine Valley community room.

The meeting was called to order at 2:05 pm by Fred Clary.

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

Jim Huffman moved to approve the agenda and verify the posting. Bob Bellman seconded the motion. Motion carried.

Donald Seep moved to approve the minutes of the December meeting. Jim Huffman seconded the motion. Motion carried.

**Review of prior meeting:** Discussion held on who provided the soil samples where the foundation was to fit. Ben Delzer explained that the building was placed in a little different spot due to some of the debris found. Ben Delzer will talk to Eric Schmidt on this area. Fred Clary asked for an update on the Focus on Energy grant as Greg Zastrow would be in touch with committee on the progress. Ben Delzer reported that the documentation has been submitted to Focus on Energy. It will then be reviewed based on the original plan so all documentation matches, which is being gathered now. There is a two week deadline and one week for EUA to review. Focus on Energy will review all paper work the first week of February then submit their findings the second week of February. Payment/incentives could arrive in about 30 days if all is approved. Fred Clary reminded the committee the Focus on Energy money does not go into the building project as it goes to general revenue to Pine Valley Community Village, not spendable for project and also not guaranteed. This will be put on the agenda for the next meeting. Also discussed were future projections of revenue to be generated. Kathy Cianci reported WIPFLI stated seven months to fill the CBRF is pretty aggressive and stated we are right on track if we were able to admit Family Care residents. The census in the Skilled Nursing Facility has been maintained. Trustees do look at this regularly.

**Update on warranty issues. Nurse call system, etc.:** Punch list items include more than warranty items but nothing of great significance noted. Phone system and call light system are of most concern at this time. Nurse call system issues are on-going with IT and staff being involved. Pagers have been replaced but programming issues have not been resolved with some of the programming done by RN Managers. Omni has recently completed some programming as well. Angie Alexander continues to work with IT to address issues. It was suggested to withhold money owed to Omni until all issues are resolved.

**Review of renovation schedule:** Occupancy has been approved for A-wing. Conference room was discussed with the space not being big enough. Staff may be able to move in to the office area on Thursday. The rest of the areas will not be ready until the middle part of March. Abatement of old building to start the second and third weeks of February. Demo will take about 4 weeks. Earthwork, asphalt and siding to follow. Sheriff's department has asked prior to demo to use the old building for a confined entry training using the south wing. This could be a good time for the sheriff's department to mingle with the residents or to offer them a meal. Fred Clary will notify the sheriff's department to contact Ben Delzer for details.

**Project budget update - Owner's Contingency, Construction Contingency:**  
Remaining owner contingency after approved items - \$46,443.00.  
Identified/potential owner allowance change orders:

1. Latches on nurse server cabinets – (\$5,624.00)
2. Saloon/cafe doors – estimated – (\$4,993.00)
3. 50% of additional attic vents – (\$8,800.00)
4. EUA coverage for type K Fire Extinguishers - \$3,100.00
5. EUA coverage for Attic Ventilation - \$8,800.00
6. Savings from resident move - \$3,950.00
7. Additional FFE savings - \$6,949.00
8. Panty door and kitchen door lock change to classroom – (\$4,800.00)

Remaining owner contingency after pending items - \$45,025.00.

Estimated changes:

1. Main parking lot earthwork requirements, estimated, worst case look to use concrete demo to reduce cost – (\$40,000.00)
  2. RFI 169 – intake hood revisions, estimated (\$8,400.00)
  3. DOSA grease Zerts, estimated (\$1,500.00)
  4. East stairwell, new entry and storefront windows (\$15,773)
  5. East stairwell, new flooring, basement to first floor (\$5,890.00)
- Total identified and pending changes – (\$40,000.00)
- Anticipated remaining owner contingency after estimated items - \$5,025.00 (0.52%)

Construction Contingency: After approved remaining construction contingency - \$58,979.85.

Estimated changes:

1. Temporary roads (\$16,220)
  2. A-wing construction contingency projections (\$2000)
  3. Repairs due to structural deficiencies of existing building estimated – (\$20,000.00)
  4. MAU-1 electrical – (\$2,846.00)
  5. Furring out of kitchen walls – (\$2,800.00)
  6. Laundry sink – removal and reinstall cannot use – (\$1,500.00)
  7. Door frame at north stairwell – removed by accident – (\$1,500.00)
  8. Poor soils allowance extras – (\$2,327.00)
  9. Roofing change orders – added MEP penetrations – (\$5,525.00)
  10. Wall condensation issues – back-charges in process (\$24,916.00)
  11. Wood Veneer kitchen – corrections estimated – (\$7,500.00)
  12. HVAC reprogramming estimated – (\$1,520.00)
  13. Grading and clean up of fill site - (\$10,000.00)
- Total estimated changes: \$55,518.00
- Anticipated remaining contingency - \$3,462.00 (0.74%)

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

Jeanetta Kirkpatrick moved to withhold invoice from Strang's for \$1400.00 until all phone work is completed. Bob Bellman seconded the motion. Motion carried.

Jeanetta Kirkpatrick made a motion to pay Graebel Movers \$20,050.00 which was approximately \$3,900.00 under budget. Jim Huffman seconded the motion. Motion carried.

Bob Bellman made a motion to pay Dirty Ducts \$29,583.00 invoice dated December 13<sup>th</sup> for work done in October and November for abatement in renovation portion in kitchen area and lead found in glazed ceramic tile. Billed for time and material. Jim Huffman seconded the motion. Motion carried.

EUA submitted an invoice in the amount of \$9,071.39. Holding previous invoice also. Kathy Cianci to contact Greg Zastrow of EUA pertaining to applying credit on attic vents in the amount of \$8,800.00. Jeanetta

Kirkpatrick made a motion to hold invoices until finding out about the credit. Jim Huffman seconded the motion. If a check is received, then make the payment for both invoices. \$18,142.00 is the amount left to pay. Motion carried.

Stainless steel floor trough size did not work, ordered new through Fein Brothers. It was suggested not to pay at this time.

Bob Bellman made a motion to approve the exchange and pay the additional amount of \$3,400.00 to Direct Supply for 30"x72" flip top tables for the community room instead of the 30"x30" tables that were delivered.

Jeanetta Kirkpatrick seconded the motion. Discussed the bid was originally for 30x72 but in the process the size was ordered wrong as well as the color and not noticed by staff. Fred Clary voted no. Motion carried.

Bob Bellman made a motion to pay Richard Street Supply \$83,524.73 and CG Schmidt \$265,819.45 according to invoice amounts. Donald Seep seconded the motion. Motion carried.

**Selection of next meeting dates:** Next meeting has been scheduled for February 13, 2017 at 2:00p.m.

**Adjourn:** Jim Huffman made a motion to adjourn the meeting. Bob Bellman seconded the motion. Motion carried. Meeting concluded at 4:05 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator