

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt on Monday, October 19, 2015, starting at 1:00 p.m. in the Pine Valley Conference Room.

The meeting was called to order at 12:56 p.m. by Fred Clary.

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

Ruth Williams moved to approve the agenda and verify the posting. Larry Sebranek seconded the motion. Motion carried.

Ruth Williams moved to approve the minutes of the October 2, 2015 meeting. Tom Crofton seconded the motion. Motion carried.

There were no comments on the prior meeting.

Remaining buyout update:

Interior select demolition – Budgeted \$211,000. Vogel Brothers have started demolition on first floor loading dock area based on time and materials working with CG Schmidt. Discussed consideration of reducing scope of work on the remodel and rebidding the work with the main piece of work to be done on the loading dock at this point. Pump house renovations need to be taken care of. Vogel Brothers will do renovations but bid is higher than budgeted. CG Schmidt was given permission to submit a bid/change order.

Electric Fireplace – No bids have been submitted. Several suggestions have been made for pricing from such places as Menards. The budget for \$5000 includes all cosmetic features also.

EFIS – budgeted \$145,000. Currently working with Zander to complete a bid. Suggestions to consider one new wall being EFIS and a portion of the south wall may have to be EFIS. Requesting price alternatives from FOCUS on Energy what would be the most cost effective. A discussion was held on the pros and cons of EFIS. A bid of \$56,000 was received to stain the brick exterior with a 25 year warranty. Reviewed options of commercial grade steel sidings. Tom Baade will get pricing on steel/horizontal or vertical siding options. Discussed trim details,

insulation, etc. for most cost effective option based on Focus on Energy recommendations.

Acrylic Wall Coating block walls – Budgeted \$25,000. Looking at this area again.

Epoxy Floors – Has not been bought out yet for kitchen area.

Asphalt paving – Budget is \$209,000. Proposed bid received from new unqualified bidder Payne & Dolan for approximately \$180,000. This bid is currently incomplete. Hoping for minimum mobilizations.

Elevator – Budget is \$50,000. Bid from Otis is for \$28,500 with allowances for unknowns to relocate elevator machine room.

Garage improvement – Budgeted \$9,000 with Vogel Brothers bid at \$18,000. Consider Vogel Brothers with time and material or hire CG Schmidt.

Utility relocation costs projected at \$40,089. Alliant could waive the new construction cost due to increase in services pending any unforeseen issues. The cost could be around \$22,289 for relocation.

Design Changes and Potential Change orders - Attic access ladders shown in original plans in three pieces - furnish ladders \$6,000, install \$1,700 and rough carpentry \$23,564. Discussed changing access areas for the attic to bigger area possibly through mechanical rooms. Access doors would need to be added to provide maintenance on the sprinkler system in the catwalks for the cost of approximately \$33,000. Discussed what code is for this issue. Tom Crofton suggested writing to EUA to clarify the code or if this requires a code. Donald Seep made a motion to install the doors needed in the catwalks. Tom Crofton seconded the motion. Discussion – Correct locations and final number of ladders needed and openings need to be in the plans. It is estimated that six ladders for six openings would be needed. Motions carried.

Voice data issues – Barb Scott, Richland County IT, was in attendance to review the voice/data issues and is working with H&H Electric. Each resident room would require three outlets for personal phone, internet and in house phone system. Donald Seep made a motion to approve the three outlets per room as needed. Discussion – This item is already budgeted at \$19,600. Motion carried.

One line generator changes at \$24,062 and adding heat pump to garage for \$8,559. Total estimated cost of changes is \$83,541.

Construction bulletin #1 – design changes and potential change orders:

1. Finish carpentry – Kitchen layout, beam sizing for reuse of building, \$1,797.
2. Electrical – Diesel generator, \$118,432.
3. Mechanical – Small hardware changes, \$860.

Total estimated cost of construction bulletin #1 is \$121,087 which is \$7000 less than estimated coming from contingency.

Construction bulletin #2 – design changes and potential change orders for earthwork and site utilities to complete fire loop with estimated costs of \$35,275. Donald Seep made a motion to authorize CG Schmidt to spend the required estimated amount to complete the fire loop. Virginia Wiedenfeld seconded the motion. Motion carried.

Old hospital debris removal – The original estimate for tipping fees, trucking and engineering fees was \$479,764. Figures so far show approximately \$79,091 for trucking, \$6,738 for excavating and tipping/landfill fees up through Friday of \$102,213 to Prairie Landfill. As of today \$214,042 has been spent on contaminated soils with about 75% of the work completed. Projected cost could be around \$300,000. Looking into applying for a grant for soil removal.

It was suggested to start providing reports of the progress of the building project every month at the county board meetings.

Poor soils – D-wing is going good and at grade level at \$35,000. C-wing work is started and finding poor soils. Estimating \$78,000 to remediate this area and being up to grade. Large undercuts of clay and top soils need to be removed near thirteen feet. CG Schmidt recommendation to undercut four foot of footings under the slab. Donald Seep made a motion to approve \$78,000 for remediation of this area. Tom Crofton seconded the motion. Discussion – Sand versus breaker run for fill with breaker run being cheaper than sand at this time. Motion carried.

Cost control log review – total amount of VE items accepted to date is \$178,000.

Pending items for cost control log – Many of the pending items show no new information. Reclaimed woods a possibility and would require a bid for installation. Tom Crofton will work with Pine Valley Foundation for funding the cost of finishing pine for paneling. EFIS is still a consideration. Debating staining the brick on reuse portion of exterior or metal panels. Potential paving savings of \$20,000 is being

reviewed. Skim coating brick walls savings at roughly \$25,000. A savings of \$7400 for ceramic tile is a possibility. Tom Baade provided an estimate from Fein Brothers for kitchen/food service items at \$298,074.14 for a savings of \$50,000. This item will be re-bid. Still reviewing retaining a portion of the bed wing. Flooring alternates could save \$40,000. Working to finalize the nurse call system for \$30,000 from H&H Electric. Discussed the possible savings on saving the old building. Furniture and design were part of architect's original proposal to provide the items and design. Patching highway O will be done through the county. It was suggested to leave the temporary parking lot as is until spring and then pave all areas when other areas are completed.

Owner's contingency budget – \$964,012 - items committed:

1. Duct furnace options - \$121,087
2. Builder's risk insurance overage - \$11,739
3. Contaminated soils – hopefully less than \$300,000
4. Complete fire loop - \$36,275
5. Pending costs of utility relocation - \$22,289
6. A/E overage - \$79,564

Total committed owner contingency costs - \$749,621

Remaining amount is \$214,391 which is 77.78% of owner contingency spent.

Construction budget – Construction overages include earthwork and contaminated soils. CG Schmidt continues to look at VE items. Soils and winter conditions are considered allowances.

Fiberglass windows – Marvin Integrity glass units can be replaced and jamb mounts with masonry anchors are possible.

Construction draw first billing – Meeting was held on 10/9/15. The first draw draft to be submitted on 10/23/15 to Pine Valley. Present first draw to subcommittee will be on 11/2/15. Richard Street Supply will be utilized. Carol Wirth has contacted Tom Baade wondering when the next cash draw would be.

Schedule update – Earthwork began on September 8, 2015. A delay of twelve days was estimated from the contaminated soils in C-wing area delaying excavating and other work in that area.

10/17/2016 – Residents move into new facility

11/30/2015 – Old bed-wing to be demolished

4/30/2017 – A-wing remodel completed

Discussed potential cold weather condition issues. Exposed areas will be covered when the mean temperature is below freezing at around 20°. Blanketing at night, tenting and heating masonry walls, heating water when mixing cement and heating blocks in the a.m. are areas to be monitored. Tom Crofton suggested devising a list of what happens at what temperature based off conditions for amount of time to be covered for subcommittee members to review.

Discussed possibilities with saving the old building. Uses have been researched that have not been advantageous. Building would need to be completely separate due to a licensure requirement. A request for proposal to a developer was suggested. Discussed what businesses would be appropriate for the building. Jeanetta Kirkpatrick is willing to approach Southwest Regional Planning Commission and Southwest CAP for possible interests. May need to contact the department that licenses Pine Valley for compliance.

Tom Crofton moved to pay expenditures to CGC in the amounts of \$705.29 and \$3,146.53 for utility locator. Larry Sebranek seconded the motion. Motion carried. EUA invoice pending.

Next subcommittee meeting is scheduled for November 2, 2015 at 1:00 p.m.

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

Meeting concluded at 4:22 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator