

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, July 20, 2015, starting at 1:00 p.m. in the Pine Valley Activity Room.

The meeting was called to order at 1:00 p.m. by Fred Clary, chairman.

Tom Baade, Paul Korz and Ben Delzer/CG Schmidt, Greg Zastrow/EUA, Fred Clary, Tom Crofton, Jeanetta Kirkpatrick, Donald Seep, Larry Sebranek, Ruth Williams, Kathy Cianci, Angie Alexander, Steve Alexander, and Irene Walmer were in attendance. Absent: Bob Bellman and Virginia Wiedenfeld.

Fred Clary made introductions all around for new attendees. 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 June 22, 2015 meeting. Donald Seep seconded the motion. Motion carried.

Tom Baade reviewed the GMP process:

- The construction GMP of \$16,406,043 was obtained through many meetings.
- Bid packages were developed and sent out to qualified bidders.
- Bidder opening from qualified bidders. After opening bids, a more accurate amount may be determined. Budget numbers were based on the Design Development.
- At the conclusion of the bidding phase the GMP will be updated. If the GMP value is indicated higher, the Construction Manager will work with the Designer to ensure the value does not exceed the original value.

Kathy Cianci handed out the county policy for ordering project equipment to the County Board members for review. Ben Southwick's comments were discussed. It was discussed that the County Board had deferred authority to approve equipment purchases under \$50,000 to the subcommittee. Fred Clary and Jeanetta Kirkpatrick will review the resolutions for clarification on this issue.

LeadingAge offers potential savings for buying items for construction through a group buying program for senior living. Tom Baade reported after talking to Brian Schoeneck about the requirements, this may not work for this project and recommended not to use this program.

Some concerns were voiced pertaining to materials used for interior construction and whether these had been discussed prior to the bid package due to be released today. Greg Zastrow offered to put together material options for review this week before the bids go out. Specs

were shown for cabinets, etc. Discussed countertop options and which areas solid surface and p-lam would be used. It was suggested to refresh staff on the house hold identities.

Bid package #2 was set to be released today which includes counter tops, windows, etc. Work categories could be held back at this time. Level of finished interior could be put in a bid package #3 in a couple of weeks. Bid package #2 will be updated and released soon.

Bid package #1 was released on June 29th and is due this Thursday, July 23rd by 2p.m. Paul Korz and Tom Baade provided a detailed discussion on this package. Bids will be opened at 2:00p.m., in the County Clerk's office at the courthouse. Jeanetta Kirkpatrick will attend the opening if Bob Bellman is unable to attend. Once the bids are opened they will be handed over to CG Schmidt for review. Paul Korz will provide a bid review by Friday and submit to Fred Clary to distribute to the subcommittee members.

Much discussion was held on the removal and use of the trees on the property. Tom Crofton has been in contact with several area loggers. Little interest has been shown in this area due to the cost and the amount of wires near the trees. It was felt that the majority of the subcommittee would like to use some of this wood as part of the interior such as the entrance area, ceiling, around the fireplace, café area and the community space but may need to explore the feasibility of using the existing trees/wood. CG Schmidt suggested excavators could knock the trees down and then place to the side and would place this suggestion as part of the scoping process. Tom Crofton offered to coordinate the process of saving the trees.

One quote was submitted for the survey of the West Home. Tom Baade recommended using A&A Environmental. They will survey the West Home to see what needs to be removed. The subcommittee has the authority to approve this contract and will be signed by Fred Clary. Tom Crofton made a motion to spend \$3600.00 for remediation of the West Home. Larry Sebranek seconded the motion. Motion carried. Additional surveys will have to be sought for the reuse of existing building and also for the old part of the building.

Larry Sebranek made a motion to pay EUA expenditure in the amount of \$52,705.48. Donald Seep seconded the motion. Motion carried.

Paul Korz explained the phases of the project.

- Phase I: Site utility relocation, construct east parking lot, demo of West Home, earthwork for D-Pad (CBRF)

- Phase II: Relocate water, mass grading for SNF area, excavation, temporary construction road, east parking lot done/paved, new staff entrance, construction on CBRF starts, new loading dock
- Phase III: New building construction, earthwork done for SNF, geothermal, new entrance
- Phase IV: (Fall of 2016) New building occupancy – 6-8 weeks to move in all necessities, residents moved in one day, two way driveway complete, demo of existing wing, focus on remodel
- Final Phase: Spring of 2017 grading were existing building was, finish parking lots

Next subcommittee meeting is scheduled for August 3, 2015 at 1:00p.m. Agenda items include:

- Interior review
- Environmental contract review
- Update on Bid package #2
- Addition of Bid package #3
- Logging information

Ruth Williams made a motion to adjourn the meeting. Tom Crofton seconded the motion. Motion carried.

Meeting concluded at 3:09 p.m.

Respectfully submitted,

Angie Alexander, Acting Pine Valley Administrator