

MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a special meeting of the Pine Valley construction subcommittee on Monday July 25, 2016, starting at 1:00 pm in the Pine Valley conference room.

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

In attendance were: Ruth Williams, Richard McKee, Fred Clary, Jeanetta Kirkpatrick (arrived at 1:15), Don Seep, Jim Huffman, Kathy Cianci, Paul Korz, Steve Alexander, Angie Alexander and Irene Walmer. Therese Deckert attended in regards to agenda item #8. Absent: Joan Bailey, Bob Bellman, Ben Delzer and Larry Sebranek.

Ruth Williams moved to approve the agenda and verify the posting. Jim Huffman seconded the motion. Motion carried.

Richard McKee moved to approve the minutes of the July 11, 2016 meeting. Ruth Williams seconded the motion. Motion carried.

Consideration of invoices, pay applications and contracts: Therese Deckert presented invoice/pay application from Richard Street Supply in the amount of \$590,343.09 and CG Schmidt for \$5,435.32 for a total of \$595,778.41. Paul Korz noted $\frac{3}{4}$ of the project has been billed for work in progress. Jim Huffman made a motion to approve payment in the amount of \$595,778.41 for invoice/pay application. Richard McKee seconded the motion. Motion carried.

Abatement of bed wing was discussed at the last OAC meeting to consider if rebidding was necessary. It was determined to go ahead with Dirty Ducts on time and material not to exceed \$264,000.00 with the assumption that all known areas are suspected to need abatement. Donald Seep asked for clarification what the exclusion of ceramic tile on the bids meant. Paul Korz explained if there is lead in the tile it cannot be recycled but could be taken to a landfill not crushed with clean material. There is a potential that out of scope issues could increase the cost. Richard McKee made a motion to authorize the bid for abatement to Dirty Ducts for time and material not to exceed \$264,000.00. Jim Huffman seconded the motion. Motion carried.

Kathy Cianci requested clarification for Bob Bellman why the demo budget was set too low. Demo budget is \$265,000.00 with the low bid at \$200,000.00. This may be confused with the abatement budget.

Demolition low bidder was Robinson Brothers for \$210,000.00. Jeanetta Kirkpatrick made a motion to go with the low bidder contingent on clean materials remaining on site with a deduct of \$10,000.00. Jim Huffman seconded the motion. Motion carried. Discussed what could be left in the building for demolition. Other county departments will be offered items not used in new building. The county highway department shows an interest in the materials but has made no commitment.

Consideration of window covering bid: Six bids were received.

G.F. Basic American - \$98,953.52

Direct Supply - \$76,084.04

Creative Business Interiors - \$70,150.00

Wertz Floor & Home - \$65,500.00

Emmons Business Interiors - \$56,940.00

Phoenix Textile Corporation - \$45,497.66

Bids were reviewed and discussed. Donald Seep made a motion to approve the bid from Phoenix Textiles for \$45,497.66 pending confirmation they meet code requirements. Ruth Williams seconded the motion. Motion carried.

Kathy Cianci has talked to Jeff Bogart, EUA interior design team, concerning art work. His recommendation would cost approximately \$16,000.00 for 65-70 pieces installed but not defined. Discussed using art that would

include past history of Pine Valley and the county. Fred Clary suggested waiting until after the move to see how much is used from old building then fill in if needed.

Project budget update – Owner’s Contingency, Construction Contingency:

There were no changes or additions presented today. Paul Korz reported a slightly different carpet adhesive was used that saved approximately \$10,000.00.

Kathy Cianci addressed a request from Bob Bellman to clarify the entry item of \$82,000.00 for CG Schmidt’s additional cost. Paul Korz explained general conditions are not fixed for labor. Management labor will be higher due to several conditions pertaining to project taking longer than anticipated. Inclusions and exclusions are not fixed in certain areas. Currently CG Schmidt has three persons on site now through October. Two will remain for the rest of the year.

Intumescent paint is still in question and needs to be addressed. This is where there are steel lintels around the windows that need this paint.

Project schedule review – construction and owner activities:

7/29/16 – Construction cleaning of D-wing starts.

8/8/16 – Local inspections start , Tracy Johnson.

8/19/16 – DHS inspection.

9/2 - 9/14/16 – Substantial completion.

9/6 – 9/26/16 – Owner training, FF&E, preparation.

10/6/16 – Resident move into new building.

October 15, 2016 is the projected completion date of the Physical Therapy suite. The other areas should be complete by the end of the year. Kathy Cianci reported the equipment is here for the dietary country kitchens. Still waiting for news on Focus on Energy grant. This may not be completed until 2018. However, a separate claim for energy efficient dishwashers will be processed now.

Niesen and Sons is installing the erosion mat currently and will be back to till and seed soon. Starting on the courtyards soon.

Selection of next meeting dates: Next meeting has been scheduled for August 8, 2016 at 2:00p.m.

Adjourn: Ruth Williams made a motion to adjourn the meeting. Jim Huffman seconded the motion. Motion carried.

Meeting concluded at 2:30 p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator