

## MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, December 10, 2014, starting at 1:03 p.m. in the Pine Valley Activity Room.

The meeting was called to order at 1:03 p.m. by Fred Clary, chairman.

Tom Baade /CG Schmidt, Greg Zastrow/EUA, Fred Clary, Tom Crofton, Jeanetta Kirkpatrick, Virginia Wiedenfeld, Donald Seep, Bob Bellman, Larry Sebranek, Ruth Williams, Kathy Cianci, Angie Alexander, Steve Alexander, and Irene Walmer were in attendance. Matrix Engineers arrived at 1:20p.m.

Ruth Williams moved to approve the agenda and verify the posting. Bob Bellman seconded the motion. Motion carried.

Ruth Williams questioned when Brian Schoeneck would be able to attend. He will be asked back when he has recuperated. Ruth Williams moved to approve the minutes of the November 14, 2014 meeting. Tom Crofton seconded the motion. Motion carried.

Many decisions were made at the prior meeting regarding: site plan, floor plan, wall elevation, schematic form and exterior walls. Discussed the location of the therapy gym. Discussed that need for CBRF beds will increase in the near future while the SNF will be soft for a couple of years. However, once SNF beds are surrendered no new beds would be available in the future. Staff has been reviewing the storage space allotted and if there will be enough. Electronic records would help decrease the amount of space needed. A storage shed will be discussed at a later date.

The project started out 8 months ago with a blank sheet of paper and has thus far produced a well thought out schematic design. Project improvements have shown a significant increase in some areas.

- \$888,000 – additional 5,920 square footage
- \$1,005,000 – GEO HVAC system
- \$212,000 – Masonry Split face exterior
- \$547,000 – Demolition and abatement
- \$124,000 – New elevator and shaft, etc.

Numbers below reflect current project changes in cost:

- \$18,422,180 – Original Total building project
  - \$21,108,762 – Projected total project budget
  - \$2,686,582 – Total project growth
  - \$3,508,000 – Total project budget additional value
- = \$822,000 Additional value

Value added cost management decisions included:

- Insulating/siding options on existing building - staining or synthetic stucco
- Fiberglass versus vinyl windows – fiberglass allows for larger windows and more durable but also more costly.
- Steel roof is not in the budget.
- Walking paths were reviewed at great length.
- Landscaping could be done at a later date.
- HVAC – 2 options being heat pump or GEO

Matrix Engineering explained the difference with 2 options under consideration. 4 pipe fan coil system offers 2 chilled pipes and 2 hot water pipes offering a quick payback with this system.

2 part heat pump coil system has no outdoor equipment and constantly pumps through the earth. This requires more moving parts but very quiet and efficient. Approximately 100 wells will be required for GEO. The wells would be placed on the west side of the property. Test well results should be available after the first of the year.

Controlling ongoing operational costs is a main concern.

Discussion of generator needs and uses took place.

Jeanetta Kirkpatrick made a motion to approve some cost control items to delete from the project with exception of fireplace, doors and GEO Thermal system. Ruth Williams seconded the motion. Motion carried.

Tom Crofton has been in contact with Tony Kriel of SCS Engineers pertaining to solar energy that would offset the electrical usage of the facility. Several different fees would be involved. There are many unanswered questions with more research to be done. It was recommended to pursue Focus on Energy.

The committee is undecided as to whether commissioning is necessary. Greg Zastrow inquired about some names with most being from the Milwaukee area. It may be viable to hire commissioning for the mechanicals as they would look at the area in more detail and make sure all intricate details are met. CG Schmitt has a staff member that could work in this capacity and offers a 2 year warranty on work done. The committee would like to avoid duplicating services with a 3<sup>rd</sup> party. Bid specs already have a warranty period in them. Cost of commissioning is around \$75,000.

Approval of expenditures has to go back to the Trustees. The resolution language must be amended if committee wants to approve the expenditures. Once the project begins the subcommittee may approve expenditures. The test well approval may be run through the Trustees.

Tom Baade will submit cash flow to Carol Wirth and put numbers together to WIPFLI for the next subcommittee meeting.

Tom Crofton offered to construct a mock-up of the outside wall. It was suggested to wait until after all information on materials has been decided.

Next subcommittee meeting is scheduled for January 19, 2015 at 1:00p.m.

Ruth Williams made a motion to adjourn the meeting. Tom Crofton seconded the motion. Motion carried.

Meeting concluded at 4:08 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator