

Rolling Hills Committee

Building Project Meeting

Wednesday, October 28, 2020

Time 4:00 p.m. Sparta American Legion

Present

Committee Members

Committee Chair Toni Wissestad, Mary Von Ruden, Al McCoy, Wallace Habegger, Adam Balz

Others Present: Duane Helwig, Tom Martin, Tina Osterberg, Diane Erickson, Richard Folkedahl, Adrian Lockington, Linda Smith

1. Call to Order by 4:06 p.m.
2. Introductions
3. Chair Toni Wissestand provides brief update. Has had Staff meetings and Duane with CLS will discuss highlights that has been going on over the last several weeks.

Duane Helwig with CLS begins with updates. Two separate meetings with staff so far. Looked back on old plans that had not been reviewed in over 3 years. Made updates to the plans due to the changing of industry and working with the budget that the County Board approved. Some additional square footage has been added and some removed for the efficiencies of the space. All designs working towards the options of beds- beds vs hybrid model. 3 options are on the table.

Discusses Map, entrances and design- layout changes and flipping design. Made access points further away from each other and moving spaces such as making the core area longer. Met earlier today to discuss changes, feels that went well.

Reviews the long term care and units. Common Spaces connects and then moved some space near the back entry into rehab area. Each entry has open spaces and nicely lit.

CBRF is more complex- shows on map how it connects and how the design blends into the 3 above. Functions will meet codes to be utilized in different manors. Could make beds optional with #'s if possible. Issue could be sharing with other spaces. Cannot share certain services.

Plan has stayed same- courtyard access and fence enclosure. Reduces flight risk. Other amenities targets the visitors and commons area near parking lot. Multiple entry points.

RCAC – only change to design IS bathing room. Added and flipped option way from original design. Potential of future parking garage spaces.

Common space- same with bistro in entry area- points out offices and laundry. Some spaces bought a few more square footage for storage. Lacking storage so looking to still not compromise budget. Multipurpose space and dedicated entry near circle drive. Employee entrance and receiving. Will separate functions nicely.

Toni Wissestad makes comment on the design. Suggests Duane talks about the kitchen, etc. Duane explains the space and how departments and staff will be part  
Physical therapy space- would like to have meeting with that staff  
He prefers a Full half day with kitchen staff and the commercial kitchen designer then after that Maintenance and Housekeeping will be next for feedback with those areas  
Goal is to do this over next 6 weeks

Alan McCoy asks how much square footage each apartment has.

1 bedroom is 550-570 sq ft  
2 bedroom is 750 sq ft

Wallace Habegger asks what material is the structure- Is it all wood frame? Yes it is. As long as the design stays one story- wood is protected.

Mary Von Ruden asks about the therapy and location and what is it near- is it just therapy or will be there people living there too? Therapy is in main commons and from assisted living. Short term rehab will have designated area. Not within unit itself.

Toni Wissestad thinks it is important about the 3 options for the board to see- if going to flex those beds- that would require that break space- point of separation- that additional 1000 square feet would have to be mindful going forward.

Linda Smith- as going through process, some things need to be replace and what can we reuse- recent purchases can be repurposed into the design because we can't add that later on. Will reuse office supplies and equipment to save on funds.

Linda describes the Kitchen Designs and Functions- Each unit has their own kitchen. Main food will come from main kitchen, steam wells and such. Options and served more restaurant style in those areas. Want units separated due to COVID- 19 Pandemic.

Will the Nutrition site still be there- yes, possibly- going out for RFP planning to do meal sites?  
Equipment-we currently have two newer ovens, taking those over.

Short staff training area- looking at it with no chapel or space for personal space. Adding to the Wish list for those areas.

There is also the Infection control wish list- common spaces are 2017 standards not 2020 just because of social distancing. Not in this plan, not sure if can make the project or not. Dining space is Linda's biggest concern. Wallace recommends getting it in design now not later. He also questions if everyone have to eat at the same time. Linda states right now some do eat at different time and staff changes, it's still challenging.

Toni Wissestad asks for any other questions – none  
Other topics- what will be discussed at tonight's County Board Meeting.

Next Meeting November, 11 2020

Tonight's Board meeting coverage- high level over view- Wallace recommends the 10 min discussion and let them know the more in line of part of the process better for the project.

Have schedule – Remind them always to come to committee meetings to keep informed

When are bringing on constructions project manager? Design development. Will meet will Wallace and Cedric after this meeting? Will be going over some things. Potential options.

Next committee meeting he will have that ready and selection of contractor.

Tom makes Comment that this does come down to them understanding the process of procedure on justice center and they do not want to the same thing.

Linda Smith comments staff are excited and glad to be part of the process.

Tina received email from another company- they received a 1.59% Bonding on 9 million. Interest rates and perspective to where they are at.

Wallace comments on previous bonding and going with standard 20 year repayment.

Adjourned by Toni Wissestad at 4:43 p.m.

Recorded By Adrian Lockington

Administrative Office Specialist