

## MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee on Monday March 13, 2017, starting at 2:00 pm in the Pine Valley community room.

The meeting was called to order at 2:02 pm by Fred Clary.

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

Larry Sebranek moved to approve the agenda and verify the posting. Bob Bellman seconded the motion. Motion carried.

EUA invoice amount presented at the last meeting was incorrect. The correct amount is \$4,535.69. Donald Seep moved to approve the corrected minutes of the February meeting. Bob Bellman seconded the motion. Motion carried.

**Review of prior meeting:** None noted.

**Update on vermiculite disposal, cost:** The plans for the old building show the possibility of vermiculite under the slab. No asbestos was found. A waiver to bury lead containing materials is in the process and will be sent to the state this week. Ben Delzer feels all of the approximately 2,000 cubic yards of materials will be needed and used for fill.

**Update on warranty issues. Concerns noted by State engineer in renovation:**

1. Grab bar in room 310 needs backing.
2. Bathroom barn door floor guides need to be replaced. So far half have been replaced.
3. Ponding under courtyard gates. This will be addressed when the weather is warmer – Spring 2017.
4. Paint touch up needs to be done throughout the building.
5. Dining room laminate delaminating will be delivered this week.
6. Reclaimed wood around fireplace corners needs sanding.
7. Dining room drink counter tops need caulking.
8. Restorative nursing area needs clean out cover.
9. Handrail near kitchen in 500 area needs fixing.
10. Grab bar in room 309 does not stay in the up position.
11. 200/300 Nurse Manger office needs paint touchup.
12. Bottom of door frames in several rooms need to be caulked.
13. D-wing exit door has a gap at the bottom allowing light and air to flow in.
14. Reception desk has a sharp/split edge underneath counter.
15. Office 105 has screws on outlet not finished yet.
16. Rooms 215-220 bathroom medicine cabinets are missing mirror doors.
17. Interior main entrance doors do not relock after opening when in lock model
18. Plumbing repair in room 213 needs to be repainted.
19. Room 501, sink won't shut off. Replace cartridge and provide extra cartridges and training on replacement.
20. Family Rooms 200 and 300 doors not closing properly.
21. Room 403 door guides are missing.
22. Steam table drain leak in 400 wing kitchen.

Reviewed annual engineer survey and renovation inspection with inspection conducted on March 7, 2017.

Twenty six items were noted. Local approval is needed. Sixteen items are about completed with all being completed by the end of the day on Friday. Discussed the need for tags and fire rating on doors for the laundry area. Country Kitchen doors in and out have to have a fire rating or tag such as 1 hour, ¾ hour, etc. Dampers could be used if duct work exists in the walls.

**Update status of Focus on Energy:** CG Schmidt and EUA have given submittal to Focus on Energy. Report from Focus on Energy shows total incentive could total \$152,925.00. This may take four to six weeks to receive. Fred Clary reminded the subcommittee when the money is received, this will go to Pine Valley Community Village. Trustees will determine how the money is used.

**Need for storage and possible smoking shelter:** Kathy Cianci reported the new facility is in need of more storage space. According to the recent surveyors, Pine Valley may need to offer a smoking shelter. Discussion was held that we are a non smoking area. State recommends off premise, assisting residents off premise or driven off site. Angie Alexander discussed the safety issues if this is needed. Fred Clary suggested this to be discussed at a later date during Trustee meeting.

**Review of renovation schedule. Consideration of lower level fire rating . Spring landscaping?:**

Abatement of old building is in the process. Demolition will start the middle of April and complete by middle of May with earthwork, asphalt and siding to follow. Roofer to inspect portions of the existing roof that may need replacing. Ben Delzer reported there is still a couple of weeks to make the decision. Landscaping will commence when the demo is over with replacing plants with warranty work done by landscaping company.

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

Remaining owner contingency after approved items - \$61,884.35

Owners estimated and pending PCO's:

Door repairs, elevator not in electrical plan, DHS changes, RFI -190.1 - stair well fire rated door.

Replacing 2<sup>nd</sup> floor windows in the old Special Care Unit to match the rest of the building. Discussed whether windows were necessary. Ben Delzer to look at the cost and other options.

Walk-in freezer was ordered wrong in dietary area. \$3,000.00 was added back to owner contingency.

No design or pricing yet on roof railing.

Contingency log does not incorporate items that Pine Valley has purchased. Joan Bailey reported the total for sale of items from the old building is approximately \$6,500.00 which is applied to the facility debt.

Fred Clary noted when project is complete, any amount remaining in budget by law has to be applied to debt payment.

\$4,000.00 of the \$10,000.00 for artwork has been spent. Joan Bailey suggested looking at different types of benches for the courtyards.

Construction contingency shows nothing new.

**Consideration of invoices, pay applications and contracts:** The following invoices were presented for payment:

Donald Seep made a motion to authorize payment to CG Schmidt in the amount of \$192,066.66. Bob Bellman seconded the motion. Motion carried.

Larry Sebranek moved to approve payment of \$23,594.47 to Richard Street Supply. Bob Bellman seconded the motion. Motion carried.

Bob Bellman moved to pay EUA for January invoice in the amount of \$4,535.69 and February invoice in the amount of \$4,35.70. Larry Sebranek seconded the motion. Motion carried. Kathy Cianci commented Greg Zastrow questioned why the payments are withheld. Remaining balance owed to EUA is \$11,642.00.

Larry Sebranek moved to pay Town and Country TV for the installation of the TV's that was not billed for yet in the amount of \$3,885.00. Bob Bellman seconded the motion. Motion carried.

Ben Delzer contacted Omni and all pagers have been replaced.

Steve Alexander reported the fire sprinkler system has set off the alarms. This has not been totally taken care of. Ahern has been aware of this with a new valve under warranty to replace one that was repaired.

**Selection of next meeting dates:** Next meeting has been scheduled for April 10, 2017 at 2:00p.m.

**Adjourn:** Donald Seep made a motion to adjourn the meeting. Bob Bellman seconded the motion. Motion carried. Meeting concluded at 4:00p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator