

MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt on Monday, November 16, 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.

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

Bob Bellman moved to approve the minutes of the November 2, 2015 meeting. Virginia Wiedenfeld seconded the motion. Motion carried.

There were no comments on the prior meeting.

Update on old hospital as of November 16, 2015 shows \$93,739 for trucking and excavating from construction budget. Tipping and taxes to Waste Management for \$116,734. Asbestos pipe removal by Dirty Ducts for \$13,381 with a section of pipe to be removed yet at around \$8,000. Consulting fees to True North for \$17,000 and equipment removal costs of \$13,374. Pine Valley/owners budget portion is \$168,489 for a total of \$262,228.

Jeanetta Kirkpatrick reported on one more resource with recommendations to apply for DNR money through WEDC. This could be applied to tear down costs and contaminants in old building when demo begins. The money cannot be used for anything that is already touched. There is no time frame for application. More clarification is needed. Jeanetta Kirkpatrick will have contact phone numbers and will continue to research this possibility.

Poor soils: Import materials for grading total approximately \$200,000.

- D-wing: grading is done, \$30,000 to date.
- C-wing: largely done with some sub-grading to do, \$55,000 to date.
- B-wing: approximately 80% remaining to do and will be done mid December, \$70,000.

- East lot: almost ready for asphalt, \$25,000.

Potential change order (POC) log:

- RF1 issued during the week.
- Log will be presented every two weeks.
- RF29, exterior walls and trusses – four steel lentils have been added.
- RF – second layer of felt on asphalt roof discussed. Recommend one layer of felt with newer material. No decision made as of yet.
- Discussed double duplex outlets. Matrix will be asked to talk to the staff and explain amperage and necessity of outlets. Matrix to meet with electricians also.

Tom Crofton made a motion to spend an additional \$7200 for double duplex outlets. Virginia Wiedenfeld seconded the motion. Motion carried.

- Concrete added to the loading dock area.
- Attic access revisions include minimizing access areas.

Tom Crofton made a motion to finalize the attic revisions – scuttle-hole access to any attic space available, trusses modified to allow access space, approximately six locations in each area. Ruth Williams seconded the motion. Motion carried.

Cost control log – potential areas to save money:

EFIS budgeted at \$143,000. Exterior option would be to re-clad A-wing and several areas on future building. Other options were discussed included using the same brick/block on new wall, steel studs with sheeting and some version of siding, cement board siding. Tom Crofton made a motion to use steel studs with dense glass installed now and keep outside exterior options open. Virginia Wiedenfeld seconded the motion. Discussion: Colors will line up and cosmetically look ok. EFIS may be weather sensitive as this requires a certain temperature to install where siding could be installed anytime. Motion carried.

Acoustical ceiling tiles: Reviewed different types of tiles. Jeanetta Kirkpatrick made a motion to go with the alternate bid of Rockton acoustical tiles. Larry Sebranek seconded the motion. Motion carried.

Skim coating A-wing: Discussed dry walling all rooms in the reuse building interior to provide relocation of outlets as a possibility. This will be discussed with Hallmark Dry walling for costs and possibilities.

Food service: Discussed duplication of kitchen hoods. Fein Brothers bid is \$300,000. Budgeted - \$300,000.

Flooring: Still waiting for more information on flooring alternates. Moisture mitigation was discussed due to concrete floors. This area will be revisited and all flooring items will be reviewed at OAC meeting.

Owner's contingency as of November 2, 2015: \$558,129 with a difference of \$115,000. As of today, November 16, 2015: \$531,589 with a difference of \$295,000.

Construction budget: Non required contingency moved to earthwork contingencies.

Discussed how construction contingency and owner contingency budgets are used and how this will be distributed or used in the long run and what allowances are part of the contract items. Paul Korz, Kathy Cianci and Joan Bailey will meet Thursday at 9:30am to go over the total budget.

Paving of staff parking lot to be done on Saturday. Temporary striping will also be done soon.

Temporary generator and transformer are currently being installed.

Discussed demolition or remaining in place the old loading dock. Fred Clary made a motion to demo the old loading dock with Robinson Brothers and Gerke taking care of the demo which is included in the budget. Larry Sebranek seconded the motion. Motion carried.

Cold weather conditions were discussed as snow is predicted for next week. A suggestion was made that if the majority of D and C-wing is done then decide to wait on remaining portion for next spring. Occupancy is scheduled for the fall of 2016. The CBRF is needed to open on schedule to receive new revenue. Kathy Cianci is checking with the state for opening the CBRF sooner than B and C-wings but may not be doable. Masonry is prepared with some cold weather materials in place. More supplies could be available in a matter of days if needed. Silo covers are on hand if needed.

Paul Korz would like to contractually lock in numbers to define what the final GMP will be and defining construction contingency and owner contingency and allowances. This will be compiled in the next two to four weeks for review.

Expenditures to be paid:

TechCom - \$4,246 to move fiber optics (line item). Tom Crofton moved to pay this expenditure in the amount of \$4,246. Ruth Williams seconded the motion. Motion carried.

Waste Management - \$19,909.15 additional for more runs for soil contaminants (part of the \$116,000). Tom Crofton moved to pay the additional costs of \$19,909.15. Larry Sebranek seconded the motion. Motion carried.

EUA – Two invoices pending with 81% of the total used for services so far. Tom Crofton made a motion to defer to the next meeting. Bob Bellman seconded the motion. Motion carried.

True North – Change order from original \$14,605 to \$28,339.04. Tom Crofton made a motion to accept the change order not to exceed \$28,339.04. Bob Bellman seconded the motion. Motion carried.

OAC meetings will be attended by Tom Crofton, Jeanetta Kirkpatrick and Fred Clary from the county board along with Kathy Cianci, Angie Alexander and Steve Alexander and will continue to meet every two weeks. Next meeting will be Wednesday, November 25th at 10:00am. A mock up room will be available to look at during this meeting.

Next subcommittee meeting is scheduled for November 30, 2015 at 1:00 p.m.

Tentative dates: December 14, 2015 at 1:00pm and December 28, 2015 at 1:00pm.

Ruth Williams made a motion to adjourn the meeting. Bob Bellman seconded the motion. Motion carried.

Meeting concluded at 4:01 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator