

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, August 24, 2015, 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.

Paul Korz and Ben Delzer/CG Schmidt, Greg Zastrow/EUA, Fred Clary, Virginia Wiedenfeld, Donald Seep, Larry Sebranek, Ruth Williams, Steve Alexander, Echo Bristol, Ryan Elliott and Irene Walmer were in attendance.

Absent: Angie Alexander and Jeanetta Kirkpatrick.

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

Larry Sebranek moved to approve the minutes of the August 17, 2015 meeting. Ruth Williams seconded the motion. Motion carried.

The locks and handsets from the West Home do not appear to be the right finish and are approximately 10 years old. Discussed not putting old hardware in the new facility.

Fred Clary reported that a 150 KW LP or natural gas generator from Northern Safety would cost approximately \$30,000. Matrix looked at using a diesel generator which are less expensive to buy but do require more maintenance to provide back-up heat to resident households. The original plan was for the HVAC to provide additional duct type heater to heat the air to the building. Discussion was held on all the different requirements and pros and cons of the options. CG Schmidt will come back next meeting with 2 or 3 different scenarios for gas or diesel emergency power to run the thermal field and facility with approximate costs.

Budget for all work categories is \$8, 749, 00. Bid package #1 the current projection is \$9,697,000 which leaves a difference of \$947,000. After adjusting selected VE items, CG Schmidt recommended staying with the original Voice Fire Alarm System due to the decision to eliminate overhead paging within the facility. Smoke detectors code requirements were discussed if the SNF were to convert a portion to CBRF which do not require smoke detectors or vice versa. It was stated that smoke detectors may not be needed in both neighborhoods and may be a decision that could be made later. Paul Korz recommended keeping copper pipe instead of PVC for the glycol loop from the GEO thermal system as this may not be as robust but will look at the quality of both copper and PVC.

Results on bid package #2:

- Building demo: Budget - \$89,350. 2 bids received - #1 bid for \$30,000 appears incomplete from Bob Ewers. Paul Korz will clarify bidder information to adjust or disqualify bidder. #2 bid for \$80,000 from Robinson Brothers. Recommend to qualify \$80,000 and elect to proceed with #1 or #2 bidder.
- Concrete: No new bidders and no adjustment in bid by Vogel Brothers. Budget - \$518,000. Initial and final bid results - \$676,000. Difference of \$158,000.
- Structural Steel Fabrication and Erection: Budget - \$190,000. Incomplete bid results. Any additional bids pending as a result of incorrect e-mail and will be rebid.
- Rough carpentry: Budget - \$927,000. Initial bid results - \$891,000 - \$1,006,000. Vogel Brothers low bidder. Unqualified bid results at this time. Recommend qualify and interview both bidders, make revisions and make award recommendation at the next meeting.

- Finish carpentry: Budget - \$1,168,000. Initial bid results - \$1,077,000 - \$1,370,000. Vogel Brothers low bidder. Unqualified bid results at this time. Recommend qualify and interview both bidders, make revisions and make award recommendation at the next meeting.
 - Thermal insulation: Budget - \$165,000. Initial bid results - \$200,000 - \$215,000 with a difference of \$35,000. Unqualified bid results at this time. Recommend qualify and interview both bidders, make revisions and make award recommendation at the next meeting.
 - EFIS: Budget \$145,000. No bids. Recommend rebid. Work to be done next year.
 - Weather barriers: Budget – included with EFIS. No bids. Recommend rebid.
 - Roofing: Budget - \$433,000. Initial bid results - \$392,000 - \$450,000. Within budget. Recommend qualify and interview both bidders, make revisions and make award recommendation at the next meeting.
 - Fireproofing: Budget - \$0. Initial bid results - \$11,000 - \$14,000. Recommend qualify and interview both bidders, make revisions and make award recommendation at the next meeting.
 - Sectional Doors: Budget - \$3,500. Initial bid results. Within budget. Recommend qualify and interview both bidders, make revisions and make award recommendation at the next meeting.
 - Aluminum framed entrance and fiberglass windows: Budget - \$278,000. Initial bid results - \$295,000 with a difference of \$22,000. Recommend qualify and interview bidders, make revisions and make award recommendation at the next meeting.
 - Gypsum assemblies and steel studs: Budget - \$1,453,000. Initial bid results - \$1,600,000 - \$2,000,000 with a difference of \$147,000. Recommend qualify and interview both bidders, make revisions and make award recommendation at the next meeting.
 - Nurse call system: Demonstration by R Care system. \$6,000 - \$20,000 additional options to make the system fit with Pine Valley's operations. More input required from Pine Valley. No significant amount of changes with data and voice.
 - Electrical (including security, low voltage, nurse call): Budget - \$1,698,000. Initial bid results - \$1,783,000. Final bid results - \$1,770,000. Other bids - \$1,850,000. Recommendation: H&H Electric. Larry Sebranek made a motion to approve H&H Electric for electrical. Ruth Williams seconded the motion. Motion carried.
 - Asphalt paving: Budget - \$211,505. Bid results - \$209,000 with a difference of \$2,000. Limited competition in asphalt paving. Recommendation: DL Gasser. Donald Seep made a motion to approve DL Gasser for asphalt. Virginia Wiedenfeld seconded the motion. Roll call vote requested: six yes votes and one no vote. Motion carried.
- Budget summary of bid packages #1 and #2: budget for all WCD currently bid is \$13,254,000. Current projection is \$12,754,000 which results in a shortfall of \$500,000.

Utility relocation costs:

- Alliant Energy - \$17,800
- WE Energies - \$13,258
- Genuine Telecom - \$4,530
- Frontier Telecom - \$4,500
- Total - \$40,000

All utilities will require payment up front prior to initiating full engineering and work on site. It was noted that the county usually pays after not up front. Authorization on this falls to the committee. Donald Seep made a motion to approve utilities relocation. Larry Sebranek seconded the motion. Motion carried.

Discussed the use of Frontier or eliminating them.

Break: 2:45 pm– 2:51 pm

Construction testing budget: \$15,000. Lowest bid of \$13,680 was CGC of Madison. Estimate includes: test pits – pre excavation soil examination, sub-grade soil observations, concrete sampling, mortar/grout sampling, asphalt proof-rolling. Costs for this scope of work are easily exceeded due to site conditions. This is a direct owner agreement to be approved and signed by Pine Valley. Virginia Wiedenfeld made a motion to approve the construction testing by CGC of Madison. Ruth Williams seconded the motion. Motion carried.

Budget for all environmental remediation testing and inspections for Pine Valley A wing and existing bed wings: \$18,000. Current bid is \$18,575. Recommend execute agreement for A wing and existing bed wing testing and inspection with A&A Environmental. Donald Seep made a motion to approve A&A Environmental for environmental remediation testing and inspection of the A wing and existing bed wings. Bob Bellman seconded the motion. Motion carried.

Schedule update:

- Bid package #3 was released on August 17, 2015 and due September 9, 2015.
- Construction could start September 7th at the earliest.
- Immediate relocation of staff and visitor parking necessary to get to building pads.
- Goal – complete D wing and C wing concrete and masonry by November 9th to reduce winter conditions.
- Work overtime hours to achieve this schedule from September until November, mason has committed to two crews of sufficient size to complete.
- A wing – Reconsider the 5 phase plan and investigate impact to Pine Valley operations.
- Master project schedule.

Next subcommittee meeting is scheduled for August 31 2015 at 1:00p.m. Agenda items to include PVC versus copper pipe and OAC meetings to begin and who will be attending these meetings. EUA would like some clarification on the number of meetings they will attend and which meetings to attend.

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

Meeting concluded at 3:41 p.m.

Respectfully submitted,

Angie Alexander, Acting Pine Valley Administrator