

## MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, March 30, 2015, starting at 1:00 p.m. in the Pine Valley Activity Room.

The meeting was called to order at 1:01 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.

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

Correction in the minutes for March 16, 2015 was clarified by Tom Baade of CG Schmidt on the Total Project budget review. Gross square feet: 77,120 and gross square foot per bed: 803.33. Don Seep moved to approve the minutes of the March 16, 2015 meeting. Virginia Wiedenfeld seconded. Motion carried.

Discussion was held on the use of cement block. Tom Baade will contact masonry company on cost savings.

Fred Clary reported on the results of attending the Planning Commission meeting. The conditional use permit was issued under the condition from the City Council adding a loop around the building connecting to the water supply and site approval to make ready for city water. A decision will be made at the Utilities meeting tomorrow on the site for the new water tower/reservoir. It may be possible to negotiate the cost of the 12" main to the water tower and offer to donate an acre if approved and to negotiate directly with the Utilities commission. It was suggested to have this issue put back on the agenda and approach the council differently to reconsider the conditions. This should not impact the project timeline. Tom Baade or Greg Zastrow will have a conversation with the Fire Chief. Also discussed at the City Council meeting was exit door access for EMS.

Greg Zastrow reviewed the Therapy gym reconfigurations. Therapy was willing to eliminate an ADL bedroom and minimized the kitchen area due to the ability to

use the resident private rooms and the country kitchens on each household. To keep costs down, load bearing walls will remain, which makes the office space for therapy staff a little snug. Discussed the addition of another entrance to the gym and the door location of the storage room. Greg Zastrow will check with therapy for any other changes.

Press releases will start after the April 21<sup>st</sup> County Board meeting. Pine Valley staff and subcommittee members will provide an informational presentation at the meeting and the luncheon that will follow the meeting to update all county board members on the building project. Other areas for presentations suggested were township meetings, nutrition sites/ADRC and church bulletins. Talking points could include the studies done to determine how many beds are needed and an approximate cost of the project.

Owner direct purchases were discussed. Tom Baade will review the contract about this area. Corporate Counsel is concerned about competitive bidding. Tom Baade discussed how the process of invoicing on purchases works through CG Schmidt. The total bidding process was discussed. Areas taken from the drawings will be broken down into packages such as mechanicals which would include the definitions outlining all the specifications. CG Schmidt will have a bid package available on bids for review at a later date. Prevailing wages were discussed and how they could affect cost savings if they are less than the bid. A decision should be made by the end of April what areas we would purchase material ourselves and what we could take out of the contract that we would do on our own. The language on the agenda could include Materials Purchasing.

County Board visual presentation will be April 21, 2015 to update the board on the project. Future agenda items before the bidding process begins are mansard roof, safe area and to finish upgrade dollar numbers.

There was a request for Carol Wirth to clarify debt service and debt subsidy. No expenditures to report.

Meeting schedule:

April 21, 2015 - County Board update presentation

April 27, 2015 - Subcommittee meeting 1pm, GMP approval

May 5, 2015 - Finance committee – submit GMP  
May 21, 2015 - Finance meet with Carol Wirth 5:00pm  
May 21, 2015 - Special County Board meeting – Vote on proposed building  
funds at 7:00pm

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

Meeting concluded at 3:16 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator