

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, February 2, 2015, starting at 1:00 p.m. in the Pine Valley Activity Room.

The meeting was called to order at 1:02 p.m. by Fred Clary, chairman.

Tom Baade & Dan Davis/CG Schmidt, Greg Zastrow/EUA, Fred Clary, Tom Crofton, Jeanetta Kirkpatrick, Virginia Wiedenfeld, Donald Seep, Bob Bellman, Kathy Cianci, Angie Alexander, Steve Alexander, and Irene Walmer were in attendance. Absent: Ruth Williams. Larry Sebranek arrived at 2:06pm.

Donald Seep moved to approve the agenda and verify the posting. Tom Crofton seconded the motion. Motion carried.

Minutes of the January 19th subcommittee meeting were amended, correcting the Medicaid daily rate of \$46.21 to Medicaid rates of \$162.84 per day. Tom Crofton moved to approve the amended minutes of the January 19, 2015 meeting. Virginia Wiedenfeld seconded. Motion carried.

No discussion held on the prior meeting.

The minutes of the previous meeting reflected that a revised cash flow would be obtained from CG Schmidt and Carol Wirth using \$19.5M. There has been no update as of yet. CG Schmidt is still waiting on today's figures. They will bring any updates they may have to the next subcommittee meeting. Fred Clary added the facility is paying a certain percentage upfront and to keep in mind this is taken from the cash flow for the facilities operational expenses. The project needs to be on schedule for the operational cash to be available for this purpose.

It has been determined by a solar study that a solar system is not feasible, as it will not cash flow heating/cooling costs. CG Schmidt will contact Matrix for the option of just having a solar hot water system. This system could add approximately \$150,000 to the project. The conventional hot water system is already budgeted into the project estimate. Tom Crofton has met with Glen Schnadt and explained this was not a good fit for our project. Tom Crofton made a motion for the subcommittee to officially thank the Schnadt's for funding the

solar study. Donald Seep seconded the motion. Motion carried. Bob Bellman volunteered to take care of the thank you.

CG Schmidt discussed some of the goals set for the project including operating budget at \$18,550,000, Geo system-\$775,121 and demolition of current facility being \$547,750 bringing the total projected budget to \$19,872,871. CG Schmidt and EUA are working on areas to trim this budget such as redesigning the front entrance, taking out the chapel, reworking the kitchen area and administrative office area. There was much discussion for the Physical Therapy area and the community space. Other possible areas of revision:

- Flat roof – pros and cons
- Entrance smaller
- Exterior options
- Single picture windows
- Flooring in resident rooms
- Electrical savings ie; lighting
- Elevator shaft
- Contingency items – equipment, nurse call system, printers/monitors and outside options which are minimal.

A schedule of dates was presented by CG Schmidt. The subcommittee is asking that the dates be moved up to avoid starting construction in the winter months.

A number of possibilities will be reviewed:

- Up the bidding phase one month.
- Build SNF residents areas first then CBRF with DHS approval for occupancy around August 1, 2016.
- Build and open one wing sooner for occupancy with DHS approval.
- Phase in existing structure/Village Commons.

CG Schmidt will work on options.

Pine Valley Healthcare has been enrolled with the Focus on Energy program and they are willing to work with the county.

Greg Zastrow reported the fire department is questioning the fire hydrants and the capacity of the reservoir as their fire trucks may need more pressure if connected to hydrant here and could deplete our water supply quickly. Water pressure on this side of the city is very low. Discussion was held whether the reservoir needs to be larger or is currently ok. Currently the water supply is

adequate as is. There would be an additional cost to add a bigger reservoir. Fred Clary offered to talk to the Fire Chief regarding this issue. Also under consideration is annexation to city water.

CG Schmidt will work up a plan to bring to the next meeting regarding the communication plan.

No expenditures to discuss at this time.

- EUA and CG Schmidt will continue to work on the design with staff.
- Greg Zastrow would like to meet with the Fire Chief before the next subcommittee meeting if possible.
- CG Schmidt will have a report from Carol Wirth for the next meeting. They will provide a schedule of upcoming meetings to Carol Wirth.
- Trustees to review GMP at April meeting. This may require a special meeting to be set for review from the finance committee and then to the County Board.
- Subcommittee to review GMP June 1st.
- February 25th – Block Grant meeting in Madison.

Next subcommittee meeting dates all at 1:00p.m.:

- February 16, 2015
- March 2, 2015
- March 16, 2015
- March 30, 2015

Bob Bellman made a motion to adjourn the meeting. Jeanetta Kirkpatrick seconded the motion. Motion carried.

Meeting concluded at 3:25 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator