

## MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt on Monday, March 14, 2016, 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, Donald Seep, Tom Crofton, Virginia Wiedenfeld, Ruth Williams, Larry Sebranek, Kathy Cianci, Steve Alexander, Joan Bailey and Irene Walmer were in attendance. Bob Bellman arrived at 2:05. Absent: Jeanetta Kirkpatrick and Angie Alexander.

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

Tom Crofton moved to approve the minutes of the February 8, 2016 meeting. Ruth Williams seconded the motion. Motion carried.

There were no comments on the prior meeting.

### Buyout update:

*Ceramic Tile:* Changed from resilient flooring to ceramic tile, deduct of \$76,100. Changed tile to Daltile instead of Italian, saving \$31,100.00. Tom Crofton moved to accept the bid from Resch Tile of Birnamwood. Larry Sebranek seconded the motion. Tom Crofton commented he was surprised the Italian tile was part of the specs. Motion carried.

*Painting:* Original bid was for \$112,000.00. CG Schmidt has written a subcontract to the low bidder of Schmelzer Painting. Revised base bid is for \$149,431.00 resulting in an increased difference of \$34,836.00.

Discussion held concerning one color versus two colors for interior walls. Kathy Cianci explained this is better for the residents visually. Tom Crofton moved to accept the bid for using two colors of paint in resident rooms. Donald Seep seconded the motion. Motion carried.

*Exterior Cladding:* Discussion continues on the pros and cons of EFIS versus metal siding. Budget allowance for EFIS was \$145,080.00. Current estimates: metal siding - \$130,000.00 to \$165,000.00, EFIS - \$90,000.00 to \$145,000.00, Cementitious siding - \$95,000.00 to \$135,000.00. Cost and maintenance issues are concerns with EFIS as the caulk may fail, collecting moisture behind it creating mold issues and re-caulking could be costly upkeep. Tom Crofton feels metal siding may be cheaper in the long run but will require architects to spec this area out with an additional fee needed for bids to go out. Donald Seep moved to approve metal siding in place of EFIS. Tom Crofton seconded the motion. Discussion: the same color would be achieved for metal siding as the other color schemes are that are in place. Steve Alexander feels EFIS looks better and doesn't feel caulking would be a problem. Motion carried.

Owners Contingency Log: Owner contingency budgeted \$964,012.00. Total approved owner expenditures from owner's contingency to date is \$771,024.00. Remaining owner contingency after approved items is \$192,988.00. Total identified and pending changes total \$304,820.00 leaving an anticipated remaining owner contingency of \$111,832.00 or 11.60% owner contingency remaining.

*Pending change orders:*

- RFI 77 Bollards around fuel tank for diesel generator required by state – H&H Electric for \$3,100.00. Generator inspection scheduled for today which could cost time and materials. Temporary cement barriers are in place now. Tom Crofton moved to approve the installation of bollards. Virginia Wiedenfeld seconded the motion. Motion carried.
- Loading dock extension making more paved area for easier truck maneuvering is still under discussion.
- CB#2 – Donald Seep made a motion to accept deduct for loading dock area.
- CB#3R – Moving duct work, allowance of \$30,000.00. Larry Sebranek made a motion to accept CB#3R for \$19,089.00 to NAMI for MEP coordination and H&H Electric for lighting and access control changes. Donald Seep seconded the motion. All voted aye except Tom Crofton voted no. Motion carried.
- CB#4 – Should be no cost to the project.
- RFI 38-1 – Civil manhole elevation and plumbing did not match up. Gerke replaced the pipe on B-wing. Donald Seep moved to approve \$1,500.00 for pipe replacement. Fred Clary seconded the motion. Larry Sebranek and Tom Crofton voted no. Motion carried.
- RFI-22 – Virginia Wiedenfeld moved to approve Geo-field tree removal for \$1,000.00. Ruth Williams seconded the motion. Motion carried.
- RFI-50.2 – Heat detectors and additional insulation dams must be added to the attic part of fire alarm system and need to be accessible to meet code. Tom Crofton moved to approve adding heat detectors and more insulation dams to meet code. Ruth Williams seconded the motion. Motion carried. Tom Crofton suggested going back to EUA with this.
- RFI 44-Part 2 – Changing fixture in resident unit entry. Heat lamp placed outside of the resident bathroom was changed to light fixture. Receptacles are to be duplex outlets for all resident rooms. Tom Crofton made a motion to approve changing heat lamp to light fixture and double duplex outlets in resident rooms for a difference of \$1,249.00. Larry Sebranek seconded the motion. Motion carried.
- Doors A-126 – Convert to emergency egress door. This door is required by the Fire Chief. The majority of the cost is by the electrician. Tom Crofton made a motion to approve converting to emergency egress door for \$3,923.00. Larry Sebranek seconded the motion. Motion carried.
- RFI 84 – CBRF Exam room lighting. Change sconce light to under cabinet lighting. Tom Crofton moved to change lighting to under cabinet lighting for a credit of \$317.00. Ruth Williams seconded the motion. Motion carried.
- OE fixture delete, grab bars deduct-horizontal 72” to 48”, grab bars vertical 14” grab bar.

- RFI 81 – Change door A03. Lower level main electrical area ended up being larger than anticipated taking up an office space thus eliminating a door. Donald Seep moved to approve eliminating door saving \$404.00. Tom Crofton seconded the motion. Motion carried.

*Estimated changes:*

- Poor soils coverage will be finalized upon the completion of B-wing.
- Winter conditions allowance coverage – Waiting for any other charges that may have been incurred. Winter conditions estimates are now at \$35,000.00 or less. Other allowance coverage will include fuel allowance.
- Casework modifications are pending.
- Mirrors – change in mirror in resident rooms deduct or upgrade to wood framed – pending. EUA has asked for two options included in the finished carpentry. Custom wood frames on mirrors could add \$14,000.00 to the cost. This discussion will be held at a later date.
- CB#4 – bid not qualified.
- Security camera parking lot – More research to be done for additional security cameras recommended by the sheriff's department.
- FI- 91 – Box Vent at the mechanical room – Additional vents are needed for the attic space. Pending.
- Potential dietary buyout savings. Budgeted for \$300,000.00. Bid from Fein Brothers is \$260,807.38 and is not all inclusive. Additional appliances to be purchased include five oven/stoves, five refrigerators, small appliances and washers/dryers. Virginia made a motion to approve the bid from Fein Brothers for \$260,807.38. Ruth Williams seconded the motion. Motion carried.

Utilizing a moving company to assist with the move: It was highly recommended to utilize a professional moving company to help with moving a majority of the items needed to be moved for moving day. Kathy Cianci met with Grabel Movers and discussed the process. \$24,000.00 is in the budget for moving. She also stated that they would work with local movers. Virginia Wiedenfeld made a motion to hire Graebel Movers subject to budget amount. Ruth Williams seconded the motion. Motion carried.

Construction Update: D-wing is ready for paint. Finishing dry wall in C-wing. Focus will be on planning the move, renovation phase and FF&E.

A&A Environmental has done an environmental survey on the existing bed wing. A bid package will be prepared for asbestos removal in the next month.

Consideration of invoices and contracts/agreements:

- CG Schmidt pay application #5 for the month of February: \$1,575,091.92 - \$1,421,488.12 to CG Schmidt and \$153,603.12 to Richard Street Supply. Project is beyond 50% of the work in place. Tom Crofton moved to approve payment of pay application #5 to CG Schmidt and

Richard Street Supply in the amount of \$1,575,091.92. Larry Sebranek seconded the motion. Discussed that itemized invoices are kept for reference. \$8,454,221.00 has been paid out to date which includes today's pay application. CG Schmidt will have a complete accounting to date for next month's meeting. Motion carried.

Tom Crofton made a motion to approve an invoice to Dirty Ducts for asbestos removal in the amount of \$4,849.30. Virginia Wiedenfeld seconded the motion. Motion carried.

Tom Crofton made a motion to approve payment to CGC for concrete/masonry testing in the amount of \$1,794.16. Larry Sebranek seconded the motion. Motion carried.

EUA - Six outstanding invoices - February total due is \$57,208.00. Credit from EUA for permits, fees and some interest in the amount of \$10,902.00. Discussion continues for payment to EUA.

Alliant Energy utilities for two meters, one meter for work trailers and one meter for temporary service for construction is \$5,220.00 and has been paid by Pine Valley Healthcare. Allowance of \$18,000.00 is in the construction budget and is identified through winter conditions and may be credited back from CG Schmidt's construction contingency. Paul Korz will work with Joan Bailey on where this cost comes out of as it is already paid.

Next subcommittee meeting is scheduled for April 11, 2016 at 1:00 p.m.

\*Ruth Williams made a motion to move to closed session at 3:05p.m. Virginia Wiedenfeld seconded the motion. Roll call vote: 8 yes votes.

3:48p.m. – Donald Seep made a motion to return to open session from closed session. Tom Crofton seconded the motion. Motion carried.

Tom Crofton made a motion to adjourn the meeting. Virginia Wiedenfeld seconded the motion. Motion carried.

Meeting concluded at 3:48 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator