

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, March 16, 2015, starting at 1:00 p.m. in the Pine Valley Activity Room.

The meeting was called to order at 1:08 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, Steve Alexander, and Irene Walmer were in attendance. Carol Wirth and Brandon Wirth/ Wisconsin Public Finance were also in attendance. Visitor: Dr. Williams.

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

Greg Zastrow clarified Efface in the minutes. This should be EIFS (Exterior Insulation and Finish System) instead. Bob Bellman moved to approve the minutes of the March 2, 2015 meeting. Virginia Wiedenfeld seconded. Motion carried.

Fred Clary attended the City Utility Commission meeting concerning a new reservoir/water tower. The city is looking at five sites with Pine Valley being one. The city has already analyzed the Pine Valley site with the other sites to be completed by March 31, 2015. Fred Clary stated that it was a very positive meeting. If a tower is built, 8" water mains would be sufficient for the correct pressure. If not a tower, there would need to be 10" lines for volume. Options for using Pine Valley's existing well were discussed but the city would not be interested in using the well. No date has been determined for the new tower to be built but could be in place by the end of 2016. Fred Clary suggested continuing looking at all of our options and keeping in contact with the city utilities and make plans accordingly. An exchange agreement of some kind could be a possibility and will be discussed later. Fred Clary and Jeanetta Kirkpatrick will be the contact persons.

Carol Wirth presented how the county financing process works. Step one would require $\frac{3}{4}$ of the County Board Members vote to authorize borrowing funds for the entire project and to proceed with the project. Next step would require a

majority vote of members present to approve each financing phase – locking in final terms and interest rates. Borrowing can be done in multiple phases and refinancing can be done anytime. Carol Wirth recommended, once the board has approved borrowing the funds and approved the project, applying for the loan no later than October or November to lock in the better interest rate. Discussed the possibilities of not spending all the funds and where these funds would be directed. These become debt service funds and would be revisited. Two year expenditures are reviewed every six months. One consideration would be to pay off the trust fund. This could not be used to influence operations for Pine Valley. Tax levy impact was discussed concerning fair market mill rate versus assessed value. Using assumptions of \$20M on a 20 year loan, mill rate would be \$60.00 per \$100,000 property value. Jeanetta Kirkpatrick made a motion to request a special County Board meeting for an authorization on borrowing resolution on May 21, 2015 at 7:00pm. Larry Sebranek seconded. Motion carried.

April 21, 2015 – County Board meeting and luncheon at Pine Valley, Design presentation with EUA, CG Schmidt and staff to board members.

April 27, 2015 – GMP to Subcommittee and then to Trustees

April 28, 2015 – Numbers submitted to Carol Wirth

May 5, 2015 - CG Schmidt to present GMP to Finance committee

May 13, 2015 – CG Schmidt packet for County Board meeting submitted to Victor Vlasak for special Board meeting on May 21, 2015

Greg Zastrow met with Focus on Energy and suggests proceeding with bundle 2: baseline using minimum requirements for the new building, \$191,000 annual energy savings cost would equal \$150,000 incentive for return on project. Focus on Energy savings will be part of the presentation to the county board also.

Tom Baade reviewed the cost control log:

Total construction savings: Estimated cost-\$1,567,976 – Approved \$696,654

Project contingency: Estimated cost-\$78,399 – Approved \$34,833

Total project savings: Estimated cost-\$1,646,375 – Approved \$731,486

Total project budget was reviewed:

Cost per gross square foot: \$264

Gross square feet: \$77,120

Gross Square foot per bed: \$803.33

Total project budget per bed: \$212,227.88

Beds: 96

Soft cost factor to construction budget: 22%

Tom Crofton presented different types of block that could be used for the exterior of the new building from the window sill up. Tom Crofton made a motion to use the 4" Heritage on top with the 8" as an alternate in standard color. Don Seep seconded. Motion carried.

Sarah Dunn and Kelsey Richards/CG Schmidt met with the communication committee before the subcommittee meeting today with the revision they had made to the key messaging hand out. More revisions will be made to the handout. Discussed the possible ways of getting the message out about the project to the public such as the Morning Show on WRCO radio. Jeanetta Kirkpatrick suggested one of the best ways to get a message out would be face to face at such meeting places as town board meetings, meal sites, etc. Ruth Williams suggested the public library, senior center and You Tube. The County Board members will be informed by EUA and Pine Valley Staff at the April board meeting and then we would present more to the public after the April 21st meeting. The communication committee consisting of Ruth Williams, Don Seep, Jeanetta Kirkpatrick, Fred Clary and Angie Alexander will meet again before the March 30th meeting.

Tom Crofton moved to reimburse Bob Bellman mileage for the Block Grant meeting he attended. Virginia Wiedefeld seconded. Motion carried. No other expenditures were noted.

Next subcommittee meeting will be March 30, 2015 at 1:00p.m.

GMP – April 27th

Complete Design Development next week and proceed to Construction Documents.

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

Meeting concluded at 4:20 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator