

MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee on Monday February 13, 2017, starting at 2:00 pm in the Pine Valley community room.

The meeting was called to order at 2:05 pm by Fred Clary.

In attendance were: Don Seep, Fred Clary, Bob Bellman, Jim Huffman, Ben Delzer, Kathy Cianci, Steve Alexander, Angie Alexander, Jeanetta Kirkpatrick and Irene Walmer. Absent: Larry Sebranek.

Ruth Williams 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 January meeting. Ruth Williams seconded the motion. Motion carried.

Review of prior meeting: None noted.

Update on asbestos/lead and its disposal, cost: A&A Environmental testing results for roofing materials on existing building were good with no added cost to abatement of building so far. More tests need to be done on the renovated part of the existing building roof. The north and south bed wing have lead containing block. Ben Delzer discussed rules pertaining to the reuse of lead contaminated materials and suggested applying for a variance. One option is to bury material on site. Roughly 8 feet would need to be filled on top of what exists now. Crushed material would result in approximately 2,000 yards of material and all would be needed to use as fill. Alternate suggestion is to demolish the building then separate materials and ship to Sun Prairie. Additional cost of a variance would be around \$6500.00. If no variance were issued, the materials would need to be shipped out. Richard McKee made a motion to allow up to \$6500.00 to go ahead and apply for a variance. Donald Seep seconded the motion. Discussed if variance is approved then move ahead with crushing and filling with the materials. Motion carried.

A&A Environmental reported the old plans of the building from 1956-58 show vermiculite under the concrete slab of the north and south bed wing. There could be less than 1% of asbestos in the vermiculite although Ben Delzer recommends this being tested. Discussed if the slab could be left during demo and to fill over the top and not disturb it. Ben Delzer will look into this with any cost for testing and report at next meeting. Richard McKee made a motion to authorize up to \$1200.00 for vermiculite testing. Ruth Williams seconded the motion. Motion carried.

Update on warranty issues. Nurse call system, etc: Angie Alexander has contacted Omni regarding the warranty of the nurse call system. The manufacturer reported many of them damaged had been dropped. Angie Alexander questions this as being the reason for the pagers not functioning correctly. These have been replaced and repaired as 50% of them were damaged. Angie is waiting for a response back if the replacement pagers will be honored under warranty. Rubber boots are now being used for protection. Fall mat delay-time has been set up correctly now and functioning properly at this time. Angie will continue to do testing on the pagers and fall mats. Discussed concerns with future operational costs of the nurse call and fall mat systems.

Issues with the wood veneer delaminating was inspected by the manufacturer last week. They have offered to replace the product. Vogel Brothers and CG Schmidt will cover the labor costs. There are around 20 items on the punch list. Ben Delzer is working on this with Steve Alexander and Kathy Cianci.

Update status of Focus on Energy: CG Schmidt and EUA have gathered all documents for review and submitted to Focus on Energy. Site inspector was here last week and Ben Delzer reports all went well. Greg Zastrow shared response from Focus on Energy that one month after documentation is reviewed and accepted, the funds will be released. When finalized, the Trustees and subcommittee will be notified when funds are received.

Review of renovation schedule: Abatement on the south end will begin March 15th for a duration of 6-8 weeks. Demo could start after this with demo possibly done by May 15th. Final inspection of renovated area is scheduled for March 7th. Vacating existing building the week of the inspection. After demo is complete, finish site work, parking lots and other areas with completion by the end of June. Discussed waiting until the demo of existing building is done to determine if the roof on the A-wing will need to be replaced.

Project budget update - Owner's Contingency (artwork), Construction Contingency: Demo cost overage resulted in an additional \$135,000.00 from original costs by Dirty Ducts and Robinson Brothers. PCO-1100 and 1101 – CG Schmidt received a check from EUA for their contribution to cover these change orders. Jeanetta Kirkpatrick made a motion to accept the check. Richard McKee seconded the motion. Motion carried. One freezer was one foot shorter in height than it should have been. Fein Brothers has offered \$5500.00 instead of replacing it. It was decided to keep the freezer and make it work. Area well grate is somewhat open and about 5 ½ feet deep. Discussed putting a steel grate over this. Richard McKee made a motion to put steel grate over the well not to exceed \$2100.00. Bob Bellman seconded the motion. Motion carried. The air handler unit on roof requires a railing since it is close to the edge. Cost - \$5,500.00. Plans call for sealing the existing laundry room concrete but using epoxy is suggested due to safety issues. Richard McKee made a motion to use epoxy in laundry room floor up to \$1,955.00. Jim Huffman seconded the motion. Motion carried. Jeanetta Kirkpatrick made a motion to allow Pine Valley to spend up to \$10,000.00 of the budgeted money for artwork. Ruth Williams seconded the motion. Motion carried. A-wing requires some lower level rooms to be fire rated. Researching ways to accomplish this.

Consideration of invoices, pay applications and contracts: The following invoices were presented for payment: Richard McKee moved to approve payment of Pay Application #16 to CG Schmidt for \$458,655.36. Jeanetta Kirkpatrick seconded the motion. Ben Delzer explained the progressive payment and retention process. Motion carried. Donald Seep moved to approve payment to Richard Street Supply in the amount of \$10,997.11. Ruth Williams seconded the motion. Motion carried. Jeanetta Kirkpatrick moved to approve payment to EUA for November invoice in the amount of \$16,178.46. Richard McKee seconded the motion. Richard McKee moved to approve payment to EUA for the December invoice in the amount of \$9071.38. Ruth Williams seconded the motion. Motion carried. Donald Seep made a motion to hold January invoice to EUA for clarification. Ruth Williams seconded the motion. Motion carried. Jeanetta Kirkpatrick moved to approve payment to Fein Brothers for \$1444.05. Bob Bellman seconded the motion. Motion carried. Richard McKee moved to approve payment to A&A Environmental for \$965.00. Jim Huffman seconded the motion. Motion carried. Richard McKee moved to authorize up to 90% payment to Greely's pending verification of amount already paid versus contract amount. Invoice shows \$4,099.00 to be paid. Donald Seep seconded the motion. Motion carried. Richard McKee moved to approve payment to Phoenix Textiles in the amount of 559.94. Jim Huffman seconded the motion. Motion carried.

Selection of next meeting dates: Next meeting has been scheduled for March 13, 2017 at 2:00p.m.

Adjourn: Jim Huffman made a motion to adjourn the meeting. Ruth Williams seconded the motion. Motion carried. Meeting concluded at 3:51p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator