

MINUTES
LANCASTER COUNTY CORRECTIONAL FACILITY JOINT PUBLIC AGENCY (JPA)
COUNTY-CITY BUILDING, ROOM 112
555 SOUTH 10TH STREET
TUESDAY, SEPTEMBER 27, 2011
9:00 A.M.

Present: Bernie Heier, Chair; Eugene Carroll, Vice Chair; Deb Schorr; and Chris Beutler

Others Present: Dennis Meyer, County Budget & Fiscal Officer; Mike Thurber, Corrections Director; Trish Owen, Deputy Chief of Staff, Mayor's Office; Cori Beattie, Deputy County Clerk; and Ann Taylor, County Clerk's Office

The Chair called the meeting to order at 9:00 a.m.

The location announcement of the Nebraska Open Meetings Act was given.

AGENDA ITEM

1 APPROVAL OF MINUTES OF AUGUST 30, 2011 MEETING

MOTION: Carroll moved and Schorr seconded approval of the minutes of the August 30, 2011 meeting. Beutler, Carroll, Schorr and Heier voted aye. Motion carried 4-0.

2 APPROVAL OF CLAIMS PROCESSED THROUGH SEPTEMBER 20, 2011

Dennis Meyer, County Budget and Fiscal Officer, gave an overview of the claims, which total \$1,674,460.18. The claims reflect payments to Wells Fargo for bank fees, The Clark Enersen Partners, architect, and Sampson Construction Company, the Construction Manager at-risk. He noted that due to timing issues, Clark Enersen did not submit a claim in August and submitted two claims this month to make up for the previous month.

Beutler noted there is a project manager for the West Haymarket Arena Project who has the expertise in arena construction to assess whether claims submitted for that project are valid. He asked whether claims submitted for this project are examined to determine their validity.

Mike Thurber, Corrections Director, explained that a Construction Manager at-risk (CM at-risk) process was selected for this project. **NOTE:** CM at-risk is a delivery method in which the construction manager makes a commitment to deliver the project within a

Guaranteed Maximum Price (GMP). The GMP for this project is \$59,900,000. That amount was set when the design was 80% completed. He said all of the bids went through the Purchasing Department and he, Bob Jarrett, Corrections Maintenance/Construction Manager, and Brad Johnson, Transition Coordinator, attend weekly meetings with Sampson Construction, the CM at-risk, and the subcontractors and weekly shop drawing meetings with the architect. There are also regularly scheduled meetings to address issues that come up. Thurber said the CM at-risk makes sure the subcontractors complete their work and the owner (Lancaster County) and the architect review the invoices. He said he feels confident there is sufficient oversight of the project, which is currently at 74% of completion.

In response to a question from Beutler, Thurber said the CM at-risk is responsible for costs above the contracted amounts. The CM at-risk is allowed to "dip into" the Contingency Fund if those costs are the result of a design flaw. Those adjustments must be approved by the owner and the architect. He noted approximately \$800,000 of the \$1,800,000 that was placed into the Contingency Fund has been used.

MOTION: Carroll moved and Beutler seconded approval of the claims. Carroll, Schorr, Beutler and Heier voted aye. Motion carried 4-0.

3 WAREHOUSE

Thurber requested authorization to proceed with a Request for Proposals (RFP) for design/build of a 15,000 to 20,000 square foot metal warehouse building (see Exhibit A). He said the building will be used for vocational training, dry goods storage and a shop. Thurber estimated the cost at \$1,500,000 and suggested that it be funded with contingency funds and monies the District Energy Corporation (DEC) returned to the JPA from energy savings. **NOTE:** A portion of the monies from the energy savings will be used for improvements to the Southwest 38th and West "O" Street intersection. He said he does not anticipate using any of the Furniture, Fixtures & Equipment (FF&E) funds for the building and said they will work to bring the cost down by using inmate labor for the interior work.

In response to a question from Carroll, Thurber said soil on the site has been compacted but will require some additional grading.

Beutler asked whether the levy would be impacted. Meyer said no, the levy is only used to pay off the bonds.

Schorr asked if the money received from the DEC could be applied to future energy bills. Meyer said that is an option. The funds could also be used for bond payments.

MOTION: Carroll moved and Schorr seconded to authorize Corrections to proceed with a Request for Proposals (RFP) for a warehouse building. Schorr, Beutler, Carroll and Heier voted aye. Motion carried 4-0.

4 BLACK HILLS UTILITY 2010 TAX REFUND

Meyer said the amount of the refund is \$7,934.02. He recommended the JPA pay the full amount out of the next tax distribution.

MOTION: Schorr moved and Beutler seconded to authorize the 2010 tax refund as outlined. Beutler, Schorr, Carroll and Heier voted aye. Motion carried 4-0.

5 PUBLIC COMMENT

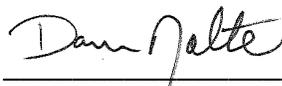
There was no public comment.

6 SETTING OF NEXT MEETING

The next meeting was scheduled for 9:00 a.m. on Tuesday, October 25, 2011.

7 ADJOURNMENT

MOTION: Schorr moved and Carroll seconded to adjourn the meeting at 9:28 a.m. Beutler, Carroll, Schorr and Heier voted aye. Motion carried 4-0.



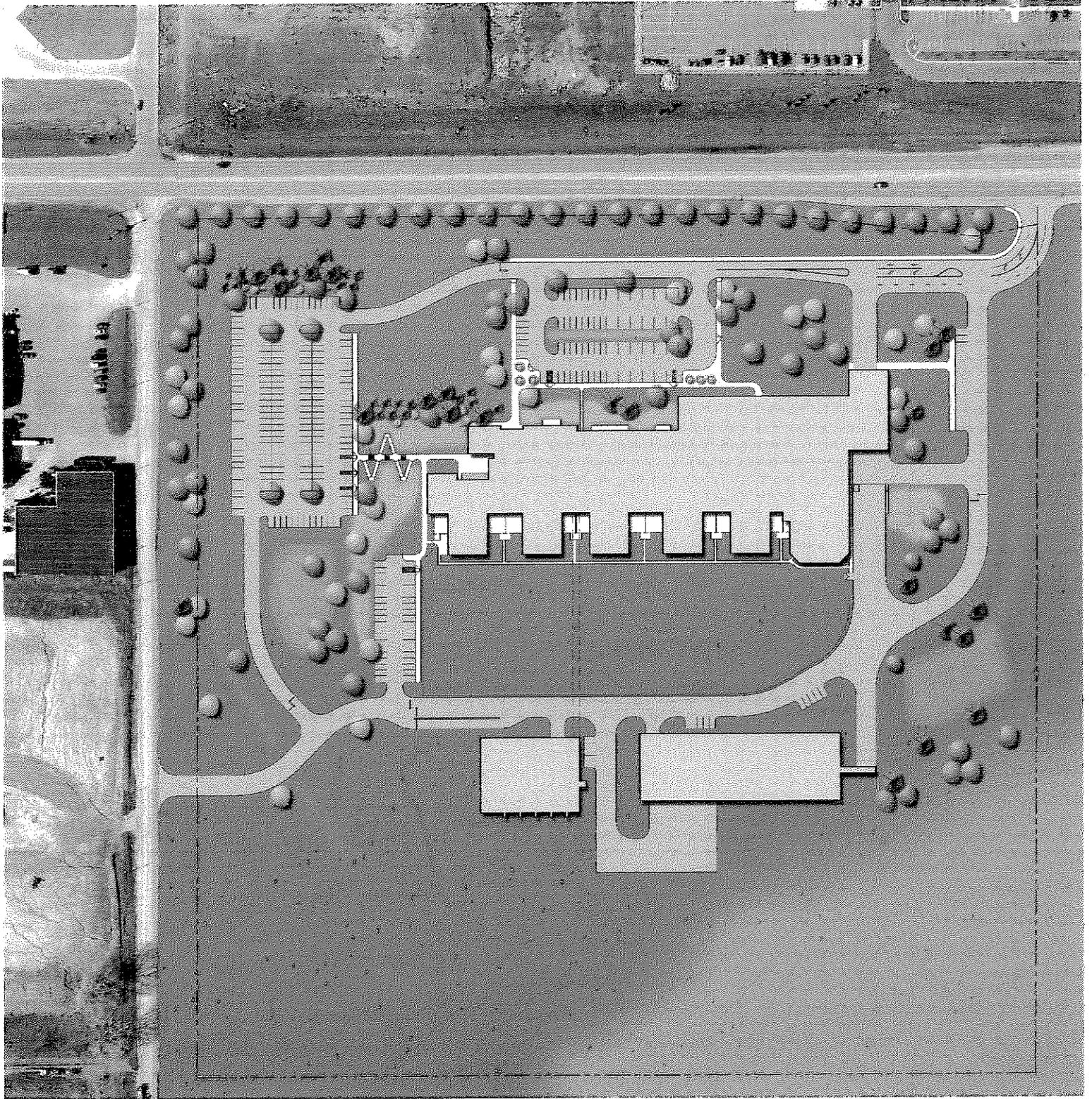
Dan Nolte
Lancaster County Clerk

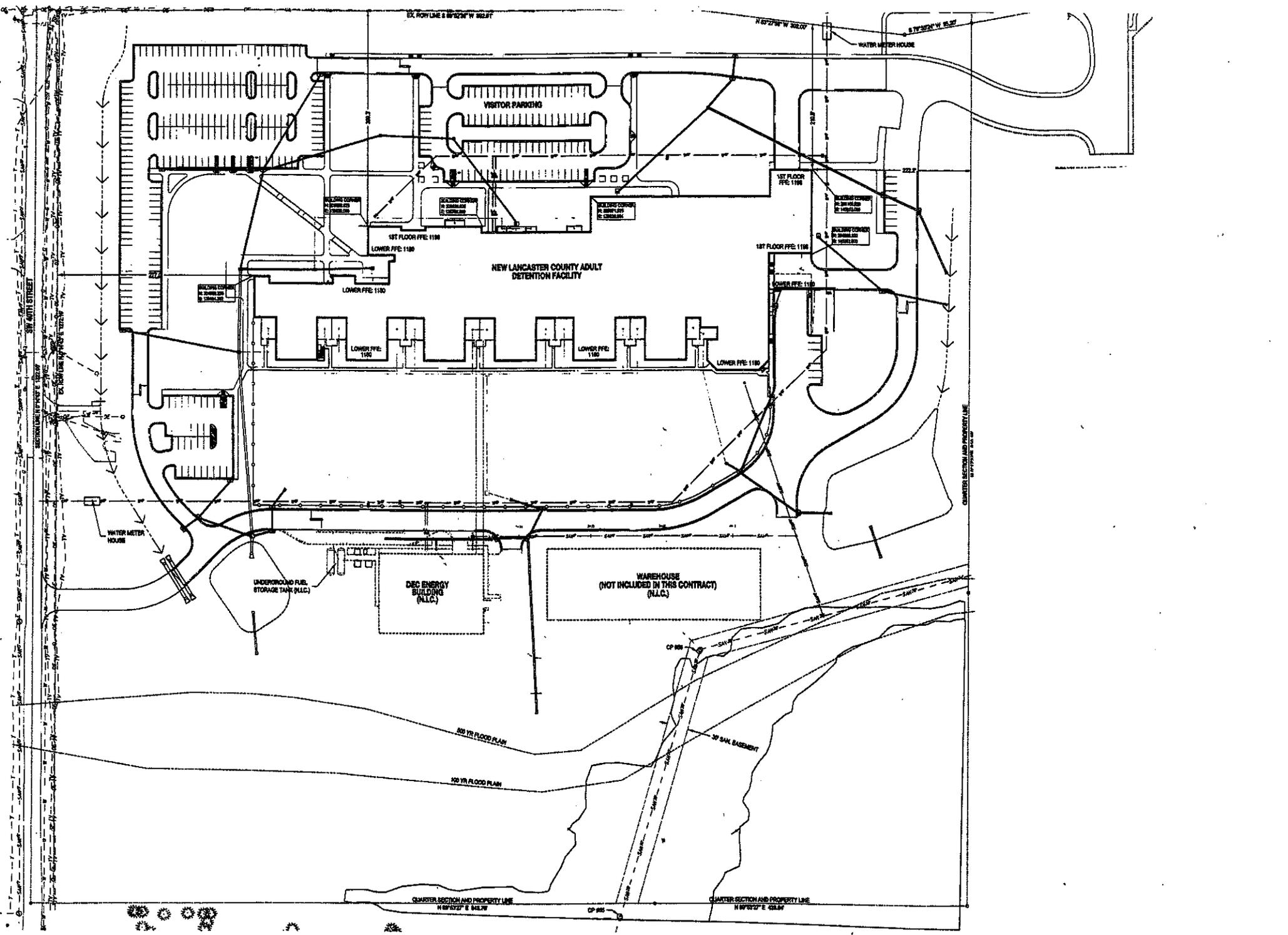


EXHIBIT

tabbles

A





BC ROW LINE & 8' SIDE W 302.07'

N 69°27'30" W 302.07'

N 71°50'00" W 95.20'

WATER METER HOUSE

VISITOR PARKING

1ST FLOOR PFE: 1100

1ST FLOOR PFE: 1100
LOWER PFE: 1100

1ST FLOOR PFE: 1100
LOWER PFE: 1100

NEW LANCASTER COUNTY ADULT
DETENTION FACILITY

LOWER PFE: 1100

LOWER PFE: 1100

LOWER PFE: 1100

LOWER PFE: 1100

QUARTER SECTION AND PROPERTY LINE
N 71°50'00" W 95.20'

WAREHOUSE
(NOT INCLUDED IN THIS CONTRACT)
(N.L.C.)

UNDERGROUND FUEL
STORAGE TANK (U.F.S.T.)

DEC ENERGY
BUILDING
(N.L.C.)

100 YR FLOOD PLAN

100 YR FLOOD PLAN

QUARTER SECTION AND PROPERTY LINE
N 69°27'30" W 302.07'

QUARTER SECTION AND PROPERTY LINE
N 71°50'00" W 95.20'

CP 800

CP 800