

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, April 27, 2014, 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 Badde and Dan Davis/CG Schmidt, Fred Clary, Tom Crofton, Jeanetta Kirkpatrick, Virginia Wiedenfeld, Donald Seep, Bob Bellman, Larry Sebranek, 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.

Virginia Weidenfeld moved to approve the minutes of the March 30, 2015 meeting. Bob Bellman seconded the motion. Motion carried.

Clarification was noted on concerns about bidding from Corporate Council that bidding should be done according to statutory process.

Tom Baade reviewed the construction GMP. \$15.9M was budgeted at the conclusion of the cost control review. 68 subcontractors and vendors submitted input on costs. The current GMP estimate from input from these subcontractors and vendors is \$16.6M. Mechanical, electrical and plumbing are 3½% higher than originally budgeted. Interior construction and structural system estimate is \$800,000, which may have been over budgeted, could be an area of cost savings. Masons' estimates came in on budget. Finishes came in higher than cost log projected, such as changes in specified flooring. Some items would come under alternates. Cost control reductions would result in potential projected savings of \$437,000 bringing the GMP to around \$16.2M. Tom Baade will submit the numbers to Carol Wirth this week for presentation of GMP at county board on May 19th. Carol Wirth will be asked to attend the special board meeting on May 28th to explain the annual cost to taxpayers. Discussed answers to how much taxes would be and cost of construction. Also reviewed total project budget items; kitchen equipment, building demolition and low voltage systems (security, nurse call, data, etc). No decision was made on what to do with the cottage at this time.

The buyout process begins with a qualified bidders list including capable people and local bidders. The bids for work will be broken down into 30-40 categories. Sealed bids will be delivered to the County Clerk's office. These will be opened with 1-2 subcommittee members present. The bids will then be ranked at low or high and then scope them, ie.: insurance, bonding, knowing the scope of work involved, etc. Low responsible bidder will then be recommended to subcommittee for approval. Additional contracts were discussed for hazardous materials and purchasing a generator to feed building during construction and temporary site utilities. Buyout alternatives cover: flooring, wall covering, roofing and ceiling materials.

Tom Baade will have the information package to County Clerk for County Supervisors by May 19th. The permit schedule was reviewed with the buyout beginning sometime in June or July. Alternative bidding number for fixtures, toilets, lights, etc. will be available soon.

2:48 – 5 minute break.

Kelsey Richards from CG Schmidt handed out frequently asked questions for subcommittee members to help answer questions if asked about the project. Fred Clary, Tom Crofton and Angie Alexander will talk about the building project, benefits of care and general finances on WRCO's Morning Show on May 15th. A letter to the editor campaign will be submitted each week to the Richland Observer. A press release will be submitted to the Richland Observer after the vote on May 28th. The communication planning committee will meet again May 12th at 12:30pm.

No decision was made at the last city council meeting where the new water tower would be located. It was felt that it would more than likely not be on Pine Valley property. Extending water from Walmart to here would require 4800 feet of 12" main line which could result in water staying in line longer than 2 days producing an odor and taste. Fred Clary asked what kind of resolution there could be but has had no response back. Discussed approaching the council again to reconsider the extra loop around the new building to be taken out of contingencies. MSA suggested that we apply for the CGBG.

Discussed if there will be a change of committee structure. The committee structure at this time stays as is. Fred Clary will double check the resolution.

Generator purchase was discussed. We will need both new and current generator for the building project.

Expenditures for this month: WIPFLi for professional services - \$2,559.00 EUA – March invoice \$95,626.77 and April invoice \$51,060.09. Tom Crofton made a motion to approve payment of expenditures. Jeanetta Kirkpatrick seconded the motion. Motion carried. Fred Clary would like to know the remaining balance of the original loan for the next meeting.

Next subcommittee meeting is scheduled for May 12th, 2015 at 1:00p.m.

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

Meeting concluded at 4:05 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator