

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt on Monday, September 21, 2015 starting at 1:00 p.m. in the Pine Valley Activity Room.

The meeting was called to order at 1:02 p.m. by Fred Clary.

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

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 September 14, 2015 meeting. Jeanetta Kirkpatrick seconded the motion. Motion carried.

Review of last meeting included:

Emergency power plan and pending addendum. Tom Crofton to contact EUA.

- Nurse Call system.
- Bid package #3.
- Brief budget update.
- Scheduling next meeting.
- Discussion on windows.

Tom Crofton and Fred Clary suggested the county board chair, Jeanetta Kirkpatrick to be part of the OAC committee. Donald Seep moved to amend the recommendations to add Jeanetta Kirkpatrick to the OAC committee. Bob Bellman seconded the motion. Discussion: Committee has met twice. Angie Alexander is serving now in place of Kathy Cianci and wondering if she will continue. Tom Baade recommended at least 2 from owner and 2-3 representatives from the subcommittee to serve. Kathy Cianci, Angie Alexander and Steve Alexander will serve on the committee as owner representatives. Having 2-3 representatives allows for any member to be absent if necessary. Motion carried. Virginia Wiedenfeld made a motion to add Kathy Cianci to the OAC committee. Ruth Williams seconded the motion. Motion carried.

Three bids were received for asbestos removal – Wisconsin Asbestos Removal, Robinson Brothers and Dirty Ducts. \$75,000 has been budgeted. Low bid is \$21,500. One bid from Ballesteri had been sent to Victor Vlasak's office. Donald Seep made a motion to accept the bid from Dirty Ducts for \$21,500, pending the bid from Ballesteri possibly being lower. Ruth Williams seconded the motion. Motion carried.

Robinson Brothers' bid was for asbestos and demo of the West Home. Robinson Brother's was the low bidder for West Home demolition and high bidder on asbestos removal. Robinson Brother's agreed to do the demolition for \$80,000, budgeted for \$89,350. CG Schmidt cannot contract with Dirty Ducts. Pine Valley must contract with them. Discussed Dirty Ducts may have contract in place already with the county from previous work done by them. CG Schmidt will contact Dirty Ducts for proposal contract terms and conditions. Committee to talk to Victor Vlasak for reference and liability. Invoices should be submitted to Victor Vlasak as usual. West Home abatement could begin as early as September 25th and would take 2-3 weeks to complete which would include clean up in the basement, light ballasts, asbestos and lead paint removal. A&A Environmental will re-inspect to confirm that all is taken care of for demolition.

Bid Package #3 review:

- Ceramic tile: Budget is \$257,558, initial bid results were \$330,732 with a difference of \$73,173. Plastic shower stall liner cost of \$242,000 deducted from Finish Carpentry resulted in cost decrease. Sergenian's of Madison was lone bidder.
- Accoustical Ceiling Tile: Budgeted \$121,485, initial bid results were \$128,232 - \$149,233 with a difference of \$6,745. 3 bidders – Central Ceiling, Austad and Verhalen with Central Ceiling low bidder. Recommend alternate ceiling tile material with deduction of approximately \$15,000.

Construction budget showed a gap of \$625,000 on September 9, 2015 with this reduced to \$225,000 as of September 21, 2015. Total current budget/buyout of \$17,122,503 is reduced to \$16,900,057 adjusted after re-allocation from owner's budget. Tom Baade reviewed VE reductions items.

- Nurse Call system still pending.

- Reclaimed wood ceilings – Vogel Brothers deduction for \$10,600. Tom Crofton made a motion to take out reclaimed wood. Two votes yes, six votes no. Discussion: Fred Clary feels reclaimed wood is a statement of familiarity to make the building less institutional and would like to wait on this item. No decision is needed immediately.
- Eliminate EIFS on A wing - \$145,000 budgeted. Insulation options were discussed. This could affect FOCUS on Energy requirements. Metal siding on A-wing instead of EIFS was discussed and is pending more information. Vinyl siding or seamless steel siding would be less costly and could be insulated under. CG Schmidt will provide pricing on several options on the exterior reuse portion in a couple of weeks.
- Fireplace – Budgeted \$3500 for entrance area. Leave in as this is included in budget.
- Roofing – Jeanetta Kirkpatrick made a motion to stay with the 40 year warranty shingles. Bob Bellman seconded the motion. Motion carried. 30 year warranty would result in a deduction from contractor is \$2000 and is not recommended.
- Windows – Donald Seep made a motion to stay with fiberglass windows. Virginia seconded the motion. Motion carried. Window options from Klein Dickert fiberglass versus aluminum difference would be \$3000. Waiver's on operable windows in the CBRF is still pending.
- Skim Coat Block Walls – Leave existing painted walls in public areas would be a savings of \$25,000. Drywall and papering option's to be reviewed. It was felt that most public areas should not be block walls.
- Food Service Equipment – Will review drawings now that plan is set in 2 weeks. Suggest amending the bid package when the numbers are back.
- Ceramic tile – Savings of \$74,000 with materials. Samples will be viewed.
- Retain portion of bed wing – Keep approximately 20 more feet for more storage and eliminates relocation of elevator room. Cost of this is to be determined yet.
- Flooring – A deduction of roughly \$40,000 using alternate carpet and tile. Architect to come back with samples.
- Nurse Call system – pending

- Voice data – Review addendum 9, \$43,000 increase pending list of items requested.

Reviewed owner contingency of \$964,012. Duct furnace was committed to owner contingency for \$129,674 with \$834,338 remaining pending owner contingency items:

- Public Utility Relocation cost - \$41,000
- Food Service Equipment overage - \$50,000
- Construction overage - \$222,446
- A/E Fee overage - \$79,564

Total pending owner contingency expenses = \$393,010

Emergency back-up plan was discussed and whether or not to eliminate this for a savings of around \$130,000 or keep the emergency back-up plan. Tom Crofton made a motion to go with the 300 KW diesel generator to run heat and air and look at other areas to save money. Larry Sebranek seconded the motion. Motion carried. The conversation with EUA additional \$6300 to redesign plan has not happened yet.

Budget items outstanding:

- Remaining work categories to be bid.
- FF&E buyout.
- Food Service equipment.
- Soils and Geotechnical.
- Existing bed wing demo & abatement.

Tom Baade reviewed total budget including \$41,000 for utilities, \$80,000 change orders from Architects and \$54,000 for kitchen equipment and is currently working on balancing contingency with total budget.

Tom Crofton met with subcontractors today to expedite the building. Discussed roof option's to be able to pour concrete before winter to put walls up quickly. CBRF could be up to grade in six days. Discussed loading dock relocation options to get this started. These are areas of concern which means changing assumptions to revise the schedule.

Next subcommittee meeting is scheduled for Monday, October 5, 2015 at 1p.m. OAC meetings typically would meet to make quick decisions. Paul Korz will email OAC meeting schedule to representatives.

Submission to local municipality is required for permits along with DHS with one permit being paid in the amount of \$400. Johnson Inspections - \$18,000 and \$25,300 due on owner contingency that are budgeted. Jeanetta Kirkpatrick recommended paying Johnson Inspections \$43,300. Donald Seep seconded the motion. Motion carried. Utility location GPS from GPRS utility locator - \$6,000. Scope of work – water service from reservoir, minor electrical lines for parking lot lights and electrical to shelter. Jeanetta Kirkpatrick moved to pay \$6,000 to GPRS for utility location. Bob Bellman seconded the motion. Motion carried.

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

Meeting concluded at 3:39 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator