

## MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, March 2, 2015, starting at 1:00 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. Sarah Dunn and Kelsey Richards with CG Schmidt and Ila Hagenston/Pine Valley Food Service Director were also in attendance.

Ruth Williams moved to approve the agenda and verify the posting. Tom Crofton seconded the motion. Motion carried.

Tom Crofton moved to approve the minutes of the February 16, 2015 meeting. Ruth Williams seconded. Motion carried.

Sarah Dunn and Kelsey Richards with CG Schmidt reviewed a rough draft of ideas for advertising and messaging the project. With much input from the committee, Sarah Dunn and Kelsey Richards will revise the documents and resend revisions to Kathy Cianci. Suggested areas of media coverage included the Senior Center, the upcoming Senior Expo, Richland Observer and Nova.

A new dollar amount will be reviewed. The County Clerk may now sign the architect contract amendment.

There has been some confusion with ContinuUs, formerly Family Care, not paying for services provided to a CBRF resident due to facilities being considered an institution such as Pine Valley. This area is still unclear. Medicare waiver program is what ContinuUs serves under. Brian Schoeneck and Mike Edwin both suggest to continue with the plan to build the CBRF. Kathy Cianci explained the reasoning for continuing is based on CMS's direction of what will be paid for. Kathy Cianci will continue to watch where this goes.

Greg Zastrow reviewed the exterior portion of the building with changes of the mansard roof to a flat roof on the reuse part of project. He recommended

painting the existing brick to match the new part or using insulation and synthetic stucco. Efface was discussed as a possible option with pro and con comments. After much discussion, Tom Crofton made a motion to use Efface on the exterior of the reuse part of the project. Jeanetta Kirkpatrick seconded the motion. Motion carried.

Tom Baade submitted an updated cash flow to Carol Wirth last week. Tom Baade will contact her when she would be available to attend the subcommittee meeting.

Goal:

- Revised operating budget - \$18,550,000
- Geo System - \$775,121
- Demolition of current facility - \$547,750
- Total projected budget - \$19,872,871
- Current project budget - \$20,244,253
- Difference - \$371,382

Approval schedule:

- 3/27 – Design Development Complete
- 4/24 – GMP complete
- 4/27 – Subcommittee meeting review
- 4/27 – Trustees meeting review
- 5/5 – County finance meeting review
- 5/19 – County Board approval
- 7/20 – Funds Available

Permit Schedule:

- 5/1 – Submit foundation permit set to DHS for review
- 7/7 – Foundation permit available
- 7/1 – Submit building permit set to DHS for review
- 6/1 – Abatement of West facility
- 7/1 – Demolition of West facility
- 8/1 – Start foundation construction
- 9/8 – Building permit available
- 9/8 – Start building construction
- 8/15/16 – Households available for occupancy
- 10/1/16 – Demolition of existing building

Cost control log was reviewed. Total construction savings: estimated cost - \$1,672,688, approved - \$820,105. Project contingency: estimated cost - \$83,634, approved - \$41,005. Total project savings: estimated cost - \$1,756,322, approved - \$861,110.

Jeanetta Kirkpatrick did research on the electric fire places at Richland Electric and provided the details of the cost and what they require per day to run. These are not considered commercial models. Discussed safety code issues.

Tom Baade will add Efface back in the budget and update the budget with the correct figures.

Committee members would prefer copper conduit in place of aluminum.

Finishes for households was discussed. Tom Baade explained what was taken out to be a cost savings. Suggestions in some areas were discussed such as solid surface countertops in kitchenette, rubber base with crown in resident bathrooms and better flooring product in the high use areas. Tom Crofton would like to use local woods for some of the wood items needed.

Conditional Use Permit meeting will be March 12<sup>th</sup> at 9a.m. in the city hall.

Jeanetta Kirkpatrick, Fred Clary and Kathy Cianci will attend.

Test well results came back on the positive side. 80-100 wells are doable and could create some savings. EUA will look at hot water usage from the wells for domestic hot water. The Humane Society is still interested in building on the property and also considering Geo Thermal heat. There was a suggestion to see if there could be any cost sharing of some nature.

Tom Baade reports we are still in the ball park with financials. The correct numbers and cash flow has been directed to Carol Wirth.

Fred Clary reported we are on the agenda for the Utilities Commission meeting on March 11<sup>th</sup> at 4:00pm on the possibility of hooking to city water and the location of a city reservoir/water tower. Discussion was held if this would be beneficial for Pine Valley to connect to the new unit and in the long run may be more economical to connect to the city. Ideas of trading land and being a customer were suggested. Fire fighting ability is the main issue.

Fred Clary spoke with Ed White with CDBG and feels there would be a slight chance we would qualify for a grant. Indications also show the city will probably

apply for a grant for the reservoir project. We would be in competition with them and this would reduce the likelihood for Pine Valley to get a grant for the project. Jeanetta Kirkpatrick reviewed the application. Discussed the grant process which includes \$1500 to write the grant, permission from the boards to write it by April 21<sup>st</sup> and if you get the grant administering fee is \$10,000. This would impact the timeline but does not impact moving forward. We will have more information after the city utilities meeting on March 11<sup>th</sup>. A matter for discussion is would it benefit us to be in city/annexation or are there no benefits.

The subcommittee has authorization to approve expenditures. EUA invoice to be approved. Kathy Cianci requested to approve paying this expenditure. Tom Crofton made a motion a pay this expenditure. Ruth Williams seconded the motion.

Greg Zastrow recommended moving up the date to submit the foundation permit from May 1<sup>st</sup> to April 1<sup>st</sup> and DHS final package submitted on June 1<sup>st</sup> instead of July 1<sup>st</sup>. Approval of GMP by the County Board at the May meeting would mean funds would be available by late July. Donald Seep made a motion to accelerate construction documents. Virginia Wiedenfeld seconded the motion. Motion carried. Fred Clary explained how and when the funds would go on the tax levy. This is a process that is reviewed annually.

Tom Crofton offered to make an outside wall mock up to make sure bidders would know the details.

Next subcommittee meeting will be March 16, 2015 at 1:00p.m.

Bob Bellman made a motion to adjourn the meeting. Ruth Williams seconded the motion. Motion carried.

Meeting concluded at 3:27 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator