

MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a special meeting of the Pine Valley construction subcommittee on Monday June 13, 2016, starting at 1:00 pm in the Pine Valley family room.

The meeting was called to order at 1:00 pm by Fred Clary.

In attendance were: Ruth Williams, Richard McKee, Larry Sebranek, Fred Clary, Jeanetta Kirkpatrick, Don Seep, Kathy Cianci, Paul Korz, Joan Bailey, Steve Alexander, Angie Alexander and Irene Walmer. Bob Bellman and Jim Huffman arrived at 2:10p.m.

Larry Sebranek moved to approve the agenda and verify the posting. Richard McKee seconded the motion. Motion carried.

Jeanetta Kirkpatrick moved to approve the minutes of the May 27, 2016 meeting. Richard McKee seconded the motion. Motion carried.

No comments were made in review of the prior meeting.

Consideration of bids:

Metal Panel bids: Bids were received from Muza Metals, Architectural Metals and Bachmann Metals. Muza Metals is the low bidder of \$217,268.00. Discussed the downfalls of cementitious siding and an industry alert on EFIS. Approving metal panels could have an impact on the budget down the road. It was suggested to approve metal panels and move forward. Donald Seep moved to accept the bid from Muza Metals of \$217,268.00 for metal panels instead of using EFIS with original allowance of \$145,080.00, creating an overage of \$72,188.00. Richard McKee seconded the motion. Motion carried.

Landscaping: Initial bid result totals after deduct for maintenance came from C&C Landscaping - \$76,402.00, Niesen and Sons - \$52,598.00 and Maple Leaf Landscaping - \$146,236.00. Bids are unqualified and not reviewed. Courtyards are to be done first with the last quarter of landscaping to be done in the spring. It was discussed to plant prairie grass to the outer construction areas. Paul Korz recommended going with a 30 day maintenance and a one year warranty on the plants and shrubbery. Larry Sebranek made a motion to go with Niesen and Sons bid of \$52,598.00 excluding the 2 year maintenance, no prairie grass and warranty on the shrubbery. Ruth Williams seconded the motion. Motion carried. Paul Korz will finalize the bid to qualify only for $\frac{3}{4}$ of the site to be done now with the remaining $\frac{1}{4}$ to be done later.

Signage: Two bids were reviewed from BL Signs - \$41,427.00 and Greeley Signs - \$40,989.95. Interior, room signage and monumental sign were approved. Monumental sign is being installed now. Larry Sebranek made a motion to approve the bid from Greeley Signs for \$40,989.95. Richard McKee seconded the motion. Discussed delivery and installation need to be in place for the final inspection. Inside signage has time restrictions. Discussed way finding signage and if this is part of the original plan and assuming bid package is complete including way finding signage as part of it. Kathy Cianci, Angie Alexander and Ben Delzer will review signage plans to determine if way finding signage is included. Discussed going with the bid which includes way finding signage and proceed as motion allows. Motion carried.

Project budget update-Owner's Contingency Log, Construction Contingency and Allowance Log:

1. Truck dock drive entrance: Jeanetta Kirkpatrick made a motion to approve the truck area extension with a base course and binder course for \$2990.00. Ruth Williams seconded the motion. Motion carried.
2. Fiber entrance to building: The telecom system between B and C-wings did not match where it was to enter the building on A-wing. Relocation from B to A-wing would require additional copper cabling at an estimated cost of \$5232.00. Richard McKee moved to approve additional cabling. Jim Huffman seconded the motion. Motion carried.

3. Flooring moisture mitigation: No change order written for area A. Change order to be written for B-wing now as this is currently being done. Donald Seep moved to approve using the \$129,000.00 with \$56,000.00 already used for moisture mitigation in B-wing. Jeanetta Kirkpatrick seconded the motion. Motion carried.
4. Gasoline contaminated soil northwest Geo-field is owner cost estimated at \$11,269.00.
5. Power to back draft dampers: Original plan did not show power to dampers. Richard McKee made a motion to approve additional power to dampers for \$1,820.00. Donald Seep seconded the motion. Motion carried.
6. Door function: Discussed providing electric Mag-lock, estimated cost of \$1,197.00, to D wing dining room door leading outside. Providing a wireless door bell was also suggested.
7. Sidewalks for egress: Estimated cost for sidewalks is \$1,500.00
8. Door access control: Adding access control to seven doors for B, C and D-wings allows persons outside to use card reader to enter back in facility from courtyards. This change is estimated at \$23,347.00. This needs approval to close up buildings. Minutes will be reviewed from previous OAC meetings what was discussed, why is it necessary and if not, why it is recommended. Donald Seep moved to delegate the decision to the OAC committee. Jim Huffman seconded the motion. Motion carried. Hold until 6/15/16 OAC meeting. This will also be discussed at the building meeting tomorrow with Barb Scott and Jason Marshall.
9. Room changes required for battery and liquid oxygen: Oxygen storage area must meet code requirements as well as a rated room with appropriate exhaust. Angie Alexander reported finding a place for battery charging. Paul Korz stated there is no way to accomplish this at this time. No further action was taken.
10. Parking lot security cameras: Sheriff's department initiated the need for security cameras in parking areas and was also recommended by the County IT. Basic cameras that would fit on a brain box are estimated at a cost of \$5,638.00. Larry Sebranek made a motion not to install 2 security cameras in the parking lots. Bob Bellman seconded the motion. Kathy Cianci spoke on the need for security to the building. Discussion held on the pros and cons of providing security cameras. A roll call vote was requested. Yes votes for not installing cameras: Jim Huffman, Larry Sebranek, Fred Clary and Bob Bellman. No votes in favor of installing cameras: Jeanetta Kirkpatrick, Richard McKee, Ruth Williams, Donald Seep, Kathy Cianci, Angie Alexander and Steve Alexander. Motion defeated. Richard McKee made a motion to approve 2 cameras for the parking lots. Ruth Williams seconded the motion. Discussion was held on the placement of the cameras. Angie Alexander explained the cameras would be facing toward the entrances from the back of the parking lots. Roll call vote in favor of installing 2 cameras in the parking lots: Bob Bellman, Steve Alexander, Angie Alexander, Kathy Cianci, Donald Seep, Ruth Williams, Richard McKee, Fred Clary, Jeanetta Kirkpatrick, Fred Clary and Jim Huffman. Voting not in favor of security cameras: Larry Sebranek. Motion carried.
11. Construction manager fee, bond and insurance adjustments – OCO 27 and R027: \$6,964.00 is the direct cost from sub-contractors to CG Schmidt. Jeanetta Kirkpatrick made a motion to approve payment of the fee of \$6,964.00 to CG Schmidt. Richard McKee seconded the motion. Motion carried.
12. Library door opening option 1: The opening of the Library doorway in D-wing was designed for a 3' door. Option 1 would be to remove the door and frame which would leave a 38" opening with an estimated cost of \$1,200.00.
13. Library door opening option 2: Option 2 is to redo the header and steel studs and reframe to 48" at an estimated cost of \$5,000.00. Jeanetta Kirkpatrick recommended going with door option #1. Larry Sebranek seconded the motion. Discussed whether all wheelchairs would fit through a 38" opening. Jeanetta Kirkpatrick rescinded the motion. Richard McKee made a motion to accept option #2 without a door and with a 20% variance. Bob Bellman seconded the motion. Larry Sebranek voted no. Motion carried.
14. Toilet paper holders for dropdown grab bars: No discussion.
15. Aluminum doors in dining room: There is no cost and is off the table.

Allowance log update:

1. Select demolition of the existing A-wing for remodeling – allowance of \$211,628.00 based on time and materials with \$26,000.00 incurred so far.
2. Electric fireplace has an allowance of \$5,000.00 and should be under this amount.
3. EFIS/Metal wall panels based on initial bids received May 6, 2016 by Muza - \$217,268.00. Initial allowance - \$145,000.00 results in a difference of \$72,268.00.
4. Skim coat walls – water based acrylic allowance - \$25,000.00. Projected cost - \$9,500.00 resulting in a savings of \$15,500.00.
5. Painting allowance - \$114,595.00. Committed total - \$155,399.00 making a difference of an additional \$40,804.00.
6. Ceramic tile allowance - \$330,000.00. Committed total - \$375,500.00 with a difference of an additional \$45,500.00.
7. Interior signage allowance - \$29,000.00. Committed total - \$40,989.00 resulting in an additional \$11,989.00.

Construction contingency update: Reviewed approved POC's including temporary refrigeration storage of \$40,000.00.

Estimated changes:

- Temporary roads - \$20,000.00
- Additional general conditions due to extended durations - \$75,000.00.
- Additional floor prep due to alkali reaction/chert - \$20,000.00
- Intumescent paint - \$20,000.00
- Grading and clean up of fill site - \$10,000.00
- Total estimated changes - \$145,000.00

Consideration of invoices, pay applications and contracts:

Joan Bailey presented the following vouchers for consideration:

Jeanetta Kirkpatrick moved to approve payment of \$9,071.37 to EUA for ongoing expenses. Ruth Williams seconded the motion. Motion carried.

Larry Sebranek moved to approve payment of pay application #8 to CG Schmidt in the amount of \$600,924.02. Jim Huffman seconded the motion. Motion carried.

Jeanetta Kirkpatrick moved to approve payment to Richard Street Supply in the amount of \$79,163.43. Ruth Williams seconded the motion. Motion carried.

Selection of next meeting dates: Jeanetta Kirkpatrick stated she would not be able to attend the next OAC meeting. Richard McKee was appointed to replace Tom Crofton at the OAC meetings. Due to a conflict with UW committee meetings for Bob Bellman and Jim Huffman, it was discussed to try changing the time of the building subcommittee meeting to 2:00p.m. Next meeting has been scheduled for July 11, 2016 at 2:00p.m.

Adjourn: Bob Bellman made a motion to adjourn the meeting. Jim Huffman seconded the motion. Motion carried.

Meeting concluded at 4:50 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator