

MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee on Monday April 10, 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: Fred Clary, Ruth Williams, Jeanetta Kirkpatrick, Larry Sebranek, Bob Bellman, Jim Huffman, Richard McKee, Ben Delzer, Kathy Cianci, Steve Alexander, Angie Alexander, Joan Bailey and Irene Walmer. Absent: Donald Seep.

Ruth Williams moved to approve the agenda and verify the posting. Larry Sebranek seconded the motion. Motion carried.

Larry Sebranek moved to approve the minutes of the March meeting. Ruth Williams seconded the motion. Motion carried.

Tour of the newly renovated "back of house" areas: A tour of the back of house area will be given later during the meeting.

Review of prior meeting: None noted.

Update on warranty issues, project progress. Consideration of roof and asbestos: Warranty issues have been reduced to approximately 13. Ben Delzer is coordinating issues with the subcontractors with some in progress today.

1. Grab bar in room 310 is being worked on today.
2. Bathroom barn door floor guides are 80% completed.
3. Ponding under courtyard gates. This will be looked at in May.
4. Paint touch up is being done throughout the building.
5. Dining room drink counter tops still need caulking.
6. Restorative nursing area needs clean out cover.
7. Reception desk has a sharp/split edge underneath counter.
8. Activity office 105 has screws on outlet not finished yet.
9. Rooms 215-220 bathroom medicine cabinets are missing mirror doors. Carpenter is on site this week.
10. Interior main entrance doors do not relock after opening when in lock mode. Contractor here today to adjust door. Will test tomorrow.
11. Steam table drain leak in 400 wing kitchen.

Discussed the Dosing Units on owner request log and if Matrix or Pine Valley is responsible for the units. Ben Delzer will get in touch with Matrix.

Ben Delzer will prepare an overall budget recap for the next subcommittee meeting.

Renovated area is primarily completed with occupancy approved.

Abatement of old building is nearly complete. Dirty Ducts requested approval to spend up to \$5,965.00 due to several items not found during the initial inspection:

\$895.00 to abate light fixtures

\$590.00 to abate stair treads

\$4,48.00 to abate ceramic tile

Additional abatement in the renovated portion, laundry and stairwell areas, was discussed at an added cost of \$8,313.25 if accepted before Dirty Ducts demobilizes.

Robinson Brothers is scheduled to start work on the demolition this week. Robinson Brothers is requesting an additional \$5,000.00 for separating lead containing material. A waiver is needed to bury the materials under the

parking lot. Ben Delzer suggested to document that lead materials may have been buried underground for future reference down the road.

Four additional dumpsters were provided for disposal of items such as small furniture and items not removed from old building for \$3,200.00.

Fein Brothers made adjustments in the kitchen area due to walk-in coolers being different than planned for a cost of \$2,500.00.

Project budget update: Owner's Contingency, Construction Contingency:

Remaining owner contingency after approved items - \$50,525.32, 5.24%.

Owners estimated and pending PCO's:

Additional environmental testing and lead block variance - \$6,500.00. Cost is not final.

Additional abatement of re-used portion - \$8,313.25.

Walk-in freezer deduct - \$5,000.00, with additional work as a result of walk-in freezers - \$2,500.00.

Roof railing previously approved - \$5,500.00.

Additional dumpsters for pre-abatement - \$3,200.00

Robinson Brothers cost to cover separating materials - \$5,000.00

Anticipated remaining contingency - \$29,512.00, 3.06%.

Jeanetta Kirkpatrick made a motion to lump all additional cost for approval. Richard McKee seconded the motion. Motion carried.

Remaining construction contingency after approved items - \$43,703.05, 9.34%.

Construction estimated and pending PCO's:

Resch tile material dispute - \$7,200.00

Elevator sump switch and alarm wiring - \$1,500.00

Additional finish extras and punchlist - \$5,000.00

Allowance for 2nd floor windows and finishes - \$5,000.00

Demo and remove temporary 2 hour separations - \$2,208.00

Replace flat roof – remove old penetrations before final roofing done. Discussed only replacing portions but the entire perimeter needs to be covered. No definite price from roofer yet – anticipated \$5,500.00

Metal siding – unforeseen extras - \$5,000.00

Grading and cleanup of the fill site - \$10,000.00

Parking lot undercuts and fill - \$5,000.00

Anticipated remaining contingency - \$795.00, 0.1%.

CG Schmidt contract bond verification: Liberty Mutual is requesting performance bond verification for CG Schmidt. Completion information and authorization signature is need. Jeanetta Kirkpatrick made a motion to authorize Fred Clary to sign bond verification when contract is filled out. Richard McKee seconded the motion. Motion carried.

Consideration of invoices, pay applications and contracts: The following invoices were presented for payment:

Richard McKee made a motion to pay EUA \$4,535.69. Jim Huffman seconded the motion. The balance remaining is \$7,107.00. Motion carried.

Richard McKee made a motion to pay Phoenix Textiles \$2,008.67 due to close out this part of the original bid for remaining window treatments. Larry Sebranek seconded the motion. Motion carried.

Jeanetta Kirkpatrick made a motion to pay Greely Signs \$4,099.00 upon completion of work still to be done. Bob Bellman seconded the motion. Motion carried.

Tour of the renovated area took place. Questions were answered.

Selection of next meeting dates: Next meeting has been scheduled for May 8, 2017 at 2:00p.m.

Adjourn: Jim Huffman made a motion to adjourn the meeting. Richard McKee seconded the motion. Motion carried. Meeting concluded at 4:00p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator