

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt and EUA on Monday, September 14, 2015, starting at 1:00 p.m. in the Pine Valley Activity Room.

The meeting was called to order at 1:04 p.m. by Jeanetta Kirkpatrick.

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

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

Virginia Wiedenfeld moved to approve the minutes of the August 31, 2015 meeting. Tom Crofton seconded the motion. Motion carried.

Tom Crofton suggested using an abandoned quarry for the removal of the clean concrete and asphalt with the approval of the county board.

Steve Alexander has researched a wireless system for the well pump. This would allow Pine Valley the ability to keep the reservoir at optimal capacity. Price of this system is \$12,900. We also would like to add a new 25 HP submersible pump which will increase our gallons per minute to 300. Cost of this system would be \$13,000-\$14,500 versus \$12,000 per year for inspections of the present well. Tom Baade will review the wireless system with Paul Korz. This is still under discussion and will be on the Trustee agenda.

EUA/Matrix submitted a proposal to redesign for electrical and other systems on option #2 for emergency power, 300 kw generator diesel to run HVAC Geothermal System with HVAC, no HVAC controls, with one week to complete design changes and issue construction bulletin. Tom Crofton made a motion to renegotiate the redesign cost with EUA not to exceed \$6380. Jeanetta will contact Greg Zastrow on this issue. This area has a time implication with ordering electrical equipment with a lead time of 8 – 16 weeks for a generator from the time it is ordered to delivery.

A meeting was held on September 7th on nurse call system to review revisions. R-Care is specified in the plans but staff would like to look at other alternate nurse call systems. Angie Alexander, Ben Delzer and H&H Electric met today to review the revisions and discuss the other options. H&H will have numbers in a couple of weeks. Revisions made to the voice call system presented an increase of \$43,000 from IT which includes the data, racks and location of control access points. Tom Baade suggested to request a breakdown and a copy of the needs and wants from IT and discuss this with them. Originally the voice data/fire alarm budget was held on the owner's side. It was felt that it may be beneficial for Barb Scott and Jason Marshall of IT to work with H&H Electric under CG Schmidt. Don Seep made a motion for H&H Electric to hold the sub-contract with CG Schmidt. Tom Crofton seconded the motion. Motion carried.

Bid Package #3 results were received on September 4th for six work categories.

- Ceramic tile – One bid from Sergenian's, budgeted \$257,000, bid \$330,000 with a difference of \$73,000. Shower stall liners will be taken out of the cost resulting in a decrease of \$242,000. The scope of the bid increased with all ceramic work included which would result in a savings of roughly \$175,000. The committee would like to look at different types of ceramic tiles for quality and costs.
- Acoustical ceiling tile – Budgeted \$121,485. Three bids from Central Ceiling, Austad and Verhalen. Low bid, \$128,000 with a difference of \$6700 goes to Central Ceiling. Tom Crofton made a motion to approve Rockton Brand with Central Ceiling. Don Seep seconded the motion.
- Flooring – 3 bids received, Nonn's, Sergenian's and Hughes Flooring. Budgeted \$527,474. Bids were \$546,277-\$662,000 with a difference of \$19,000. Low bidder is Nonn's. Committee requests a visual of product.
- Painting – Latex and Ceramic - Two bids, LF Painting and Mom's Drywall. Budgeted \$112,364. Bids, \$114,000-\$388,000 with a difference of \$2300 from low bid. Low bidder is LF Painting. Tom Crofton made a motion to approve the bid from LF Painting. Larry Sebranek seconded the motion. Motion carried.
- Food Service – Equipment for Kitchen budgeted at \$297,500 in owner's budget. Bids \$352,000-\$362,000 with a difference of \$55,000. Bids from

Great Lake, Boelter and Stafford Smith. Suggested reviewing with the kitchen staff on what is needed and using owner vendors.

- Landscaping – Budgeted \$75,000. Bids \$240,000 – 247,000. Bidders were Niesen & Sons and The Bruce Company. Consider redesign of landscaping. It was also suggested to take this out of the budget. Larry Sebranek made a motion to transfer part of landscaping from CG Schmidt to owner. Tom Crofton seconded the motion. Discussion followed. Don Seep questioned if owner would do landscaping on their own and follow design using local landscapers or volunteers. Top soil, bushes/plants and trees would be taken out of the budget. Motion carried.

Pending Buyouts:

- No bids.
- Garage Improvement – pump house. No bids received. May look at local persons.
- Exterior Insulation Finish System/Weather barriers – No bids. Will rebid.
- Aluminum and Fiberglass Windows – Marvin Integrity to Anderson 100 is not a viable option. Tom Crofton suggested looking at having someone fabricate an aluminum frame system including vinyl window. Tom Crofton made a motion to go with Klein Dickert pending installation quote from Brunsell Lumber. Larry Sebranek seconded the motion. Motion carried.
- Acrylic wall skim coat – No bids received. Paul Korz will contact Hallmark Drywall.
- Epoxy floors - Kitchen area – No bids.
- Interior and exterior signage – Architectural plans do not include room numbering but need to be completed. CG Schmidt will go over this area with Pine Valley staff and come back with numbers on signage.
- Elevator Equipment – Working with Otis Elevator. Proprietary Sole Source. No bids. Tom Crofton suggested extending the reuse area approximately an extra 20 feet to allow for the elevator to remain and add storage for medical records. Tom Baade will look into this.

Tom Baade suggested waiting to discuss budget after reviewing all bids that come in and will come back with more accurate numbers at a later meeting.

Earth moving has begun. The shelter will be taken down with the next step being utilities at entryway and West Home including water, sanitary, sewer and storm, parking and temporary parking. It was decided not to allow persons looking for metal with metal detectors or the like on the property during construction. Staff has the authority to ask them to leave. CG Schmidt will provide Do Not Enter signs. Reuse of old parking lot or gravel for temporary parking was discussed. CG Schmidt will look into this.

An OAC meeting has been scheduled for Wednesday October 14th at 9:00 am. Agenda will be distributed before meeting. EAU will attend meetings once a month if requested. Meetings with CG Schmidt will occur bi-monthly.

Angie Alexander shared the development of Pine Valley's Facebook page. Pictures have been posted on Pine Valley's website. We have been getting the message out to the public on WRCO's Morning Show several times. Angie Alexander would like to continue to involve the community on project updates.

Asbestos bids are due by this Thursday, September 17th. Next meeting will be September 21, 2015 at 1:00pm with a limited agenda.

Expenditures to pay: Larry Sebranek moved to approve payment of invoice to Frontier for removal of cable and building terminal at West Home in the amount of \$730.07 and \$250.00 to Bob Ewers for test pits. Virginia Wiedenfeld seconded the motion. Motion carried. A&A Environmental invoice questioned.

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

Meeting concluded at 2:34 p.m.

Respectfully submitted,

Angie Alexander, Acting Pine Valley Administrator