

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, June 1, 2014, 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 Badde, Eric Schmidt and Paul Corz/CG Schmidt, Greg Zastrow/EUA, Fred Clary, Tom Crofton, Virginia Wiedenfeld, Donald Seep, Bob Bellman, Larry Sebranek, Kathy Cianci, and Irene Walmer were in attendance. Absent: Ruth Williams, Jeanetta Kirkpatrick and Steve Alexander.

Tom Crofton moved to approve the agenda and verify the posting. Bob Bellman seconded the motion. Motion carried.

Tom Crofton moved to approve the minutes of the May 12, 2015 meeting. Larry Sebranek seconded the motion. Motion carried.

Mansard roof was revisited. This may be an addition when the time comes for roofing decisions made possibly sometime in September. The County Board passed the vote for authority to borrow money and to proceed by a vote of 20-1. The board will vote on borrowing the money at one of the next board meetings. Carol Wirth will have the numbers to move forward hopefully by mid June for borrowing in July. The first invoices will be submitted for payment around August 20, 2015. The first dirt moved will be sometime in July. The concrete work will be poured as soon as able to ensure that the work will not be done in winter months.

Tom Baade introduced Eric Schmidt, manager/project executive and Paul Corz, project manager for C/G Schmidt. They will be onsite managers during the project. Construction documents should be ready tomorrow. Tom Baade will guide Eric Schmidt and Paul Corz through this phase. A project engineer will also be available when ground is moved. Dave Mangan will be the day to day field activity supervisor on site. An OAC (Owner, Architect, Contractor) regular meeting will be set up for coordination between contactors and the OAC staffs. EUA's Design Documentation team will be Eric Brown and point person Mark Haberman for site observation.

Greg Zastrow showed depictions of the common areas with furniture layout possibilities. Discussed and reviewed fireplace clearance. Greg Zastrow will forward depictions to all members of the subcommittee.

There has still been no word on the new water tower location. Discussed some of the concerns with hooking up with the city water system. There are some conflicting reports on the size of main and the turnover time the water would be in the main from MSA. Fred Clary has not heard back from MSA engineers on this issue. Long range plans would be to connect with the city with no time commitment. Who will pay for the 4800 feet of line to Pine Valley is still debatable. Volume and pressure are the main concerns for the fire department and fire suppression. It has been decided to proceed with the booster pump and continue to do what we have in the plans.

Tom Baade submitted a six week schedule for the bidding process.

- June 1 - Review CD's and create bid packages.
 - Solicit consultant: Proposals for Hazardous Material Survey (3 bids to be submitted)
 - Contact Power Company
- June 8- Advertise for Qualified Bids (send only interested companies/persons to Tom Baade)
- June 15- Complete bid package documents.
 - Review with local building inspector
 - Approve Hazardous Material Survey
- July 6- Initial bid packages due (7/8 tentative date for bid opening)
- July 20- Construction starts

Pre qualification bid and performance requirements are necessary. First bid package to go out soon will include site utilities, demo, footings and masonry. West Home demo could take place as soon as August 1st to be able to set generator.

Groundbreaking date has been set for June 25th around 10:00-11:00a.m. Kathy Cianci will check with WRCO's Ron Fruit to Emcee and ask for live broadcast time if possible. Steve Alexander will be asked for the best location for digging. Invitations, speakers and TV coverage were discussed. It was suggested to have a couple of residents and their families present. Kelsey Richards and Sarah Dunn

will provide some talking points for the speakers. Also suggested was having a tent on the site in case of rain.

Expenditures for this month:

WIPFLi - \$1,279.00

EUA - \$155,356.36

Fred Clary noted there is roughly \$400,000 left in the state fund. Tom Crofton moved to approve payment of expenditures for this month. Bob Bellman seconded. Motion carried.

Kathy Cianci received an email from Allan Lins requesting copies of Pine Valley financials. It was advised to check with Ben Southwick for polices and if this is under open record law. Discussed a fee per copy and advisable to put this in writing what fees may be according to county policy before hand. This will be added to the next Trustee agenda for discussion.

Next subcommittee meeting is scheduled for June 22, 2015 at 1:00p.m.

Bob Bellman made a motion to adjourn the meeting. Tom Crofton seconded the motion. Motion carried.

Meeting concluded at 2:11 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator