

Building & Grounds Committee Building 15

Valhalla Party Room

Meeting minutes - February 14, 2022

Building and Grounds Committee Members Present: Linda Castiglioni - Chair, David Aries, Carol Sabatke, Pam Burton and Kevin Castiglioni. None absent

Additional Building 15 Board of Directors present: Wayne Jasperson, Kay Aune, and Christina Block; present in room. Jan Bailey, Jill Bailey and Carole Kent-Kirchoff present via ZOOM.

Valhalla Staff Present: General Manager Chris Robson and Maintenance Supervisor Dan Bredesen.

Guests Present: Dale Kukla, Kerry Castiglioni, Ed Prosser, and Deb Dahley.

Note: All Building 15 Board of Directors were invited and present.

Linda called the meeting to order at 4:00 p.m. All Building 15 Board of Directors were invited to this regular Building & Grounds Committee to expediate the approval process for the interior refresh project.

Building and Grounds – Review and approve bid proposals for painting/staining and electrical contractors.

- Painters- Received 4 total bids out of 9 contractors that were contacted. 3 of the bids were viable.
 - Tischer Painting provided 3 total bids, and ended up at \$47,500, the highest of the bidders. Estimated to take 2-3 months to do the work, the longest of the contractors. Their bid did not include sheetrock repairs.
 - Rochester Painting provided 2 total bids and were the least expensive of the contractors at \$35,500. The bid did include the needed sheetrock work and estimated 4 weeks to complete the project. Would like progressive payments in 20% increments.
 - Nickelson Painting provided 3 bids, with their lowest coming in at \$39,975. Their bid did include the sheetrock work, and would like progressive payments, but that was TBD with their project manager.
 - Sorenson & Sorenson provided 1 bid and came in at \$37,400. Their bid was a not-to-exceed bid, meaning they will charge \$85 per hour, but the total cost will not exceed \$37,400. Includes the needed sheetrock work.
- Motion was made by Christina, 2nd by Pam Burton to accept the bid from Sorenson & Sorenson, motion carried.

- Linda has received bids from Lowes and Home Depot for paint. Estimated cost is \$7,000-\$10,000. Bids are to match the brand of paint that has been used in the building in the past. Paint was budgeted at \$17,000.
 - Motion by Carol Sabatke, 2nd by Wayne Jasperson to approve a \$10,000 budget for paint, and Linda will find the best price within that budget. If more is needed, the board will reconvene and discuss.
- Electrical- received 2 total bids.
 - Accord Electric came in at \$6,125. Their bid was not completely itemized but appears to include all the work, except for the medallions for the ceiling lights in the hallways.
 - Winkels Electric came in at \$16,715, quite a bit higher than Accord. Their bid appears to include all necessary work, including providing and installing the medallions, however costs were not itemized, but there was itemized descriptions of the work to be done.
 - There was discussion regarding the emergency lights and whether or not they really needed to be replaced. Currently, they are surface mounted and there is conduit showing, some members would like this to be recessed into the wall.
 - Maintenance/management has agreed to handle replacing outlets and installing the medallions on the hallway lights. Building will purchase the medallions and electrical outlets.
- After discussion regarding the electrical bids, David will get one more bid (possibly reaching out to H.G. Electric) and ask Accord and Winkels to itemize expenses so it's easier to compare. Board will vote at the next board meeting once those bids are received.
- Hallway registers- discussion about replacing the hallway registers. Originally thought they were just covers; however, they have louvers and must be calibrated to maintain proper airflow and air pressure inside the building. After discussion it was decided that a professional should install them. Decklever Mechanical provided a bid of \$2,196 to provide, install and calibrate the registers.
 - Motion by Christine Block, 2nd Pam Burton to approve the Decklever proposal.
- There was discussion about the fire extinguisher enclosures. Currently fire extinguishers are wall mounted with no enclosure. The original plan was to recess enclosures into the wall, but after further review, the walls are considered fire walls, and require permits and inspections, so that plan was scrapped and we are now looking at potential wall mounted enclosures.
 - After discussion, it was determined that these can be installed after painting, so this discussion was tabled until a later date.

Linda adjourned the meeting at 5:29 p.m.

Submitted by Chris Robson