

## \*AMENDED MINUTES OF CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee with CG Schmidt on Monday, April 11, 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, Tom Crofton, Virginia Wiedenfeld, Jeanetta Kirkpatrick, Larry Sebranek, Steve Alexander, Angie Alexander, Joan Bailey, Barb Scott, Ila Hagenston and Irene Walmer were in attendance. Bob Bellman arrived at 2:25. Absent: Donald Seep, Ruth Williams and Kathy Cianci.

Tom Crofton moved to approve the agenda and verify the posting. Virginia Wiedenfeld seconded the motion. Motion carried.

Paul Korz clarified ceramic tile allowance (\$330,000), RF3 deduct of \$76,100 = \$406,100, net savings of \$31,000 for a total of \$375,100. Larry Sebranek moved to approve the minutes of the March 14, 2016 meeting. Tom Crofton seconded the motion. Motion carried.

Tom Crofton would like to see Kwalu bid for the furniture. Pricing was submitted with commissions, shipping, etc. taken into consideration. Christopher Peterson is the contact person. Joan Bailey has been in contact with Kwalu.

### **IT Closet report and consideration of alternatives:**

Barb Scott presented a summary for the IT closets. Specs and actual spacing behind racks was not correct according to the original request. A heat pump sits above the rack in D-wing. With the ceiling mounted heat pump, pump failure will require a remodel of the room causing D-wing to be without any networking. Installation of heat pumps in C and B-wing IT closets has been stopped at this time. Several options were discussed. Cooling is the issue not heating. Jeanetta Kirkpatrick made a motion to recommend adding a drip pan to the D-wing IT closet heat pump, for C & B wings add ventilation with no heat pumps needed based on the heat load and cooling requirements, wait on A-wing to see if it would be too hot in closet and ask HVAC designer to redesign the closets. Tom Crofton seconded the motion. Motion carried.

### **Consideration of recovering of conference room chairs:**

Joan Bailey presented an estimate for re-upholstering the conference room furniture to be reused in the new facility. \$3,375 was budgeted for new furniture. Two bids were received: Countryside Re-upholstery - \$970.00 for 9 chairs, 2 loveseats and 2 cushioned side chairs (re-finishing would be done by another party). Joan Carley Upholstering - \$780.00 for 9 chairs plus refinishing wood frames, 2 cushioned love seats and 2 cushioned side chairs. Fabric to be purchased by Pine Valley estimated at \$800.00. Larry Sebranek made a motion to approve the bid from Joan Carley for \$780.00 plus fabric at \$800.00 for a total of \$1,580.00 to reupholster conference room

furniture. \*Virginia Wiedenfeld seconded the motion. \*Jeanetta Kirkpatrick opposed. Motion carried.

**Utilizing a moving company to assist with the move:**

Angie Alexander reported talking to Sauk County pertaining to utilizing a moving company to help move larger items to the new facility. Sauk County highly recommended using a moving company. Grabel Movers will train staff and volunteers. Pratt Freight was also consulted to do some of the move. Jeanetta Kirkpatrick made a motion to contract with Grabel Movers. Tom Crofton seconded the motion. Discussion: It was questioned if this would need to be bid. Fred Clary will check with Corporate Counsel if this would fall under consulting. Motion carried

**Report on appliance bid request:**

Bid request went to the paper this week.

**Discussion of fire caulking response:**

A complaint has been filed concerning the proper installation of Fire Stop which prevents the spread of smoke. Paul Korz explained that all installers are certified and that proper procedure was followed and will provide how the process works in writing to Victor Vlasak and Ben Southwick.

**Design update/issues:**

*Kitchen ceilings* were under reconsideration due to the cleanouts needed above the range hoods. Option 1: Ceiling is scheduled to be dry wall and would need four different access points due to the system above hood.

Option 2: Add a partial acoustic tile/grid system at a cost of approximately \$6,000.00 in each kitchen.

Option 3: Ceiling would be complete acoustic tile/grid in all of the area at approximately \$2,300.00 in each kitchen, eliminating drywall, painting, etc.

Tom Crofton made a motion to proceed with option 3 as this seems more doable. Virginia Wiedenfeld seconded the motion. Motion carried.

*Metal Panels:* Paul Korz presented options of the metal panel study done with EUA.

Option 1: Monolithic with one color on one building area and another color on the other area of the reuse portion of the building.

Option 2: Incorporate a different color band around the windows.

Tom Crofton proposed option 3: Use a darker color above and below windows to be more consistent with the new building.

These options will be discussed with EUA at the OAC meeting on Wednesday.

*Site Concrete:* The walking paths were bid out as asphalt for \$68,000.00 but a recommendation is to go with concrete. Payne and Dolan would do concrete for \$68,000.00. Augelli submitted a

bid for \$41,000.00. Tom Crofton made a motion to go with the concrete versus asphalt for the walking paths. Virginia Wiedenfeld seconded the motion. Motion carried. Tom Crofton discussed the grade and drainage in the courtyards and the need for down spouts off of the roofs. Paul Korz and Ben Delzer commented that these things have been taken into consideration. *Winter conditions allowance:* Current overage is \$18,700.00 including \$5,520.00 in natural gas invoices from Alliant Energy from Pine Valley. As of last month WE Energies was paid \$709.00. Paul Korz will review the numbers to make sure they are correct and updated.

### **Cost Control log review:**

*Original owner contingency - \$964,012.00.* Total approved owner expenditures from owner's contingency is \$778,115.00 (construction = \$562,565 and owner = \$215,551.00). Remaining owner contingency after approved items is \$185,897.00. Pending change orders identified include: truck dock drive extension (deduct \$2,990.00), construction bulleting #4, construction bulletin #5 – accent walls and countertop material, mirrors – change in mirror in resident rooms deduct or upgrade to wood framed, RFI 97 – generator enunciator panel location, dedicated cooling unit for data closets, RFI 102 – countertop and veneer changes, neighborhood kitchen countertops – material, and kitchen ceiling modifications. Remaining owner contingency after pending items is \$182,907.00. Estimated changes include: poor soils allowance overage – still getting numbers clarified, main parking lot earthwork requirements, winter conditions allowance overage, phasing and unforeseen A-wing renovations, other allowance overages – need updating with paint, casework modifications – could be zeroed out, security cameras parking lot recommended by the sheriff s department, moisture mitigation for flooring due to concrete moisture and currently monitoring moisture before laying flooring, RFI -91 – box vents at the mechanical room, asphalt sidewalks to concrete sidewalks, bond interest savings, metal panel redesign and potential dietary buyout savings. Total identified and pending changes is \$241,729.00. Anticipated remaining owner contingency after estimated items is minus \$55,832.00 or roughly minus 5.79%.

*Original Construction contingency – \$467,836.00.* Approved construction contingency change orders include: roofing underlayment \$35,494.00, reroute the water and transformer conflict \$1,537.00, conduit install for Alliant Energy \$3,901.00, temporary asphalt pavement markings-east lot \$400.00, quick ship frames \$3,700.00, concrete paving at loading dock \$4,100.00, gyp and steel stud CB#1 \$900.00, RFI 50.2 heat detectors \$1,932.00, RSS sales tax on 14710R-026 \$1,661.00, roofing \$5,000.00, water lateral break 3/2/16 near main entry \$3,500.00, miscellaneous drywall RFIs \$1,340.00 and miscellaneous for March \$2,500.00 subtotal \$65,965.00. After approved PCO's remaining construction contingency is \$401,871.00. Anticipated remaining contingency percentage is 85.90%.

### **Consideration of counter and window sill surfaces:**

Recommendations of counter top material by EUA:

Option 1 – cultured marble/typical vanity with plastic everywhere else

Option 2 – solid surface/specialized look - for sink areas/areas that have a potential for spills

Option 3 – solid surface quarts/looks like stone – not shown anywhere in households.

No cost information back at this point. Currently the surface is bid at laminate other than solid surface in kitchens, all same material throughout. Tom Crofton made a motion to research solid surface and laminate. Virginia Wiedenfeld seconded the motion. Motion carried.

Window sill surfaces will all be cultured marble. Estimated changes are pending.

**Total project update:**

Painting is underway in the D-wing and have started ceramic tile prep. Finishing the drywall in C-wing with painting to start soon. Roofing is being finished on B-wing and starting rough-in and drywall.

**Consideration of invoices and contracts/agreements. A-wing abatement:**

Joan Bailey presented invoices for payment.

Tom Crofton moved to approve payment to CGC in the amount of \$1,034.82. Larry Sebranek seconded the motion. Motion carried.

Tom Crofton moved to approve payment to CPRS for ground penetrating radar system for water line in the amount of \$700.00. Virginia Wiedenfeld seconded the motion. Motion carried.

Tom Crofton moved to pay all outstanding invoices to EUA in the amount of \$68,236.00.

Jeanetta Kirkpatrick seconded the motion. Discussion: Agreement to be followed. No charge for changes unless we ask for it. Discussed what is involved with the agreement. Motion carried.

Jeanetta Kirkpatrick made a motion to approve pay application #6 to CG Schmidt for \$1,462,321.56 and Richard Street Supply for \$690,927.44 for a total of \$2,153,249.00. Bob Bellman seconded the motion. Bob Bellman questioned seeing an itemized detail of charges.

Joan Bailey has itemized invoices for review. Motion carried.

Tom Crofton commented the contractors need to know how much we appreciate them.

A-wing abatement schedule has not been determined as of yet.

**Next subcommittee meeting** is scheduled for May 9, 2016 at 1:00 p.m.

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

Meeting concluded at 3:45 p.m. with cake being served thanking outgoing members Tom Crofton and Virginia Wiedenfeld for their dedication and support.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator/By: IMW