

MINUTES OF THE CONSTRUCTION SUBCOMMITTEE

There was a regular meeting of the Pine Valley construction subcommittee on Monday August 14, 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, Bob Bellman, Jim Huffman, Richard McKee, Ben Delzer, Greg Zastrow, Kathy Cianci, Angie Alexander, Steve Alexander, Joan Bailey and Irene Walmer. Absent: Ruth Williams.

Jim Huffman moved to approve the agenda and verify the posting. Richard McKee seconded the motion. Motion carried.

Donald Seep moved to approve the minutes of the July meeting. Bob Bellman seconded the motion. Motion carried.

Review of prior meeting: Laborer has been lined up this week to start shrubbery replacement. Plants were delivered today. Areas will be de-weeded, remove old plants, pull mulch back and amend the soils. Discussed drain pipe issue. Excavator crew will be here this week for touch up work. \$2,000.00 has been budgeted to do as much as they can. Verified that kitchen equipment from Fein Brothers is taken care of. There is no excess fill for the highway department.

Construction report: Landscaping repair starts this week. Ben Delzer reports 26 warranty items listed as open which includes ponding under courtyard gate as part of excavating, painter back within the next 2 weeks to complete painting on window trim and other painting areas, room 204 has a bubble in the flooring, 501 has a faucet leak, employee lower level toilet has a crack. A list of attic stock items will be documented. Several items on the warranty list have been done. Final phase of construction includes the parking lots with the binder course done. Final coat to be done this week with striping done at the same time. The foundation near the employee stairwell, where cutting of old building was done, cutting was done under the floor thus the area had to be brought up for frost issues. Undercutting of the lower parking lot area had bad soils and needed to be hauled away. Costs to be determined yet with excavator. Construction should be complete the end of August.

Project budget update: owner's contingency, construction contingency:

Remaining construction contingency after approved - \$36,558.82 or 7.81%.

CG Schmidt has been holding several items for several months. Resch Tile has been contacted about the dispute of approximately \$7,200.00.

Demo to remove the 2 hour separation is approximately \$2,208.00.

Foundation condition at employee stairwell – work not complete. Final cost to be determined. Considering a retaining wall so grade can be raised. \$6,500.00

Metal siding-unforeseen extras. \$2,500.00

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

Parking lot undercuts/fill-\$5,000.00

Estimated pending subtotal - \$33,408.00

Anticipated remaining contingency - \$3,151.00

Total project budget - \$20,761,288.00

Total spent to date - \$20,177,696.00

Remaining budget - \$583,592.00

Committed/pending payments - \$431,060.00
Estimated payments - \$47,057.00
Anticipated unspent at completion - \$105,474.00

Overall budget detail:

Left to spend - \$583,592.08.

Items committed and left to pay:

EAU remaining contract - \$4,535.69

CG Schmidt July invoice - \$24,002.49

CG Schmidt remaining contract - \$292,496.00

Richard Street Supply remaining contract - \$89,425.89

A&A Environmental – approximately \$6,500.00

Robinson Brothers - \$10,000.00

Greeley Signs - \$4,100.00

Subtotal - \$431,060.07

Balance after committed items: \$152,532.01

Items required for completion – estimated:

Landscape repair and replace - \$3,752.00

Additional construction testing - \$3,500.00

Additional environmental testing - \$4,500.00

Demolition-foundation wall coating removal - \$9,783.910

Demolition-vermiculite removal - \$9,714.00

Demolition-water capping credit – (\$3,500.00)

Employee stairwell flooring (preapproved) - \$12,306.60

Cell phone boosters (preapproved) - \$5,000.00

Roof drain pipe (preapproved) - \$2,000.00

Subtotal - \$47,056.50

Balance after required for completion - \$105,475.51

Report/consideration of: vermiculite removal, disposal of foundation and foundation tar, capping of old water supply, other change orders:

A&A Environmental testing found wall with tar coating and asbestos. Required to truck off site for an anticipated cost of \$9,783.90. Vermiculite found beneath floor slab was trucked off site per DNR at an added cost of \$9,714.00. Old water supply was not capped and water value capping will show a credit of \$3,500.00. Discussed the consequences of not capping the old water valve. Ben Delzer was not sure if this was a requirement of the project and not sure where this decision to cap water came from. Ben will find answers if possible. Discussed if roof drain pipe amount is adequate. This will be brought back for approval if needed. Additional asphalt costs for parking lot will be added next month. Have not been billed for flooring, cell phone boosters and roof drain pipe yet.

Construction contract closeout procedure: Ben Delzer will have final warranty and maintenance documentation to be handed over in a thumb drive. Interior and exterior punch-list items to be finished upon closeout. Warranty service continues for 2 years. There will be a final subcontractor and vendor reconciliation to make all records agree. Final closeout will be with the County to submit any change order if any contingency funds are left over. CG Schmidt will submit two final invoices for August and September. As things look currently, we are still slightly under budget.

Subcommittee closeout procedure: Discussed the possibility of the transferring authority to the Trustees of any bills needing approval and payment made. Several committee members are not part of the Trustees and are concerned with not being part of that process. It was decided to meet again later in September so that all bills

may be accounted for at that time. Final decisions on the landscaping have not been made. It was suggested this could be handled by the Trustees or staff. Richard McKee made a motion for Larry Sebranek to talk to the Highway Department to seed the area between the parking lots and what this would cost and defer to the Trustees. Jeanetta Kirkpatrick seconded the motion. Discussed the area near the exposed pipe that needs seeding as well of approximately another 5,000 square feet. Motion carried. Richard McKee also made a motion that Jim Huffman and Bob Bellman seek a Plan B and talk to another option. Jeanetta Kirkpatrick seconded the motion. Motion carried.

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

Richard McKee moved to pay EUA final payment of \$4,535.69. Jim Huffman seconded the motion. Motion carried.

Richard McKee made a motion to approve payment to CG Schmidt in the amount of \$32,201.66. Larry Sebranek seconded the motion. Motion carried.

Jeanetta Kirkpatrick made a motion to approve payment to Robinson Brothers \$25,997.90 upon request for clarification of documents. Bob Bellman seconded the motion. Motion carried.

Selection of next meeting date: Next meeting has been scheduled for **September 25, 2017 at 1:00p.m.**

Adjourn: Larry Sebranek made a motion to adjourn the meeting. Jim Huffman seconded the motion. Motion carried. Meeting concluded at 3:00p.m.

Respectfully submitted,

Kathy Cianci, Pine Valley Administrator