

## MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, August 10, 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.

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

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

Virginia Wiedenfeld was omitted from the attendance for the August 3, 2015 meeting but was in attendance. Tom Crofton moved to approve the minutes of the August 3, 2015 meeting. Donald Seep seconded the motion. Motion carried.

Concerns were voiced on the modification of bids on the demo that were overbid. Paul Korz will review the environmental remediation, update on bid package #1 results of budget overages and work ready to award at today's meeting.

Tom Crofton reported that there has been no response from any of the people he has contacted about the lumber. CG Schmidt suggested Whole Trees out of Madison as an option. Larry Sebranek stated that he may have some wood available for use. Tom Crofton also indicated that fire treating the lumber would still be an issue. Donald Seep suggested having someone haul the wood away for fire wood and that we put the wood/lumber issue behind us. No action or decisions were made on this issue.

Paul Korz presented 16 add alternates and value engineering considerations. After reviewing the divisions of work including plumbing, fire protection, electrical, masonry and HVAC with recommendations from subcontractors, there were eleven items accepted, three were no's with the nurse call system undecided. Tom Crofton moved to approve all the yes modifications with approximate savings of \$257,000. Ruth Williams seconded the motion. Motion carried. Re-bid on the demo of West Home, site and concrete and earthwork and site utilities from bid package #2 will be released August 8, 2015 with bids due back by August 21, 2015. Masonry bid was budgeted for \$1,220,000 - revised bid was \$1,279,000 (no other

bids received) with a difference of \$59,000. Voluntary alternates included full height block at \$69,000. Revised bid - \$1,177,000 with a difference of \$43,000 from Rural Masonry, Madison.

Fire Protection budgeted for \$440,000, final bid at \$352,000. Other bids were \$354,000 - \$511,000. Change to booster pump from fire pump deducting approximately \$50,000. Voluntary alternate savings would be \$24,000. Revised bid - \$328,000 with a difference of \$112,000 from Ahern Fire Protection.

Plumbing budgeted for \$934,000 with bid at \$961,000. Other bids were \$977,000 - \$1,180,000. Change to booster pump results in revised bid of \$948,000 with a difference of \$14,000.

HVAC/Mechanical budgeted \$2,874,000 with final bid at \$3,003,000. Other bids were \$3,100,000 - \$3,266,000. Consider alternates at \$106,000 less with a difference of over \$23,000 from North American Mechanical of Madison.

Electrical – not ready to make recommendations until CG Schmidt meets with Richland County IT on Wednesday, August 12, 2015. Budgeted \$1,698,000, initial bid is \$1,783,000 with final bid results at \$1,818,000. Other bid results were \$1,935,000. Bids were from Faith Technology and H&H.

Winter conditions were discussed at length. CG Schmidt provided a milestone schedule:

- ◆ Permits, buyout and approvals: July through mid September, 2015
- ◆ Initial site work and utilities: Mid July to late October, 2015
- ◆ South temporary parking and access open: September 14, 2015
- ◆ Energize new electrical service: October 1, 2015
- ◆ Abandon north parking area: October 8, 2015
- ◆ Pine Valley West demolished, filled and graded: October 21, 2015
- ◆ Common Phase 1 – Lower level: End of August to Mid November, 2015
- ◆ Commons Phase 1 complete – dock open: November 18, 2015
- ◆ D-wing construction: September 2015 - April 2016
- ◆ D – concrete slabs complete: November 4, 2015
- ◆ D – dried in and ready for heat: December 7, 2015
- ◆ D – wing construction complete: April 7, 2016
- ◆ C-wing construction: September 2015 – June 2016
- ◆ C – concrete slabs complete: November 5, 2015
- ◆ C-wing dried and ready for heat: December 21, 2015
- ◆ C-wing construction complete: June 21, 2016

- ◆ B – wing construction including central connections: Mid September, 2015 - July 2016
- ◆ B – concrete slabs complete: December 1, 2015
- ◆ B – dried in and ready for heat: January 14, 2016
- ◆ B – wing construction complete: July 18, 2016

Some concerns were voiced on pouring concrete and heating concrete during winter/freezing conditions.

Virginia Wiedenfeld made a motion to approve the bids as presented with allowance for winter conditions. Ruth Williams seconded the motion. Motion carried. CG Schmidt will review the VE items.

Tom Crofton suggested using a portion of the existing building to use for medical record storage if possible. EUA and CG Schmidt will check into this possibility.

Larry Sebranek made a motion to accept the modification for the footing/foundation package EUA must submit to DHS to get permitting for winter conditions. Tom Crofton seconded the motion. Motion carried.

CG Schmidt has a bid package for all environmental remediation and ads for qualified bidders ready for next edition of newspapers. Release of this bid package will be August 20, 2015 and due September 4, 2015. Pre-bid public inspection walk through will be August 28, 2015 at 2:00 p.m. Tom Crofton made a motion to move forward on this package. Donald Seep seconded the motion. Motion carried.

Tom Crofton would like to see the locks and handsets reused from the West Home building. CG Schmidt and EUA will check what is specified on the specs.

Next subcommittee meeting is scheduled for August 24, 2015 at 1:00p.m.

Virginia Wiedenfeld made a motion to adjourn the meeting. Ruth Williams seconded the motion. Motion carried.

Meeting concluded at 4:04 p.m.

Respectfully submitted,

Angie Alexander, Acting Pine Valley Administrator