

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt on Monday, November 2, 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, Fred Clary, Jeanetta Kirkpatrick, Bob Bellman, Donald Seep, Tom Crofton, Larry Sebranek, Virginia Wiedenfeld, Ruth Williams, Kathy Cianci, Steve Alexander, Angie Alexander and Irene Walmer were in attendance.

Virginia Wiedenfeld moved to approve the agenda and verify the posting. Ruth Williams seconded the motion. Motion carried.

Ruth Williams moved to approve the minutes of the October 19, 2015 meeting. Tom Crofton seconded the motion. Motion carried.

There were no comments on the prior meeting.

Paul Korz reviewed the contaminants log. Total expenses as of today are \$203,643.00. Consulting fees are estimated at \$18,000.00 for time and materials. Anticipated expenses could be less than \$210,000.00. It was questioned if any methane or any gases are in the soils. Paul Korz replied that none have been reported. Kathy Cianci will also send a message to Chris Velcheff with True North. Digging of poor soils is ongoing. D-wing poor soil removal is complete and at grade at a cost of approximately \$35,000 to date. Continue to work on C and B-wing to bring to grade with a total to date of \$58,000.00. The east parking lot is up to grade at a cost of \$25,000.00. Total to date on poor soil removal and grading is approximately \$128,000.00.

Asphalt paving was budgeted for \$211,000.00. DL Gasser submitted a bid for \$209,000.00 but declined due to some issues. Payne and Dolan submitted a bid for \$215,000.00 which would include all walking paths, parking lots, etc. with the same mobilizations as DL Gasser. Paving could be done in 3 phases possibly 4. First phase would be this year paving the east lot and could be here next week as the sub base is down on $\frac{2}{3}$ of the lot. Alliant Energy will be here to bury their cables for lighting. Second phase would include paving the area at the front/main entrance. Third phase would include the asphalt paths. Fourth phase would occur after

demolition of the bed wing when parking lots are done. Discussed the pros and cons of paving this year the current visitor/staff parking area with liability being an issue for falls in the parking area due to uneven ground and expected winter conditions. Kathy Cianci recommended putting down a binder course. The use of an alternate entrance for staff and/or visitors was discussed and establishing a safe path to and from an access door to the parking lot. Tom Crofton made a motion to do a binder course for now on the current lots for visitors and staff with the rest being done next spring. Larry Sebranek seconded the motion. Discussion: It was felt at the OAC meeting mitigating liability here and scrapping all designs was the direction to go. It was recommended to asphalt pave the staff and visitor's parking lots now with a new binder course put down to the 1st floor entrance. Paul Korz will look at what grading may need to be done to address paving visitor entrance. Motion carried.

Nurse call system has been budgeted at \$140,000.00. R Care system submitted a bid at \$140,000.00 but it was felt that R Care system would not meet the needs for the new facility. H&H electric received an alternate bid from WestComm for \$142,405.00 but indicated that they will hold the budget for WestComm at \$140,000.00. H&H has submitted this to the architects to be compliant with the DHS. Tom Crofton made a motion to go with WestComm. Ruth Williams seconded the motion. Motion carried.

Paul Korz and Ben Delzer proposed an alternate for the attic access that would allow simple runs with one access point in the neighborhoods. The hatches would be in store rooms. The revised plan would offer the following:

- Reduction in attic scuttle holes.
- Reduction in doors between smoke barriers in attic.
- Reduction in quantity of ¾" plywood.
- Add for Brunsell to produce trusses with integral blocking.
- Reduction in quantity of 2x10's.
- Reduction in labor.

Access ladders would not be needed as a step ladder could suffice. Scuttle hole access would allow a person use of the catwalk through the trusses. Paul Korz and Ben Delzer will proceed with the modifications and have a cost estimate available soon. This may need to be reviewed with the engineer before a decision is made with DHS and EUA.

Paul Korz reviewed different scenarios for the loading dock area as there is a load bearing wall to consider. There is some risk on moving a support beam. Plans call for an 8' overhead door which could be moved closer to the break room side. Alternatives also could be: installing two double doors instead of the overhead door or using a 5' overhead door. Paul Korz will get a cost on this item.

Initial owner's contingency budget is \$964,012. As of October 19, 2015, total committed owner contingency costs are \$749,621 with remaining amount of \$214,391.00. Pending owner contingency expenses are \$300,429.00 leaving a deficit of \$86,034.00. Owner contingency totals for November 2, 2015 include construction bulletin #1 - \$121,087.00, builder's risk insurance - \$11,739.00, contaminated soils for tipping and tax - \$200,000.00, trucking and excavating - \$88,768.00, complete fire loop estimate - \$34,682.00, public utility relocation costs - \$22,289.00, A/E overage - \$79,564.00. Total committed owner contingency costs are \$558,129.00, leaving the remaining amount of \$405,883.00 with 57.90% owner of contingency spent. Total pending owner contingency expenses estimated at \$289,952.00 leaving a deficit/excess of \$115,901.00. Pulling money out of the attic access and the loading dock area could result in some cost savings.

Review of construction budget for October 19, 2015: Total current budget - \$17,394,140.00. Total adjusted GMP after re-allocation from owner's budget - \$17,093,715.00. Budget versus buyout difference leaves a budget gap at \$300,425.00.

Construction budget for November 2, 2015: Total current budget/buyout - \$17,247,115.00. Total adjusted GMP after re-allocation from owner's budget - \$16,968,872.00 leaving a budget versus buyout difference budget gap of \$278,243.00. Budget changes since October 5, 2015 include contaminated soils with trucking and excavating cost adjusted from \$136,00.00 to \$88,000.00 and auto entry and aluminum hardware moved to aluminum windows and fiberglass. First billing – construction draws to Richard Street Supply for \$90,183.00 and CGS in the amount of \$662,990.00. Fred Clary questioned adjusting budget and contingency with construction budget. An itemized list was requested which Paul Korz reviewed. Subcommittee would like to see the itemized list monthly from this point forward. Tom Baade has been putting together what is needed for the next cash flow from CG Schmidt to take to the county board early next year. Carol Wirth will be asked to attend a meeting concerning the next draw. Victor Vlasak has been in contact with Carol Wirth regarding interest rates and payment that will need to

go back to finance and county board for the second \$10,000,000.00. All contracts should be copied to Victor Vlasak. Discussed sales tax exemption. A certain level of expenses such as overhead expenditures ie; gas for company trucking would be an item considered taxable.

Joan Bailey presented invoices for payment approval. Donald Seep made a motion to approve payment to Richard Street Supply (RSS) in the amount of \$90,183.14 and CG Schmidt in the amount of \$662,990.62. Virginia Wiedenfeld seconded the motion. Motion carried.

Tom Crofton made a motion to approve payment of invoice to Dirty Ducts Cleaning for steam pipe removal, A-wing Activity room - \$47,999.19. Donald Seep seconded the motion. Motion carried.

Payment of EUA invoices are pending due to the need to contact EUA on services provided. Bob Bellman made a motion to defer payment to EUA pending explanations of services. Tom Crofton seconded the motion. Discussion: Jeanetta Kirkpatrick, Fred Clary and Tom Crofton will outline contract issues in question and an explanation of modifications for review. EUA will be asked to fulfill original contract as well and request to meet with the principles of EUA. The question of how much we may still need EUA services will also be discussed. Motion carried.

Tom Crofton made a motion to approve payment of invoice for A&A Environmental for inspections in the amount of \$3,625.00. Larry Sebranek seconded the motion. Motion carried.

Tom Crofton made a motion to approve payment of invoice from Waste Management for soil removal in the amount of \$96,825.39. Larry Sebranek seconded the motion. More invoices from Waste Management to be submitted. Motion carried.

Jeanetta Kirkpatrick is researching grant options and has been in contact with Dale Klemme with Southwest Regional Planning. The grant deadline is December 15th. There is some concern that this is federal money for a county project and may need a waiver as soils have already been removed. Tina Reese with Southwest CAP has also been contacted. Jeanetta Kirkpatrick will be meeting with Avanti Environmental in Madison on Thursday.

Slabs have been poured for D-wing and work is beginning on box-out's for shower stalls. C-wing has plumbing under slab and above grade masonry work started.

Electrical work on West Home for demolition will start the week of November 11th. Generator should be up and running the week of November 16th.

Pump house panels will be ready November 9th for switch over.

Power outage last week caused by Gerke Excavation machine hit a power line to water of pump house. Power was back on by 3:15.

One hundred cold weather blankets have been delivered. Tom Crofton questioned if construction workers would be working any Saturday's as the weather gets colder. Soil removal has resulted in delays.

Brat feed will be Monday, November 9th instead of Friday November 6th due to pending rain on Friday. Food will be served to workers and staff beginning at 10:00a.m. Brats and buns were purchased through Ed's Family Foods.

Research on saving the current bed wing will be discussed later.

Next subcommittee meeting is scheduled for November 16, 2015 at 1:00 p.m. OAC meeting is scheduled for November 11, 2015.

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

Meeting concluded at 3:50 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator