

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, August 3, 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 and Mark Haberman/EUA, Fred Clary, Tom Crofton, Jeanetta Kirkpatrick, Donald Seep, Larry Sebranek, Ruth Williams, Angie Alexander, Steve Alexander, and Irene Walmer were in attendance. Absent: Bob Bellman.

Ruth Williams moved to approve the agenda and verify the posting. Virginia Wiedenfeld seconded the motion. Motion carried.

Larry Sebranek moved to approve the minutes of the July 20, 2015 meeting. Jeanetta Kirkpatrick seconded the motion. Motion carried.

Donald Seep asked for clarification of the resolution regarding the subcommittee's authorization to pay bills. Ben Southwick had reviewed this resolution previously which grants the subcommittee the authority to pay bills and award the bids.

Tom Baade reviewed the Bid Package #1: Results from bid opening - Budgeted \$8,749,000, current projection \$9,697,000, with a difference of \$947,000.

- Building Demo – Pine Valley West: May rebid.
- Concrete: Bid of \$130,000. Consider rebid.
- Masonry: Consider putting with concrete.
- Fire Protection: Good numbers
- Plumbing: Good numbers
- Mechanical: GEO report revealing poor soil. Increase scope in site utilities. Consider heating system backup.
- Electrical: This will be reviewed in greater detail.
- Asphalt paving: Good numbers?
- Earthwork and Site Utilities: Budgeted \$763,000, bid results - \$1,302,000, difference of \$539,000. Consider rebid.
- Garage area: No bids were received.

It was suggested to break concrete and masonry in 3 packages: flatwork, exterior and footings. The environmental study is not back yet on West Home. Paul Korz is hoping this will be available next week.

Schedule of upcoming dates:

- Finalize Scope Review – 8/3-8/10 on MEP work categories.

- Subcommittee meeting – 8/10 to accept alternates and award electrical.
- Subcommittee meeting – 8/17 to accept alternates and award mechanical, plumbing and fire protection.
- Bid Package #2 – release 8/3, due 8/21.
- Subcommittee meeting – 8/24 consider back up heat system.
- Bid Package #3 – release 8/17, due 9/4.

Discussed the lack of local bidders, with bid package's being sent out with sufficient time for bidders to review and bid. Prevailing wage may play a part with local bidders. Construction start could be late August at best with the B wing construction possibly in November to the holidays. Contact person with questions is Mark Haberman with EUA.

The bid's for the abatement process and procedure is a specialty bid. CG Schmidt can put a bid together which will be sent to Victor Vlasak for subcommittee approval. Three separate bids will need to be sent out, West Home, old building and the reuse part of building. Tom Baade offered to send out some requests for what this amount may be. Abatement will be added to the next agenda.

Jeanetta Kirkpatrick made a motion to rebid as discussed specifying what is rebid in Package #1 – demo/site, concrete, earthwork and site utilities. Tom Crofton seconded the motion. Motion carried.

Tom Baade will talk to local excavators. It was suggested to open these bids at the end of August.

Greg Zastrow introduced Mark Haberman with EUA and provided the color schemes that staff had suggested for the household rooms and the common areas. Tom Crofton would like to see the crown molding and chair rails to be made out of natural wood. State regulations do not allow hand railings made out of wood. Jeanette Kirkpatrick made a motion to check on using real wood for crown moldings, chair rails, etc. if allowed. Tom Crofton seconded the motion. Motion carried. An alternate could be used with reclaimed wood in the café and family area near the community room.

Tom Crofton made a motion to approve the color schemes of interiors for resident rooms and common areas. Virginia Wiedenfeld seconded the motion. Motion carried.

Tom Crofton reported no loggers were interested in removing the trees from the property. The excavators did agree to move and set aside the logs. Foggy Bottom will saw the logs for wood. Tom Crofton will contact Foggy Bottom to check if they would haul and plane the lumber. The lumber could be used in the entryway. The big pine tree was discussed with some staff and residents wanting to save this tree.

Pine Valley was planning on digital storage for old Medical Records. State requires hard copies be kept for 10 years. There are 42 file cabinets that need a place to be stored in the new building with about half of them being in the planned storage area already. Pine Valley has been looking at a storage system that would cost roughly \$31,000. This system will be placed first on the contingency fund. Pine Valley will contact EUA and CG Schmidt when this decision is made for sizing purposes.

All equipment and files must be out of the West Home that needs to be ASAP as anything left in the building will be part of the demolition.

Conflicting interest about saving the Lions shelter was discussed. Steve Alexander has contacted Dick Houser with the Lions Club and forwarded this to Paul Korz. Neither has heard back from Mr. Houser at this time. This cannot stop the process of excavating.

Larry Sebranek moved to approve payment of the invoice for EUA in the amount of \$17,568.49. Donald Seep seconded the motion. Motion carried.

Next subcommittee meeting is scheduled for August 10, 2015 at 1:00p.m., followed by the next meeting on August 17th at 1:00p.m.

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

Meeting concluded at 2:35 p.m.

Respectfully submitted,

Angie Alexander, Acting Pine Valley Administrator