

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, August 31, 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 Jeanetta Kirkpatrick.

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

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

Bob Bellman moved to approve the minutes of the August 24, 2015 meeting. Virginia Wiedenfeld seconded the motion. Motion carried.

Jeanetta Kirkpatrick explained the bond interest rate will be cheaper than anticipated. This savings will be part of the operating budget and not for construction. She also requested that some type of documentation be relayed back to the subcommittee in regards to the decisions made by staff.

Paul Korz presented three options submitted by Matrix with the estimate numbers being very preliminary.

- Option #1 – 250 KW generator diesel to run HVAC Geothermal System with HVAC controls to cycle pumps with approximate cost of \$124,000.
- Option #2 – 300 KW generator diesel to run HVAC Geothermal System with HVAC – no HVAC controls with approximate cost of \$125,000.
- Option #3 – 300 KW generator natural gas to run HVAC Geothermal System with HVAC – no HVAC controls with approximate cost of \$193,000.

After discussion of the different options and how this may affect the timeline, Tom Crofton moved to rebid Option #2 with a redesign by EUA and Matrix. Ruth Williams seconded the motion. Motion carried with Virginia Wiedenfeld voting no.

Paul Korz will be meeting with Barb Scott to review the costs for locations of outlets for receptacle rack, cabling, etc. A meeting was held with Dave Miller of

Clear Path on the R-Care nurse call system. Paul Korz commented this is an important part of the operations and not to be short sighted with options to add more in the future. Server and license numbers have been accounted for in the budget. Paul Korz will meet with Angie Alexander to review Clear Path options and meet with Barb Scott and Jason Marshall with their input.

No new information on the environmental remediation of the West Home building. A&A was approved to complete the inspection of the West Home building. Walk through on Pine Valley West Home for abatement will take place next week.

Review of bid package #2:

- Demolition of West Home – Robinson Brothers was the low bidder. Donald Seep moved to accept the bid from Robinson Brothers. Tom Crofton seconded the motion. Motion carried.
- Concrete – One bid from Vogel Brothers with the same bid submitted. Vogel Brothers would offer a credit if awarded all three bids for concrete, rough carpentry and finish carpentry. Tom Crofton made a motion to accept the bid from Vogel Brothers for concrete. Virginia Wiedenfeld seconded the motion. Motion carried.
- Rough Carpentry – Two bids, Vogel Brothers and Olympic of La Crosse. Work would include wood trusses, wood blocking, outside exterior trim and framing, etc. Tom Crofton made a motion to accept the bid from Vogel Brothers. Virginia Wiedenfeld seconded the motion. Motion carried.
- Finish Carpentry – Vogel Brothers was the low bidder. Work includes door frames, grab bars, coat hooks, corner and wall guards, millwork, hardware, etc. Discussion held on shower stall panels as part of the bid. Ceramic tile was in the original plan. Paul Korz will review the original plan for ceramic tile in resident showers and contact flooring vendors to bid out ceramic tile. This may be placed in Bid Package #3. Tom Crofton made a motion to accept bid from Vogel Brothers with the shower panels being taken out. Donald Seep seconded the motion. Motion carried.
- Structural Steel – One bid from Capital Steel Erectors and Endres Manufacturing for \$117,000. Tom Crofton made a motion to accept the bid from Capital Steel Erectors and Endres Manufacturing. Ruth Williams seconded the motion. Motion carried.

- Thermal Insulation – Not ready at this time for recommendations.
- Roofing – JRT Top Notch Roofing was low bidder at \$390,000. Tom Crofton made a motion to accept the bid from Top Notch Roofing. Bob Bellman seconded the motion. Motion carried.
- Fireproofing – Recommendation pending. Structural steel in this building would have to be covered.
- Sectional Doors – Two bids were received. Low bidder was Garage Door Express at \$2,000. Virginia Wiedenfeld made a motion to accept the bid from Garage Door Express. Ruth Williams seconded the motion. Motion carried.
- Aluminum Framed Entrance and Fiberglass windows – Recommendation of Klein Dickert/Brunsell pending. Tom Crofton requested alternate brands for windows, vinyl not being an option. CG Schmidt will look into other options from suppliers and request for lower bid or alternate materials from Klein Dickert.
- Gypsum Assemblies – Steel Studs – Hallmark is the low bidder. Work includes interior walls, drywall, etc. Hallmark suggested fabricating wall panels off sight to keep the bid low. Discussion held on the pros and cons of doing this. CG Schmidt will address any issues that this may produce with Hallmark. Tom Crofton made a motion to accept the bid from Hallmark. Ruth Williams seconded the motion. Motion carried.
- Earthwork and Sight Utilities – Discussed the challenges that this area faces with soil conditions and debris to be removed. Gerke Excavating submitted the lowest bid. Work is to include sewer, water, storm lines, mass grading and fine grading. Allocating monies from owner contingency or construction budget to allow them to commence work was discussed. Paul Korz commented that budget numbers may need to be reviewed to reduce the numbers. Tom Crofton made a motion to accept Gerke Excavating bid of \$1,093,000 with allowances of \$140,000 for earthwork and masonry to start September 8th. Bob Bellman seconded the motion. Motion carried.

Bob Bellman commented that natural gas is at an all time low cost at this item compared to a Geo system. Tom Crofton explained that Geo would be a savings annually with life cycle cost.

5 Minute Break: 2:48-2:58

Discussed where, how much, when and how the dirt will be handled. It was suggested to communicate with Unbehaun's on the contract between the county and Unbehauns for the use of the land where the cornfield lies. This area could be used to place the dirt. Paul Korz will meet with Steve Alexander to revisit the contract.

PVC versus copper for glycol will be tabled at this time.

OAC meetings will be scheduled monthly to discuss budget and design issues. It was recommended that Fred Clary, Tom Crofton, Angie Alexander and Steve Alexander attend these meetings. The first meeting will be scheduled around the end of September. Paul Korz, Steve Alexander and Angie Alexander will be in contact weekly for updates.

Bid Package #3 is due Friday, September 4th.

Next meeting will be September 14th at 1:00 pm.

Expenditures: WE Energies - \$8,258.98 for moving utilities. Additional charges will apply if performed after December. EUA - \$23,004.24. Tom Crofton moved to pay expenditures. Virginia Wiedenfeld seconded the motion. Motion carried

Ruth Williams made a motion to adjourn the meeting. Bob Bellman seconded the motion. Motion carried.

Meeting concluded at 3:50 p.m.

Respectfully submitted,

Angie Alexander, Acting Pine Valley Administrator