

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt on Monday, October 5, 2015, starting at 1:00 p.m. in the Pine Valley Conference Room.

The meeting was called to order at 1:00 p.m. by Fred Clary.

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

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

Tom Crofton moved to approve the minutes of the September 21, 2015 meeting. Ruth Williams seconded the motion. Motion carried.

Tom Crofton requested an understanding or rules for working in cold weather be an agenda item for the next meeting for discussion.

Discussion held pertaining to a wireless control system to monitor the reservoir water level. A proposal from L.W. Allen/Altronex Control Systems was submitted in the amount of \$12,908. It was questioned if this is done would a booster pump be needed. Concerns were discussed pertaining to the loop that has been omitted from the design. This issue is part of the city council meeting agenda tomorrow. Jeanetta Kirkpatrick made a motion to include the loop and design by EUA and communicate this to the city council. Tom Crofton seconded the motion. Motion carried.

Addendum #9 as of 8/28/15 includes:

- Voice data numbers from the meeting with Richland County.
- Attic access, adding more doors, hardware, ladders.
- One line generator changes.
- Add heat to pump garage.

Construction bulletin #1 as of 9/21/15:

- Change E power system to 300 KW diesel generator and powers entire geothermal system.

- Change kitchen and storage design layout due to existing load bearing wall. This area was missed in the original design.
- Structural detail changes (small items).
- New layout for telecom rooms due to other equipment in rooms.

Tom Baade will work on alternates and options with sub-contractors trying to save a portion of the old building for future storage, conference room, etc in two weeks. Conditional zoning permit was approved March 17, 2015.

Environmental issues with old hospital debris. There will be additional cost for abatement as debris is uncovered. True North and A&A Environmental will continue looking at materials to determine contaminants. Contaminated materials must go to landfill which will be costly to haul to Sun Prairie. Options to review include applying for a grant from Brownfield which would be due by mid November and eligibility for cost sharing or some kind of relief. Jeanetta Kirkpatrick has been in contact with DNR with questions concerning the proper disposal of the debris but has not heard back from them. Donald Seep made a motion to authorize Jeanetta Kirkpatrick to contact legislator Marklein on DNR issues. Larry Sebranek seconded the motion. Motion carried. Stantek report indicates no wetlands in northeast corner of property.

Budget changes from 9/21/15:

1. HVAC excluded tax from bid. CG Schmidt deducted \$26,000.
2. VE items not deducted for plumbing and fire from the buyout amount.
3. Bond amount was calculated incorrectly and should be \$56,000.
4. Winter conditions were increased by \$25,000 due to delay in earthwork of contaminated soils.
5. Construction management fees increase to new GMP amount.
6. Contaminated soil removal was added at approximately \$479,000
7. Fee amount changes to reflect current GMP at \$17,700,000.

Current budget total = \$17, 122,000 GMP = \$16,900,000 with a deficit of \$222,000.

Options were discussed to come up with money from other sources to meet budget needs.

Potential change orders identified: Hospital demolition debris-contaminated soils = \$462,704 in construction budget 10/5. Pad mounted CT cabinets per Alliant requirement = \$13,958. Back-feed power to second service on south bed wing not

identified on plans = \$25,217, was carrying \$20,000 in budget. Addendum #9 = \$86,000, in construction budget 10/5. Construction bulletin #1 = \$118,432. Create complete fire loop per zoning requirements = \$21,825.

Control log total VE items accepted to date = \$178,000. New VE additional items proposed in the amount of \$241,500.

Tom Baade reviewed options on VE items added:

- Reclaimed wood - More homey and less commercial looking - \$10,600
- EIFS versus painting outside walls, staining and insulating questioned - \$50,000
- Roofing - 30 year versus 40 year warranty, not recommended - \$2,000
- Kawneer 451UT window instead of Marvin Integrity – all resident room windows changed to aluminum from fiberglass –pending waiver - \$3,000
- Skim coat walls, paint existing block walls or drywall - \$25,000
- Ceramic tile – base bid versus alternate - \$7,400
- Food service - \$50,000
- Flooring, base bid versus alternate, deduct amount pending final confirmation from low bidder – Nonn’s Flooring - \$40,000
- Voice data, addendum#9, pending -take out \$23,000 now from the \$43,000 estimate
- Nurse Call system – pending \$30,000
- Fireplace – pending - \$3,500 still in budget and plans.
- Metal siding instead of EIFS for A wing - pending

Alternate options on windows would include aluminum with operable windows in the CBRF. Waiting for confirmation on waivers. Discussed different types of windows with lesser quality and performance. Jeanetta Kirkpatrick made a motion to proceed with the windows as bid out. Tom Crofton seconded the motion. Motion carried.

Budget items outstanding:

- Remaining work categories to be bid.
- FF & E buyout.
- Food service equipment.
- Soil and geo technical
- Existing bed wing demo and abatement.

CG Schmidt requests the use of Richard Street Supply which would allow for materials to be purchased tax exempt. Donald Seep made a motion to grant permission to utilize the services of Richard Street Supply that CG Schmidt recommends. Tom Crofton seconded the motion. Discussed the process with one invoice from Richards and one from CG Schmidt that would dovetail, adding a fee from CG Schmidt by doing this. Motion carried.

There is a meeting scheduled on Friday October 9, 2015 to review CG Schmidt's first billing with process and procedure.

Schedule update:

- A delay of 2 weeks estimated from contaminated soils in footprint of C wing delaying excavation and other work.
- Residents move into new facility 10/14/15.
- Old building demolished 11/30/16.
- A wing remodel complete 4/30/17.

Due to financial issues it was suggested to consider keeping the old building. \$400,000 was budgeted for demolition. Reuse of building would require new skin on outside, windows, and would need minimum heat. Tenants would do their own remodel. This will be up for discussion at the next meeting.

Contaminated soil issues were discussed. Larry Sebranek made a motion to proceed with contaminated soil removal. Tom Crofton seconded the motion. Discussion of cost portion of the soil removal will be trucking the contaminated soils to Sun Prairie which is scheduled to start on Wednesday. Motion carried.

Donald Seep asked that all documentation to be part of the subcommittee minutes. Larry Sebranek seconded the motion.

Donald Seep made a motion for the director or designee to establish a tracking system for contracts and authorize to sign contracts as approved by the subcommittee. Bob Bellman seconded the motion. Discussion: The subcommittee will provide direction when necessary as contracts may be needed in between subcommittee meetings. A special meeting may be called if needed.

Discussed the possibility of obtaining a bid from the Richland County Highway Department to move dirt and/or provide paving services. CG Schmidt has no contractual agreement with DL Gasser at the moment. This is still up for discussion.

Tom Crofton suggested providing lunch for construction workers such as burgers and brats. This suggestion will be placed on the next Trustee agenda.

Expenditures to be paid: Invoice to EUA in the amount of \$14,068.25. To date EUA has been paid \$722,243.68 of the \$902,804 budget. It was recommended to meet with EUA to discuss the loop that was left out of design and questions pertaining to fees paid. Donald Seep made a motion a meeting be conducted at the OAC meeting with EUA with issues presented to them with Tom Crofton, Jeanetta Kirkpatrick and Fred Clary present. Bob Bellman seconded the motion. Motion carried.

Next subcommittee meeting is scheduled for Monday, October 19, 2015 at 1p.m.

Agenda items to include:

- Confirmation soil with DNR.
- Budget challenges.
- VE items.

Ruth Williams made a motion to adjourn the meeting. Larry Sebranek seconded the motion. Motion carried.

Meeting concluded at 4:02 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator