

AMENDED MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt on Monday, November 30, 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/CG Schmidt, Fred Clary, Jeanetta Kirkpatrick, Bob Bellman, Donald Seep, Tom Crofton, Larry Sebranek, Virginia Wiedenfeld, Ruth Williams, Kathy Cianci, Steve Alexander, Angie Alexander, Joan Bailey and Irene Walmer were in attendance.

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

Bob Bellman moved to approve the minutes of the November 16, 2015 meeting. Ruth Williams seconded the motion. Motion carried.

Bob Bellman requested clarification of the tipping and taxes paid to Waste Management. The tipping and taxes charge is due to receiving the contaminated soils and tank to their landfill hauled by their trucks.

Contaminated soils allowance is \$89,276 and is based on the final cost of the removal work. Poor Soils allowance has been increased from \$220,000 to approximately \$270,000 and it is anticipated that this amount will be exceeded. This will be updated weekly. Concerns with the poor soil testing reports by the architects engineering solutions were discussed. Paul Korz commented that poor soils are one of the biggest risks in building. Tom Crofton has documents for review if any subcommittee members are interested. West Home is being demolished at at this time for construction of B-wing. Large undercuts are anticipated due to the back side of building basement deeper for mechanicals than the rest of building basement. Discussion on the future needs of backfilling this area and not being able to use the saved soils. Paul Korz will have diagrams available for the next meeting of the West Home footings and depth.

Attic access and loading dock modification Construction Bulletin #2 received from EUA was reviewed and other modifications were addressed. Discussed the load bearing wall for the loading dock area that EUA commented was not in the original

drawings. CG Schmidt is reviewing the bulletin and modifications for cost saving potentials.

There are few updates to the Cost Control Log with acoustical ceiling material and flooring alternates revised to save costs. Paul Korz provided samples of ceramic tile and resilient flooring to review with a potential cost savings of around \$85,000. These materials will be submitted to the architect. Waterproofing application was suggested to use if using materials of resilience due to concrete floors. Ceramic tile flooring is recommended as the subcontractor indicated the only application of resilient flooring in showers resulted in problems. A decision on ceramic tile needs to be decided before the end of the year. EUA should be contacted with all decisions made to research materials.

Total committed owner contingency cost to date is \$626,267 or 55.14% with \$437,745 remaining. Pending expenditures are \$263,407. Paul Korz is working with Joan Bailey on the total project budget and updating additional costs and where they go. The budget will be updated regularly.

Total current budget/buyout total is \$17,247,115 as of November 2, 2015. Total adjusted GMP after re-allocation from owner's budget is at \$16,968,872. Budget versus buyout difference – budget gap is \$231,615 or -1.365%. Alternate acoustical material has been elected by Pine Value. Painting contractor may be rebid as contractor objecting to bid documents and bid submitted.

Allowances have been set up to create a budget for future work that will be completed on a time and material basis. Winter conditions is one of these series of allowances. At this time approximately 5-10% of the winter conditions allowance has been expended.

Roofing on D-wing will start next week. JRT roofing recommended a hybrid approach to ice and water shield using ice and water shield and synthetic underlayment. A roof with full or complete coverage of ice and water shield is not necessarily incorrect. Attic ventilation need to be correct to allow for full ventilation of a roof system that will not be able to “breathe.” Ice and water shield acts like a membrane and therefore will not allow for the migration of water and vapor (moisture) in or out of the roof deck and roof system. All moisture in the attic must be emitted by the attic venting. Following the meeting with the subcommittee by way of e-mails the hybrid approach of ice and watershield and synthetic felt was abandoned and the full ice and watershield was elected. JRT Roofing indicated the hybrid method would have an added cost despite

information they submitted with both systems being about the same cost (\$35,800 and \$35,485 respectively). Full ice and watershield was the original intent of the Pine Valley. The specifications should have indicated so. This was not determined until preinstallation meeting. The cost for this additional work and material will be drawn from the Construction Contingency.

Trusses for C-wing were delivered last week with construction to start this week. The slab for the south portion of C-wing is to be poured this week. Pine Valley West Home demolition is underway.

Fred Clary requested clarification of owner contingency and construction contingency. Paul Korz reviewed a detailed line item cost report. Very little has been drawn for the construction contingency. This is there for unforeseen expenses such as Alliant Energy no doing specified work after paving was done. CG Schmidt elected to use H&H to complete necessary work. This will come out of the construction contingency. Any change in the scope of the documents/project that is the owner's decisions should come out of the owner's contingency. Continuing to update budget to date.

Paul Korz presented the GMP amendment update. Total project budget on June 20, 2015 was \$20,932,226. Current budget is \$21,011,099. \$2,886,940 has been paid to date.

Invoices under consideration:

Tom Crofton moved to pay WE Energies \$7,839.75 for natural gas hook-up to new facility. Larry Sebranek seconded the motion. Motion carried.

Tom Crofton moved to pay True North, November invoice \$16,839.04, in budget for contaminated soils. Ruth Williams seconded the motion. There is one more invoice due. Work is complete. Motion carried.

Donald Seep moved to pay CGC Inc. \$7,148.43 for soil testing. Bob Bellman seconded the motion. Motion carried.

Tom Crofton moved to postpone payment to EUA for September and October invoices. Larry Sebranek seconded the motion. Discussion: Jeanetta Kirkpatrick would like to see more paperwork as this is already over budget. In a meeting with EUA, issues were discussed but nothing was resolved with no answers. EUA did offer no charge for loading dock changes and interior boards and will attend meetings at no charge. It was discussed to consider mediation/lawyer. Due to Ben Southwick's time constraints, it was suggested to work out issues face to face in a

meeting set up for January 13, 2016 to move forward and having EUA back to being part of the team. Motion carried.

Tom Crofton moved to pay CG Schmidt \$914,523.26 and Richard Street Supply \$142,810.13 for pay application and supplies. Larry Sebranek seconded the motion. Bob Bellman would like to see itemized bills. These are part of the budget items. Motion carried.

Donald Seep commended Paul Korz for his professional demeanor and patience.

Kathy Cianci reminded the OAC committee that meetings are held every two weeks on Wednesday at 10:00am. Discussed the need for the meetings and who should attend. It was suggested to hold the meetings before or after subcommittee meetings or when EUA would be here for inspections. This issue will be discussed at the next OAC meeting on December 9, 2015 at 10:00am.

Next subcommittee meeting is scheduled for December 14, 2015 at 1:00pm.

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

Meeting concluded at 3:00 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator