

## MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt on Monday, December 14, 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, Donald Seep, Tom Crofton, Larry Sebranek, Virginia Wiedenfeld, Ruth Williams, Kathy Cianci, Steve Alexander, Angie Alexander, Joan Bailey and Irene Walmer were in attendance. Absent: Bob Bellman.

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

Jeanetta Kirkpatrick moved to approve the minutes of the November 30, 2015 meeting. Ruth Williams seconded the motion. Motion carried.

There were no comments on the prior meeting.

Poor soil update: D and C wing imported materials for building pad and undercutting are complete. The connector section of the building is currently under construction. CGC recommends thickened slabs need to be undercut and removed due to soft soils for B-wing. Roughly 1/3 or 40% of the footprint for B-wing is complete. Temporary roads and safety test pits were done for an additional cost of \$31,000. Approximately \$255,000 of the revised allowance of \$270,000 has been used to date on poor soils. This allowance is expected to be exceeded.

There are no potential change orders to review at this time. Paul Korz defined the ice and water shield recommendation to cover the whole roof instead of part way due to conflicting costs. Paul Korz will look at the option of spray insulation at an additional cost. Discussed how the fiberglass insulation and ice/water shield would be for ventilation.

CG Schmidt would like a decision on exterior material, EFIS or siding, for the reuse part of the building as the bids should be sent out soon. One bid from Zander was submitted for EFIS at \$145,000 with an allowance of \$167,000. Discussed the pros and cons of using EFIS or siding. Tom Crofton offered to make renderings of

different siding looks and options. This item will be discussed at an upcoming meeting. Other items to be revisited are the Rockfon acoustical tile, skim coating, food service/duplication of hoods and alternate flooring options. OAC committee felt the original RF1 resilient flooring/wood plank flooring option in a good portion of the building was best and is worth the cost. EUA would like to review these items. Paul Korz reminded the committee that any item not bought out yet is at risk for potential cost increase.

No significant changes in the Owner's Contingency Log since the last meeting. Construction budget: \$17,227,250 as of November 16, 2015. \$17,217,555 as of December 14, 2015. Alternate ceiling tile material is being reconsidered and seeking alternate pricing. Painting bid will be rebid as subcontractor is objecting to bid documents and bid submitted. Flooring alternates proposed are still in review.

Paul Korz presented a GMP document to the subcommittee for review. This will be reviewed with comments from the subcommittee at the meeting on December 28, 2015. After discussion on meeting schedules, Tom Crofton made a motion to hold subcommittee meetings once a month on the second Monday of every month at 1:00p.m. Larry Sebranek seconded the motion. Motion carried. OAC meetings will continue to be held every other Wednesday at 10:00a.m. Donald Seep made a motion to grant the OAC the authority to make decisions on spending money. Tom Crofton seconded the motion. Discussion: It was suggested to look at the resolution to see if the subcommittee had authority to delegate as long as there is no violation of the resolution. It was agreed to wait on the motion until an upcoming meeting to check the resolution rules. Tom Crofton made a motion to postpone the previous motion as more information is needed. Ruth Williams seconded the motion. Motion carried.

Paul Korz reviewed any interruptions in services Pine Valley may experience and the preparation needed to close these services in advance. Interruptions to address include: dietary and laundry services. It is possible it could take four months for the dietary remodel.

Otis Elevator submitted a bid to move the elevator mechanical room for \$28,000. \$50,000 was budgeted for this move. Tom Crofton proposed an option to leave the elevator mechanical room at present location and build additional walls. This is under consideration.

Demolition of the old building has not been bought out yet.

Approximately 10% of the allowances for winter conditions has been spent so far.

Schedule update: Project is currently 3-4 weeks behind the original plan due to contaminated and poor soils, weather, last minute decisions having an impact, roofing and underlayment decision delay, utility delay, demo of West Home and other areas. It was clarified that windows do not need to have the ability to be opened. September 2016 is still the projected date of resident occupancy.

Discussion was held concerning using a clear sealer on the outside masonry due to issues with moisture getting into the block.

DHS will be contacted in January to conduct a site and progress inspection.

Tom Crofton offered to put a kitchen plan together of equipment needed if Pine Valley is buying the equipment.

Joan Bailey has been in contact with Ben Southwick concerning utilizing Leading Age buying group when we will be purchasing furniture and equipment. Purchases over \$50,000 must be approved by the County Board and must be an advertised bid. It was also suggested to consider a bid by CGW-G, a government buying group.

Consideration of invoices:

Tom Crofton moved to approve payment to Dirty Ducts for final invoice for abatement of West Home in the amount of \$10,487.13. Ruth Williams seconded the motion. Discussion: \$3437.00 paid on West Home contract. \$7050.13 paid on 2<sup>nd</sup> portion for old hospital and West Home. \$21,437.00 was the original bid for abatement of West Home with \$18,000 for retainage fee. Motion carried.

Tom Crofton made a motion to approve payment to Lakes Gas of \$200.00 to move gas tank to hook up the generator. Donald Seep seconded the motion. Motion carried.

Jeanetta Kirkpatrick made a motion to approve payment to Stantec for \$4770.44 for a wetland mitigation study for the fill site in the corn field. Virginia seconded the motion. Discussion: This was not budgeted for and included extra soil samples and is the same as a landfill. Motion carried.

Jeanetta Kirkpatrick moved to defer payment to EUA for invoices in the amount of \$19,614.24 (\$9,028.04 for professional/service fees and \$10,586.20 for permits/fees to the DHS for state review and reimbursable's). Total year to date

due: \$42,710.54 (82%complete). Tom Croton seconded the motion. The definition of reimburable's was questioned. This will be discussed at the meeting on January 13, 2016 with EUA and then a decision regarding payment will be made. Motion carried.

Next subcommittee meeting is scheduled for December 28, 2015 at 1:00 p.m. GMP will be reviewed. Next OAC meeting will be December 23, 2015 at 10:00a.m.

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

Meeting concluded at 3:40 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator