

MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee on Monday July 10, 2017, starting at 2:00 pm in the Pine Valley community room.

The meeting was called to order at 2:00 pm by Fred Clary.

In attendance were: Fred Clary, Larry Sebranek, Jeanetta Kirkpatrick, Donald Seep, Ruth Williams, Bob Bellman, Jim Huffman, Richard McKee, Ben Delzer, Greg Zastrow, Kathy Cianci, Steve Alexander, Joan Bailey and Irene Walmer. Absent: Angie Alexander.

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

June minutes should reflect abatement cost is not part of the abatement but the flooring cost is. Donald Seep moved to approve the minutes of the June meeting with this amendment. Ruth Williams seconded the motion. Motion carried.

Review of prior meeting: Larry Sebranek and Ben Delzer commented the county highway will come and haul extra fill when it is ready. Warranty items will be discussed later in this meeting.

Planting and landscaping report and consideration: Kathy Cianci has talked to the Foundation about helping with upkeep in the courtyards with the Foundation agreeing to help as much as possible. Don Seep, Larry Sebranek, Jim Huffman and Ben Delzer toured the courtyards and counted around 40 dead plants and a handful of trees that are dead. Pricing on materials from Jung's is estimated at \$984.35 for material and delivery. This does not include installation. Discussed several different options for replacing plantings. Ben Delzer offered to get a couple of laborers and equipment to get the job done. Richard McKee made a motion to utilize the plants from Jung's plus laborers to do the job. Bob Bellman seconded the motion. There is still around \$2,300.00 that was held back from Niessen's invoice. Motion carried.

Pricing of additional work: Stairwell floor – estimated cost is \$11,338.60 for abatement and installation of stair-treads.

Cell phone boosters – not to exceed \$5,000.00.

Kitchen ceiling – does not need to be done at this time.

Bury drain pipe – bury pipe above grade per RFI-131, estimated cost from Gerke is \$7,902.32. Several options were discussed: cut pipe to the elbow underground, reconsider burying the pipe or replace just the visible part or landscape around pipe. Ben Delzer will check options on the visible part between the A and D wings.

DOSA intake grill – estimated cost of \$9,819.48, is not a priority now.

Update on warranty issues; Building leaking-damage, Project progress:

Sinks have all been repaired.

Bubble in floor is on warranty list.

Some of the moveable items in the garage area have been taken away. Some leftover materials will still be used. Areas where leakage has occurred are being cleaned using a floor vac. This area is where the old building was cut off and is still unfinished. Carpet may need to be replaced in spots.

The painter will be back for a full day this week to finish some of the painting/touch up yet to be completed.

Demo of old building is complete. There is work to be done yet on the lower level structure. Water proofer will be here tomorrow. Windows will be installed where there is drywall on the remodeled part sometime next week. Windows should be installed by the end of next week.

Insulation board and metal siding will be next on schedule and then finish roofing.

Crushing of the old building rubble has started. Ben Delzer will notify the county highway department when the excess is available and should be wrapped up the first part of August.
Light pole and flag to be installed yet.

Consideration future of temporary parking: Kathy Cianci requested that part of the south end of the temporary parking area be left for overflow and event parking. Blacktopping this area is a non-budgeted item with estimated cost of around \$10,000.00 to complete area at entrance. Blacktopping is to start yet this month.

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

Pending items: \$37,407.00

Drywall 2 hour separation removal.

Old penetrations on flat roof.

A number of large holes need filling before metal siding installation.

Grading and clean up of fill site and restoration of site.

Items committed and left to pay:

EUA June Invoice - \$4,535.70

EUA for remaining contract - \$4,535.69

CG Schmidt June invoice - \$407,740.79

CG Schmidt remaining contract - \$299,342.09

Richard Street Supply remaining contract - \$89,425.89

A&A Environmental - \$6,500.00 (Has not been billed yet)

Robinson Brothers June Invoice - \$102,500.00

Robinson Brothers remaining contract - \$10,000.00

Greely Signs - \$4,100.00

Fein Brothers - \$157,253.19

Additional artwork and furnishings - \$6,450.00

Total - \$1,092,383.02

Remaining - \$171,459.64

Items required for completion, estimated:

CG Schmidt pending change orders - \$2,850.00 for additional dumpsters

Additional construction testing - \$3,500.00 (not billed yet)

Additional environmental testing - \$4,500.00 (not billed yet)

Demolition - Foundation wall coating removal - \$9,900.00 (not billed yet)

Demolition - Vermiculite removal - \$10,000.00 (not billed yet)

Landscaping amount billed by Niessen - \$2,339.00

Total - \$33,089.00

Remaining - \$138,370.64

Optional/Request items - estimated:

Employee stairwell flooring - \$11,338.60

North stairwell flooring and door handle - \$6,516.00

Cell phone boosters - no to exceed \$5,000.00

Kitchen ceiling - \$22,608.68 - does not need to be done at this time

Drain pipe - \$7,902.32 - options to be checked on visible part

DOSA intake hoods - \$9,819.48 - not a priority now

Landscaping - \$30,000.00 - outside of courtyards need to be considered first
(Blacktopping - \$10,000.00)

Total (minus black topping) - \$63,185.08

Remaining - \$75,185.56

Richard McKee made a motion to authorize additional items for consideration. Bob Bellman seconded the motion. Motion carried.

Jeanetta Kirkpatrick made a motion to pay CG Schmidt the change order for additional dumpster.

Ben Delzer recommended holding any money left in the construction contingency for at least another month.

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

Richard McKee moved to approve payment to Robinson Brothers for \$102,500.00 with \$10,000.00 left to pay. Bob Bellman seconded the motion. Motion carried.

Richard McKee made a motion to approve payment to EUA of \$4,535.00 for June invoice with one more payment of \$4,535.70 due. Jeanetta Kirkpatrick seconded the motion. Motion carried.

Richard McKee moved to approve final payment to Fein Brothers of \$157,253.19 (\$2,923.00 under budget with a credit of \$5,500.00 on freezer). Jim Huffman seconded the motion. Motion carried.

Bob Bellman moved to approve payment to Direct Supply of \$6,450.00 for courtyard furniture (under additional artwork/furnishings). Larry Sebranek seconded the motion. Motion carried.

Jeanetta Kirkpatrick made a motion to approve payment of \$407,740.79 to CG Schmidt. Richard McKee seconded the motion. Motion carried.

Selection of next meeting dates: Next meeting has been scheduled for August 14, 2017 at 2:00p.m. Agenda item: to discuss last subcommittee meeting.

Adjourn: Richard McKee made a motion to adjourn the meeting. Bob Bellman seconded the motion. Motion carried. Meeting concluded at 4:10p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator