

Minutes from December 28, 2015 Sub-Committee for Building Project of Pine Valley Healthcare

Present: Angie Alexander, Ila Hagenston, Joan Bailey, Kathy Cianci, Tom Crofton, Steve Alexander, Robert Bellman, Larry Sebranek, Paul Korz, Fred Clary, Jeanetta Kirkpatrick, Don Seep. Absent: Ruth Williams and Virginia Wiedenfeld.

The Meeting was called to order at 1 p.m. by Fred Clary.

Motion to approve the agenda and verify the posting by Larry Sebranek, seconded by Robert Bellman. Motion carried.

Don Seep moved to approve the December 14 minutes. Seconded by Larry Sebranek. Motion carried.

There are corrections to a previous meeting from 11/30/2015 that Kathy Cianci presented, (attached). Tom Crofton moved to make these corrections to the minutes. Robert Bellman seconded. Motion carried.

Kathy Cianci discussed options that were looked at for meal preparation if the dietary kitchen had to be shut down. Cooking the entire meal on the individual units was approved by the state temporarily while the main kitchen is being renovated. (The Richland Hospital is not able to assist Pine Valley with food preparation.) Ila Hagenston advised that household prep of meals is possible and desirable, with staff adjustments. Once the dietary renovation is complete, a portion of the cooking must return to the main kitchen per the local DHS surveyor. Therefore, a main kitchen will still need to be maintained.

A draft of the amended GMP was presented at the last month's meeting for the committee to review in preparation for today's discussion. Paul Korz opened the discussion of the GMP. Jeanetta Kirkpatrick said there were items on the GMP that she would like explained: Contract Item 100000 for \$29,000 signage, which she feels may not be enough. Paul Korz explained the outside main sign was already in budget for the block and concrete, but the letters to be mounted on this, were not purchased. There is \$24,000 on owners side for signage (writer noted it is under 7.0 interior & exterior signage). Jeanetta Kirkpatrick referred to Page 1 of "inclusions & exclusions", line 15. Moisture mitigation for flooring is excluded. Paul Korz stated a potential \$100,000 cost, but not in budget or contingency. Jeanetta Kirkpatrick referred to line #26, #29, and #35 on page 2 of "inclusions & exclusions". Discussion followed regarding the access road loop, which is being destroyed due to heavy equipment using the road. Breaker rock has been brought in. Fred Clary stated it was the Fire Department that needed this access road, and it could be a gravel road. This is unplanned and unbudgeted. Discussion about #35, which is clean up after construction is done, Paul Korz stated the resident rooms should be cleaned for occupancy of residents to nursing home standards. Fred Clary stated that cleaning is already being done by staff as a normal routine in dietary, so that will be done in kitchen areas anyway. Discussion of window treatments, which is under owners budget, is \$60,000 which may not be enough. Types of window treatments were never discussed with staff. Jeanetta Kirkpatrick also referred to page 3, Fire suppression. She stated that the committee needs knowledge of decisions, since responsibility lies with

the committee. Item on page 3, under electrical systems was discussed by Tom Crofton. He verified that he recalls discussing this issue.

Jeanetta Kirkpatrick questioned Item 3c, on Owners contingency item of \$89,276 and why it is showing on Owners side instead of under the construction budget? Paul Korz stated it is under owner's contingency for contaminated soils, due to not being budgeted for. Trucking part is on the construction side, which raised the construction budget by \$89,276. If there is a change order, CG currently is not taking a percentage at this time.

Jeanetta Kirkpatrick raised concern that we do not have enough money for fees. Fred Clary and Tom Crofton feel that we do. Paul Korz stated two questions are: #1 GMP and #2 is the fee and how it relates to the GMP. Paul stated in regard to unanswered questions as to budget items and what funds are available, we have owners contingency, construction contingency and allowances. Jeanetta Kirkpatrick stated we need to be aware of unfinished items, she wants transparency, and assurance of fees that CG is billing. Paul Korz stated the General Conditions from CG are fixed – that covers overhead during project.

Bob Bellman asked how much did it cost to demolish the West Home and the current nursing home. He asked why we did not know about the contaminated soils before construction. He stated that it is a big expense for gravel to be brought in. Tom Crofton stated the soil borings were not done in the area of current construction. The architect used sub contractors to analyze soil. Discussion followed from Tom Crofton and Paul Korz explaining soil borings. Paul stated he is collecting costs for B wing earthwork right now. Fred Clary stated we are using recommendations of consultants in regard to the soil under west home, even though the three story building has been there for 90 years on these soils and there was not problem with settling nor cracks to the foundation.

Paul Korz states we should look at the logs: 1. Owners contingency 2. Potential change orders. 3. Cost control log. Fred Clary said the committee will need to be conscious of costs moving forward. Tom Crofton noted \$7,500 in additional cost for one extra duplex outlet in resident rooms. Kathy Cianci also stated she is concerned about money for the project because so much of the owner's contingency has been used for this point in the project. Jeanetta stated the cost of remodeling of the old building is really unknown and may hold surprises.

Fred Clary questioned if we should accept GMP amendment – Tom Crofton made a motion to approve, seconded by Jeanetta Kirkpatrick, followed by discussion. Paul Korz needs to answer questions on the GMP. He stated we need a signature on an amended GMP. (Tom Baade had previously presented an IGMP). Following this discussion, Tom made a motion to amend his prior motion to reconsider the GMP at the next subcommittee meeting, after questions are answered. Jeanetta Kirkpatrick agreed to this for the second. Motion carried with Fred Clary, Jeanetta Kirkpatrick, Kathy Cianci, Tom Crofton, Larry Sebranek, Angie Alexander and Don Seep all voting aye. Bob Bellman voted against.

Ila Hagenston, Dietary supervisor reviewed some changes she would like to see for equipment in kitchens. Fred wondered if these could be purchased from the facility operating budget for 2016. Ila is concerned in using 2016 budget for new building items due to insufficient amounts budgeted for this.

Kathy Cianci asked if Fein Brothers bid could be accepted and staff continue to work with them for kitchen equipment needs, as they were the lowest bid when CG Schmidt bid this portion. Don Seep moved to accept Fein Brothers as lowest kitchen equipment bid and staff to work with them to purchase the revised dietary equipment. Seconded by Tom Crofton. Motion carried.

Paul Korz stated that Food Service is in Owners Budget.

Invoices were brought for approval by Joan Bailey. 1. True North for \$1,865.00, this is being held pending detail of services provided by True North. 2. Two invoices from CGC, Inc, for Dec 2015 \$4,977.57 and Nov 2015 for \$7,148.43. Approved by Tom Crofton, seconded by Don Seep. Motion carried.

3. Three EUA invoices that have been pending – all will be held until meeting with EUA on 1/13/16.

Discussion on what authority the OAC has to make decisions. These meetings are not posted. Corporation Counsel will be consulted. Discussed a tour of mock up room following the 1/11/16 meeting. Next subcommittee is Jan 11, 2016. Tom Crofton expressed concern over quality assurance on finishes in new construction. He would like to have interior finishes on OAC agenda.

Meeting with EUA architects on Jan 13, 2016. Paul Korz discussed construction of dry wall for MEP rough-in. The inspection by DHS – will be Jan 19, 2016.

Motion to adjourn at 3:10 p.m. by Bob Bellman, Seconded by Tom Crofton, motion carried.