

**STAFF MEETING MINUTES  
LANCASTER COUNTY BOARD OF COMMISSIONERS  
COUNTY-CITY BUILDING, ROOM 113  
THURSDAY, JUNE 21, 2012  
9:00 A.M.**

Commissioners Present: Deb Schorr, Chair  
Larry Hudkins, Vice Chair  
Bernie Heier  
Jane Raybould  
Brent Smoyer

Others Present: Kerry Eagan, Chief Administrative Officer  
Gwen Thorpe, Deputy Chief Administrative Officer  
Dan Nolte, Lancaster County Clerk  
Cori Beattie, Deputy County Clerk  
Ann Taylor, County Clerk's Office

*Advance public notice of the Board of Commissioners Staff Meeting was posted on the County-City Building bulletin board and the Lancaster County, Nebraska, web site and provided to the media on June 20, 2012.*

Commissioner Heier noted the location of the Open Meetings Act and opened the meeting at 9:04 a.m.

**AGENDA ITEM**

**1 APPROVAL OF THE MINUTES OF THE THURSDAY, JUNE 14, 2012**

**MOTION:** Smoyer moved and Raybould seconded approval of the minutes of the June 14, 2012 Staff Meeting. Smoyer, Raybould and Heier voted aye. Schorr and Hudkins were absent from voting. Motion carried 3-0.

**2 ADDITIONS TO THE AGENDA**

Item was held until later in the meeting.

**ADMINISTRATIVE OFFICER REPORT**

A. Village Meeting Update (August 2, 2012)

The meeting date was confirmed.

The Chair arrived at 9:05 a.m. and assumed direction of the meeting.

- C. Claim for Review: Payment Voucher No. 360320 from Andrew Stebbing, County Treasurer, for \$58.81 (Claim is beyond the 90-day time period)

**MOTION:** Smoyer moved and Raybould seconded to handle the claim through the regular claims process. Smoyer, Raybould, Heier and Schorr voted aye. Hudkins was absent from voting. Motion carried 4-0.

Hudkins arrived at 9:09 a.m.

**3 THIRD FLOOR INFILL STRUCTURAL ANALYSIS FOR OLD JAIL -**  
Don Killeen, County Property Manager; John Kay, Sinclair Hille & Associates Inc.; Dan Spiry, BVH Architects; Rick Voss, Voss & Associates, Inc.

Dan Spiry, BVH Architects, presented Lancaster County Adult Detention Facility, Third Level Floor Infill Structural Analysis, noting the following options (Exhibit B):

- Infill all of the open upper volumes of the day rooms and exercise rooms with new floor structure. Convert the internal roof well to floor space by adding a new mechanical equipment penthouse and roof above. Creating a complete and flexible floor plate (except at the existing mechanical rooms) for office and future courtroom occupancy.
- Infill the open upper volumes of the day rooms and exercise rooms with new floor structure on the north half of the building only. Convert all or part of the internal roof well to floor space by adding a new mechanical equipment penthouse and roof above. Creating a usable floor plate for the long-term future expansion of the District Court system on the north half of the floor. The remaining south half of the floor could be utilized for Police Evidence Storage (or similar light storage) if all of the concrete masonry unit partition walls are removed to increase the existing floor loading capacity.
- Leave the existing floor as is with no new floor structure infill. Utilize the internal roof well for additional air-handling mechanical equipment. The entire floor could be utilized for Police Evidence Storage (or similar light storage) if all of the concrete masonry unit partition walls are removed to increase the existing floor loading capacity.

Spiry noted the roof well is a floor structure and could be peeled off and used as a floor. He said the building will need additional air-handling capacity if converted to office occupancy. Spiry also explained that the existing structure will not carry

additional load so there will be new concrete columns that go down to the foundations, with placement at the stripe marks in the parking stalls that will be used by law enforcement.

Rick Voss, Voss & Associates, Inc., said they will be steel tube columns encased in concrete and will be 16 inches in diameter.

Spiry said the construction cost is now estimated to be \$1,803,935 (\$83.00 per square foot). He noted the cost to move mechanical equipment was not included.

In response to a question from Raybould, Spiry said demolition costs that were figured into the structural estimate were selective demolition needed to put in the new structure. He said the larger building demolition is above that.

Schorr asked at what point would it be better to demolish the building and start over. John Kay, Sinclair Hille & Associates Inc., said he believes it is still more cost effective to renovate the building. Spiry said a new office building typically costs \$175.00 per square foot, which would not include demolition costs.

A possible phasing sequence was discussed, with a suggestion to move Adult Probation to the new LCADF on a temporary basis.

There was consensus to schedule further discussion in two weeks and in the meantime, contact Adult Probation regarding their needs, the Corrections Director and Sheriff about the sally port area, and Scott Keene, Ameritas Investment Corporation, regarding a financial analysis.

Vince Mejer, Purchasing Agent, appeared and said it may be necessary to amend the existing architectural contract.

**4 SOUTHEAST NEBRASKA DEVELOPMENT DISTRICT (SENDD)  
REVOLVING LOAN FUND UPDATE - Craig Eberle, Program  
Administrator, SENDD; Dennis Meyer, Budget and Fiscal Officer**

It was noted the Nebraska Department of Economic Development (NDED) has requested return of funds in the County's Community Development Block Grant (CDBG) Program Income Revolving Loan Fund, estimated at \$451,704.82. If the County does not comply with the request, NDED will schedule an on-site compliance monitoring review of the County's Program Income Fund.

Craig Eberle, Program Administrator, SENDD, cautioned if the fund is audited and it is determined there are non-correctable actions, the penalties could be severe. He recommended the County seek an extension and allow SENDD to review the files to assess whether the Fund would pass a monitoring visit. Eberle said there are indications that funds turned back would go into a regional loan fund.

Hudkins asked whether there would be any way to use the funds to provide governmental functions. Eberle said it would have to be an eligible program under the CDBG Guidelines.

**MOTION:** Hudkins moved and Smoyer seconded to direct Dennis Meyer, Budget and Fiscal Officer, to request an extension on return of the funds to the Nebraska Department of Economic Development (NDED). Smoyer, Hudkins, Heier, Raybould and Schorr voted aye. Motion carried 5-0.

**5 JOINT COUNTY BOARD/CITY COUNCIL PUBLIC HEARING ON APPEAL OF COUNTY SPECIAL PERMIT NO. 2015 AND CITY PERMIT NO. 12016 - Marvin Krout, Planning Director**

Marvin Krout, Planning Director, said he anticipates an appeal will be filed on County Special Permit No. 2015 and City Permit No. 12016. He suggested that the County Board and City Council hold a joint public hearing on the appeal so both bodies hear the same testimony. Krout noted that they would not have to vote at the same meeting. Since the majority of the property is within the County's jurisdiction, he suggested the County Board take first action on the appeal.

Board consensus was to coordinate the public hearing with the City, with the following dates suggested: Monday, July 16<sup>th</sup>, Tuesday, July 17<sup>th</sup>, Monday July 23<sup>rd</sup> or Tuesday, July 24<sup>th</sup>.

**6 AUTOMATED PAYROLL SYSTEM - Doug McDaniel, Personnel Director**

Doug McDaniel, Personnel Director, said Kronos, the vendor that was discussed at a recent Management Team meeting, has indicated the software cost will be \$227,631 (does not include the County Sheriff's Office or Corrections which have a separate price list). The implementation fee will be \$247,500 and annual maintenance costs (beginning in the second year) will be \$40,063. If the County signs a contract with the vendor without going through a Request for Proposal (RFP) the price for software will be \$91,052, the implementation fee will be \$226,000 and annual maintenance costs will be \$16,025. Costs for Corrections will be as follows: \$25,675 for software, \$14,068 for implementation, and \$7,549 for maintenance. Costs for the Sheriff's Office will be as follows: \$16,150 for software, \$18,948 for implementation, and \$7,549 for maintenance. He said the prices do not include time clocks and estimated that cost at \$1,500 to \$2,000 each. There could be structural costs, as well.

Vince Mejer, Purchasing Agent, appeared and said there are a number of time management companies available. He added the system would have to communicate with Tesseract, the County's payroll system. Mejer recommended the County bid the system jointly with the City.

**MOTION:** Smoyer moved and Hudkins seconded to proceed with a joint Request for Proposal (RFP) with the City for an automated payroll system. Raybould, Heier, Smoyer, Hudkins and Schorr voted aye. Motion carried 5-0.

**7 LANCASTER COUNTY AGRICULTURAL SOCIETY BOND ISSUE  
(BALLOT QUESTION) - Dave Shively, Election Commissioner**

**NOTE:** The Lancaster County Agricultural Society has asked the Board to issue bonds in the amount of approximately \$44,000,000 to construct Phase 3 of the Lancaster Event Center. The Board is considering the possibility of submitting the question to the voters of Lancaster County.

The Chair noted that the Agricultural Society has indicated it will not be available to discuss the issue until the Lancaster County Super Fair, which is scheduled to be held August 2-11, has concluded.

Dave Shively, Election Commissioner, explained that if the Board places the issue on the ballot in conjunction with the November 6, 2012 Presidential General Election it would add less than \$500 to the Election Commissioner's budget. The County would share the cost of conducting the election, based on the percent of ballot inch usage which would reduce the cost share for the other political subdivisions that appear on the ballot. He estimated the loss of County General Fund Revenue at \$10,000. The cost could go up if the issue forces use of a second ballot page for the election (additional costs for ballot stock and printing). The second option would be to conduct a Special Election, either through the traditional method at polling locations or through the mail. The estimated cost for using the polling place method is \$215,000. The mail method is estimated to cost between \$325,000 and \$350,000. He said if the Board opts to place the issue on the November ballot, the ballot language must be submitted by September 4<sup>th</sup>.

Copies of ballot language the County used in 2008 when it placed a bond issue related to financing construction of correctional and related facilities on the ballot were disseminated (Exhibit C).

**MOTION:** Heier moved and Smoyer seconded to place the bond issue on the November 6, 2012 General Election ballot.

Brief discussion followed and the maker of the motion and the seconder withdrew their motion.

Board consensus was to discuss the ballot language with Lauren Wismer, Gilmore & Bell P.C. (Bond Counsel) at the July 5<sup>th</sup> Staff Meeting.

## **8 BUDGET UPDATE - Dennis Meyer, Budget and Fiscal Officer**

Dennis Meyer, Budget and Fiscal Officer, said there is \$85,000 in the current Microcomputer Fund and requests for the next year total \$175,000. He noted representatives of several departments were present to discuss their requests:

### County Clerk

Dan Nolte, Lancaster County Clerk, and Cori Beattie, Deputy County Clerk, appeared and discussed their request for \$10,000 for a microfilm/microfiche reader. Nolte explained that current equipment is approximately 20 years old and has maintenance and quality issues. Beattie said the equipment is used on a near daily basis. She said it is currently functioning but it is becoming increasingly difficult to obtain parts for repairs.

Schorr asked them to explore whether the microfilm reader/printer that is located in the Register of Deeds' Office could be given to the Clerk's Office once their digitization project is concluded.

### Records & Information Management

Brian Pillard, Records & Information Manager, appeared and discussed his request for a new microfilm reader/scanner workstation. He said their equipment is of similar age and also has quality issues. They have also requested replacement of a PC that was purchased in 1999. The PC is used to drive the scanning software. The total cost is estimated to be \$11,462.

### Courts

Troy Hawk, District Court Administrator; Becky Bruckner, County Court Judicial Administrator; and Theresa Emmert, Juvenile Court Administrator, were present for the discussion.

Meyer said the cost of getting all three courts using the new billing software is estimated to be \$22,000.

Board consensus was to keep it as a funding priority.

Meyer noted a contract with Liz Neeley, Ph.D., Objective Advantage, LLC, was built into the budget and said part of her time would be related to the billing software.

Dennis Keefe, Public Defender, appeared and said Douglas County is also interested in the software, which might reduce Lancaster County's costs.

#### Public Defender

Keefe said he has prioritized his microcomputer request as follows: 1) Upgrade of 11 computers and software. (Estimated cost is \$11,000); 2) Hardware and software related to the video visitation system at the new Lancaster County Adult Detention Facility (LCADF). (Estimated cost of \$21,000 although there is a possibility the vendor may be able to provide a reduction); 3) Electronic filing and service of documents in the courts from the case management system. (Estimated cost is \$14,000); and 4) New server and hardware to allow global searching of documents. (Estimated cost is \$8,900).

#### County Attorney

Pat Condon, Chief Deputy County Attorney, appeared and discussed his department's request to upgrade computer equipment. The request totals \$37,465. He also presented an allocation/reallocation plan within the department (Exhibit D).

Heier suggested use of federal drug forfeiture funds. Condon explained that the funds cannot be used to supplement the budget. He agreed to check how much is remaining in the fund and whether it could be used to purchase some of the computers.

Heier asked whether there is a better pricing mechanism available. Craig Gifford, Technical Support/Operations Coordinator, Information Services (IS), appeared and explained that IS generally buys directly from the manufacturer through a contract that is associated with a State contract. He said they are buying business class machines, which are more costly. Gifford said the benefit is that the manufacturer keeps the same line of components for a period of time.

Raybould suggested the department "pool" their netbooks and laptop computers and use flash drives to download documents. Condon explained it is difficult to share the equipment because the attorneys frequently have conflicting court schedules. Terry Lowe, Systems Development Coordinator, IS, explained that netbooks are the least expensive option.

Purchasing computers on a cycle was suggested. Lowe said replacement on a cycle can be costly.

Meyer asked whether a decision has been made regarding whether to move to MOVI (desktop video conferencing system). Hawk felt MOVI is not the best option now that the County Board has decided to move to the Voice over Internet Protocol (VoIP) System. Gifford said computer equipment and cameras will still be required.

## Corrections

Meyer said Mike Thurber, Corrections Director, has indicated that he is not concerned with the 800 hours of development that were included in the IS budget to build Phase II of the Corrections system. Lowe said Corrections prioritized the work and IS has started on the first item to meet Corrections' timeline, using their annual maintenance monies.

## Community Corrections

Kim Etherton, Community Corrections Director, appeared and said IS has budgeted 800 hours to develop a database and case management system for her department at an estimated cost of \$71,000. She said she has found a software company that has a suitable product available. The starting price is \$112,000, but said she is working with them to reduce that cost.

### **9 ACTION ITEMS**

There were no action items.

### **10 CONSENT ITEMS**

There were no consent items.

### **ADDITIONS TO THE AGENDA**

- A. Pat Talbott's Resignation from the Community Mental Health Center (CMHC) Invitation to Negotiate (ITN) Committee (Exhibit A)

**MOTION:** Heier moved and Smoyer seconded to add the addition to the agenda. Hudkins, Smoyer, Heier, Raybould and Schorr voted aye. Motion carried 5-0.

Eagan said Talbott has recommended that Matt Oliverius, a consumer, replace her on the Committee.

Board consensus was to consult Ron Sorensen, CMHC Executive Director.

### **11 ADMINISTRATIVE OFFICER REPORT**

- A. Village Meeting Update (August 2, 2012)

Item was moved forward on the agenda.

- B. Correspondence from Spring Creek Prairie Audubon Center Regarding Improvement Fund Grant

Board consensus was to seek a recommendation from the Visitors Promotion Committee (VPC).

- C. Claim for Review: Payment Voucher No. 360320 from Andrew Stebbing, County Treasurer, for \$58.81 (Claim is beyond the 90-day time period)

Item was moved forward on the agenda.

- D. Hours of Operation for the Sale of Alcoholic Liquors in Lancaster County (Resolution No. 4870)

Smoyer said he has received inquiries from several golf courses and establishments within the County's jurisdiction as to whether the Board would consider changing the County's ordinance to match the City of Lincoln's so they can remain competitive.

**NOTE:** The City of Lincoln recently changed its ordinance to allow Sunday morning sales of beer and wine. The City will also allow local businesses to take advantage of a change in state law that will allow businesses to sell liquor on Sunday mornings. That law will take effect on July 19th.

The Chair suggested interested parties submit their request for a change in writing so the County can begin to look at the issue.

- E. Release of County Attorney Opinion to the Lincoln Convention and Visitors Bureau (CVB)

It was noted the legal opinion is related to whether the County's Visitors Improvement Fund can be used for a religious related even at the Lancaster County Fair.

Board consensus was to release the legal opinion.

## **12 PENDING**

There were no pending items.

## **13 DISCUSSION OF BOARD MEMBER MEETINGS**

- A. Information Services Policy Committee (ISPC) - Schorr

Schorr said the meeting was routine in nature.

B. Parks and Recreation Advisory Board - Raybould

Raybould said they approved the policy regarding tobacco use in City Parks and Recreation facilities and reinstated disc golf as an event that may be held at Pioneers Park.

C. Lincoln Independent Business Association (LIBA) Budget Monitoring Committee - Smoyer

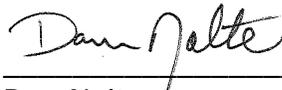
Smoyer said discussion focused on the Lancaster Event Center and how the City wants to use Railroad Transportation Safety District (RTSD) funds for roads projects.

**14 EMERGENCY ITEMS AND OTHER BUSINESS**

There were no emergency items or other business.

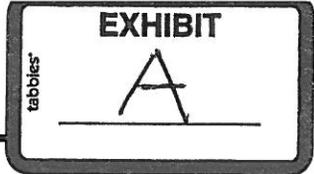
**15 ADJOURNMENT**

**MOTION:** Raybould moved and Smoyer seconded to adjourn the meeting at 12:32 p.m. Raybould, Heier, Smoyer, Hudkins and Schorr voted aye. Motion carried 5-0.



Dan Nolte  
Lancaster County Clerk





**Kerry P. Eagan**

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**From:** Patricia Talbott [pattalbott@aol.com]  
**Sent:** Wednesday, June 20, 2012 3:14 PM  
**To:** Kerry P. Eagan  
**Subject:** resignation

Kerry,  
Would you please notify the ITN committee that I am resigning, effective today, due to other personal commitments. It has been a privilege serving on this committee, and I regret that it isn't working for me.

Please let me know of future opportunities where I may be of service.

Thank you.

Pat Talbott



LANCASTER COUNTY ADULT DETENTION FACILITY  
Third Level Floor Infill Structural Analysis

June 19, 2012





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SINCLAIR | hille  
architects



VOSS & ASSOCIATES Inc.  
STRUCTURAL ENGINEERS

## A. PROJECT DESIGN TEAM

JOHN KAY, PRINCIPAL, PROJECT MANAGER  
SINCLAIR HILLE ARCHITECTS

DAN SPIRY, AIA, SENIOR PRINCIPAL, DESIGN ARCHITECT  
BVH ARCHITECTS

RICK VOSS, PE, STRUCTURAL ENGINEER  
VOSS & ASSOCIATES

## B. BACKGROUND

A space planning study for the reuse of the existing Lancaster County Adult Detention Facility was conducted by the BVH Architects / Sinclair Hille Architects design team in the spring of 2012 that demonstrated how various Lancaster County agencies currently located throughout Lincoln could be consolidated to the central City/County governmental campus. The reuse study also addressed the anticipated growth of the County, District and Juvenile court systems well into the future.

One key issue with the existing building that was identified as part of the reuse study is the configuration of the Third Level Floor Plan. This level contains the cell room mezzanines adjacent the visitor areas, mechanical rooms, internal roof well and open upper volumes of the day rooms and exercise rooms. The resulting floor area is virtually unusable for office or future courtroom functions, however, one potential use for this floor in its current configuration would be Police Evidence Storage.

As such, the reuse study recommended three (3) options for the Third Floor Level as follows:

1. Infill all of the open upper volumes of the day rooms and exercise rooms with new floor structure. Convert the internal roof well to floor space by adding a new mechanical equipment penthouse and roof above. This would create a complete and flexible floor plate (except at the existing mechanical rooms) for office and future courtroom occupancy.
2. Infill the open upper volumes of the day rooms and exercise rooms with new floor structure on the north half of the building only. Convert all or part of the internal roof well to floor space by adding a new mechanical equipment penthouse and roof above. This option would create a usable floor plate for the long term future expansion of the District Court system at the north half of the floor. The remaining south half of the floor could be utilized for Police Evidence Storage (or similar light storage) if all of the concrete masonry unit partition walls are removed to increase the existing floor loading capacity.
3. Leave the existing floor as is with no new floor structure infill. Utilize the internal roof well for additional air-handling mechanical equipment. The entire floor could be utilized for Police Evidence Storage (or similar light storage) if all of the concrete masonry unit partition walls are removed to increase the existing floor loading capacity.

Because the reuse study space plan relied on these new floor areas in the scenario that maximized the occupancy of the building, it was recognized that further structural analysis was needed to verify the feasibility of the floor infills before moving forward with the implementation of the facility reuse.

An additional finding of the reuse study was the need to increase the HVAC capacity of the building for future office and courtroom occupancies. As noted above, one solution would be to add an air-handling equipment penthouse on the roof similar to what was done with the Justice and Law Enforcement Center project in 1996. This structural analysis includes the conversion of the internal roof well on the Third Floor Level to occupied floor space as well as the addition of a mechanical equipment penthouse above this area.



## C. EXISTING BUILDING STRUCTURAL ANALYSIS

The existing building structure is comprised of a precast concrete post and beam frame supporting precast concrete twin-tee floor systems. One exception to this system is the use of a structural precast concrete floor slab with cast-in-place concrete topping at the perimeter mezzanine level cell rooms on the Third Floor Level. Additionally, this structural floor slab is cantilevered to form the mezzanine level walkway network that access the cell rooms. The building's structural frame is supported on a pile foundation system.

The following key findings were revealed after review of the existing structural design:

- The perimeter mezzanine level cell room cast-in-place concrete floor system has a design live load capacity of 40 psf which is inadequate for the live loads required for office or light storage occupancy. This floor system also supports a relatively high dead load in the form of the concrete masonry unit walls that form the cell rooms. The demolition and removal of these existing concrete masonry unit walls would remove a significant amount of dead load and increase the live load capacity to 100 psf. For comparison, the International Building Code currently requires new office buildings to have a minimum floor live load capacity of 65 psf.
  
- The perimeter mezzanine level floors cantilever beyond the existing beam line at the cell room walls to form the walkways that access the cell rooms. The live load capacity of these walkways is extremely low. This analysis recommends that these cantilevered floors be removed and replaced with the proposed new floor infills.
  
- The recessed roof well at the Third Floor Level is precast concrete twin tee construction and has a live load design capacity that exceeds 100 psf. As such, it is possible to enclose this roof well and convert it to occupied space.

- The typical precast concrete structural design approach would be to design the structural members to carry the actual design loads with little additional gravity load capacity. To that end no additional load is proposed to be placed on existing structural frame members including the beam members at the perimeter of the new floor infill areas. These new floors should be supported independently.

- The typical pile and pile cap foundation design approach would allow for some additional bearing capacity based on the following analysis. The existing 16" diameter piles were originally rated at 200 kips each which is approximately 25% of the concrete strength for end bearing capacity. Because piles can typically handle up to 30% of the concrete strength in end bearing this would increase the bearing capacity 20% to 240 kips each. The new loads are considerably less than a 20% increase to the pile. To that end, in some locations relatively light column loads from the new floor infills above are proposed to bear on existing pile caps adjacent existing column locations.



## C. NEW FLOOR INFILL STRUCTURAL DESIGN APPROACH

Several structural floor systems were evaluated for the new floor infills. The recommended system is a composite steel floor system at the floor infills supported by new steel columns that extend down through the Second, First and Ground Floor Levels and bear on existing pile caps or new spread footings. This is the best approach when considering the construction logistics of erecting the new floor structures within the existing building. The new steel beams, columns and decking would be brought into the building through existing window openings or new temporary roof openings. Concrete for the floor slabs would be pumped into place through existing window openings.

The new floor structure design is based on the following criteria:

- The new floor infill structure has design load capacities of 10 psf superimposed dead load + 100 psf live load.
  
- As the new steel pipe columns extend from the new floor structure on the Third Level to foundations, they pass through the Ground Level parking area and future Prisoner Transfer Sally Port. In these locations the new columns will be encased in 16" diameter concrete shrouds for fire protection and protection from parking law enforcement vehicles.
  
- The new spread footings were designed for a 1500 psf allowable soil bearing pressure to minimize the differential settlement between the new footings and the existing structure.
  
- For the purposes of this structural analysis, the floor infill framing and column locations in the southeast quadrant are proposed to be similar to the framing and column locations in the northeast quadrant. However, note that the Ground Floor of the southeast quadrant houses existing major mechanical and electrical system equipment for the building. If the Third Level floor infill is pursued as part of the reuse plan, additional structure and/or equipment location adjustments may be necessary to accommodate the new footing locations.

The biggest challenge to the preliminary structural design was developing a framing plan that positioned the new columns such that they missed existing framing members and precast twin-tee web members and at the same time had minimal impact on the Ground Level parking layout and proposed Prisoner Transfer Sally Port plan. Refer to New Footing Plans on Sheets 1.0 and 1.1 which show the preliminary locations for new columns and footings. Note that while the locations never eliminate a parking stall, they do in many instances frame a parking stall with columns on both sides resulting in the need for additional care when parking law enforcement vehicles.



## C. PRELIMINARY STRUCTURAL DESIGN DRAWINGS

The preliminary structural plans that follow were developed to illustrate the structural design approach to the Third Level floor infills and a new mechanical equipment penthouse. These drawings were also utilized to develop the Opinion of Probable Construction Cost. The drawings that follow are:

- Sheet 0.1, NEW INFILL AREAS – 3RD LEVEL & ROOF

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- Sheet 1.0, NEW FOOTING PLAN (North Half)

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- Sheet 1.1, NEW FOOTING PLAN (South Half)

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- Sheet 2.0, NEW INFILL FRAMING – 3RD LEVEL (North Half)

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- Sheet 2.0a, NEW INFILL FRAMING – 3RD LEVEL (North Half), This plan is identical to Sheet 2.0 with the addition of the precast concrete twin-tee and parking pattern layouts superimposed on the plan.

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- Sheet 2.1, NEW INFILL FRAMING – 3RD LEVEL (South Half)

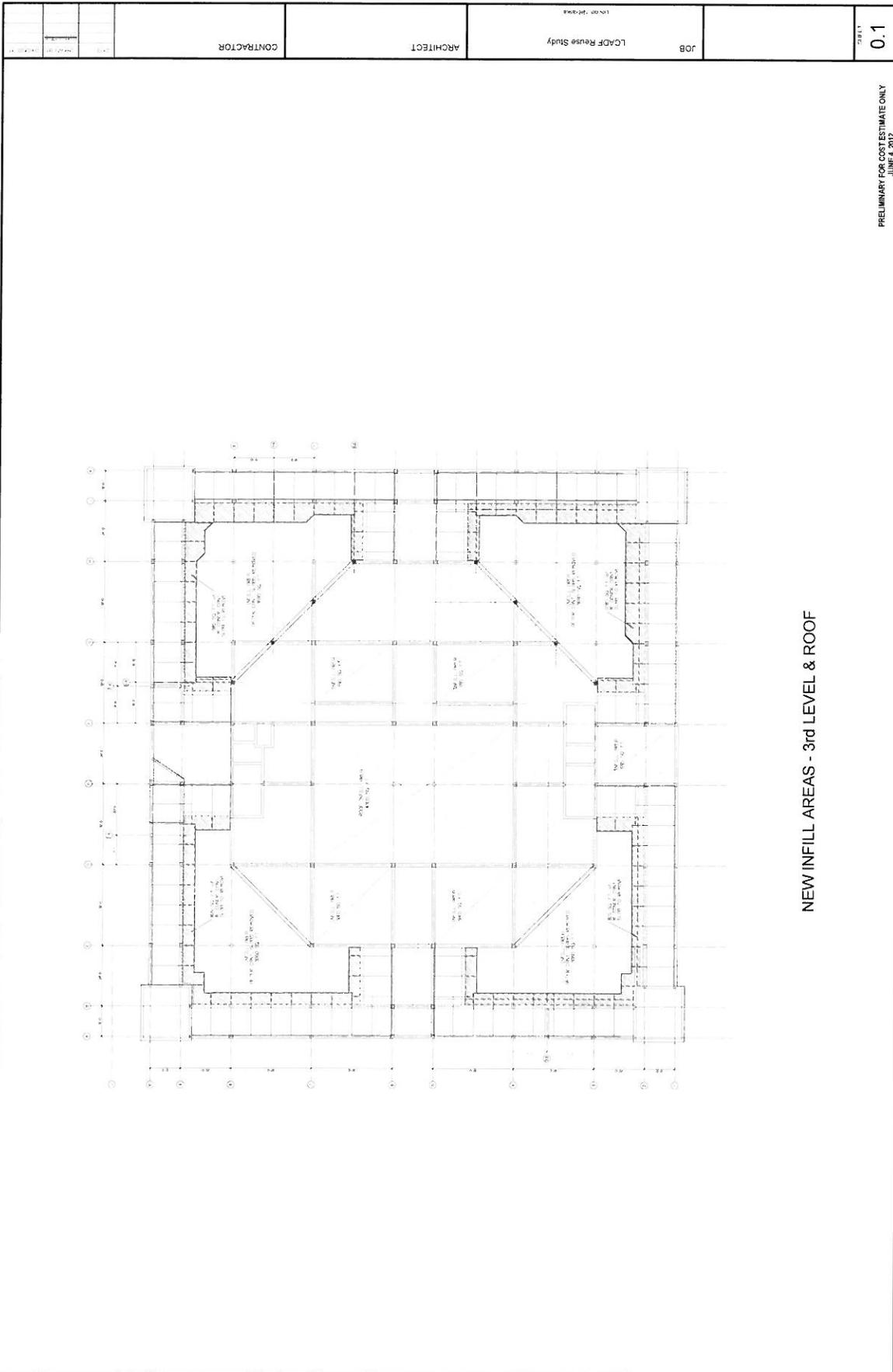
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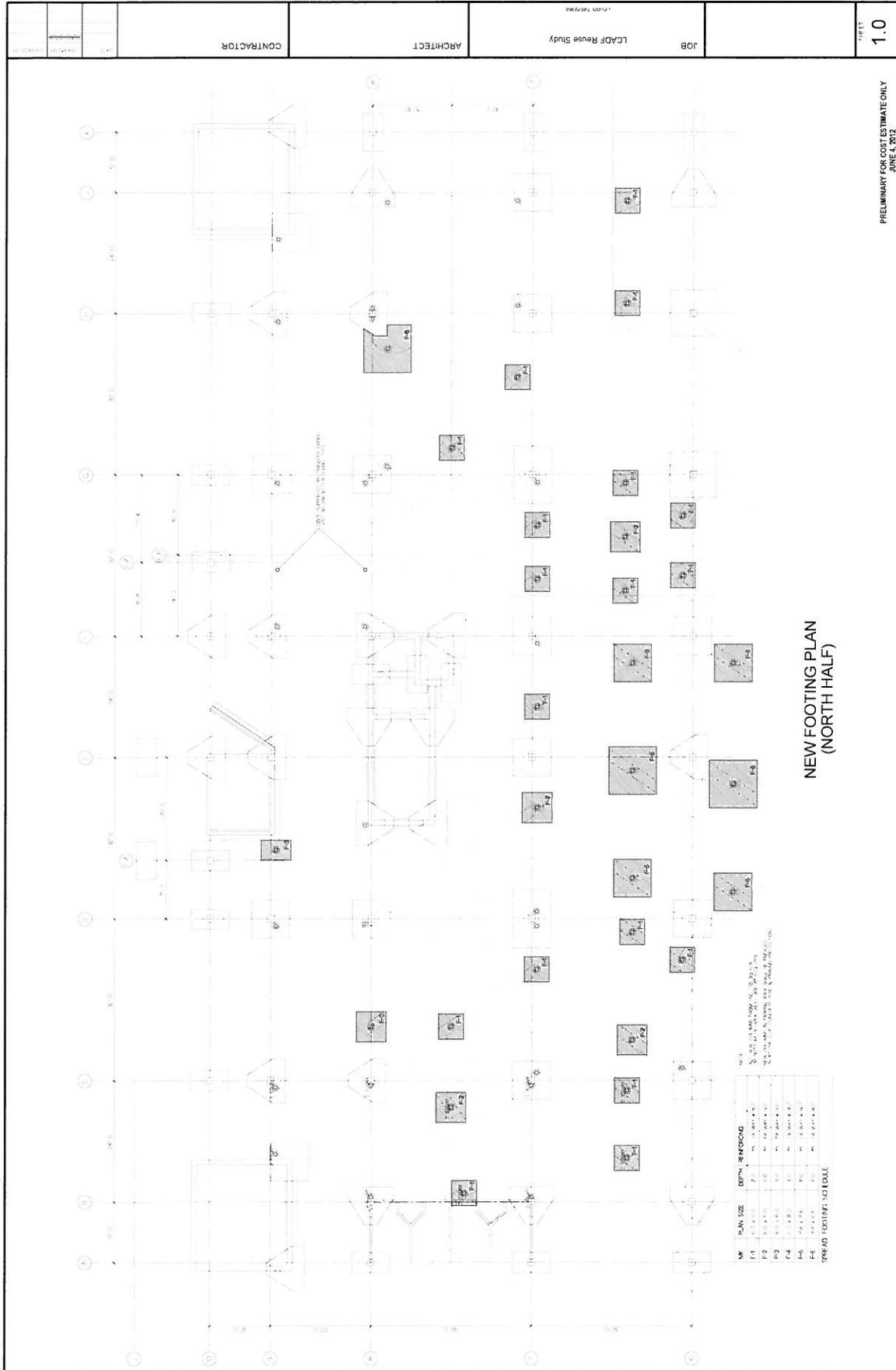
- Sheet 2.1a, NEW INFILL FRAMING – 3RD LEVEL (South Half), This plan is identical to Sheet 2.1 with the addition of the precast concrete twin-tee and parking pattern layouts superimposed on the plan.

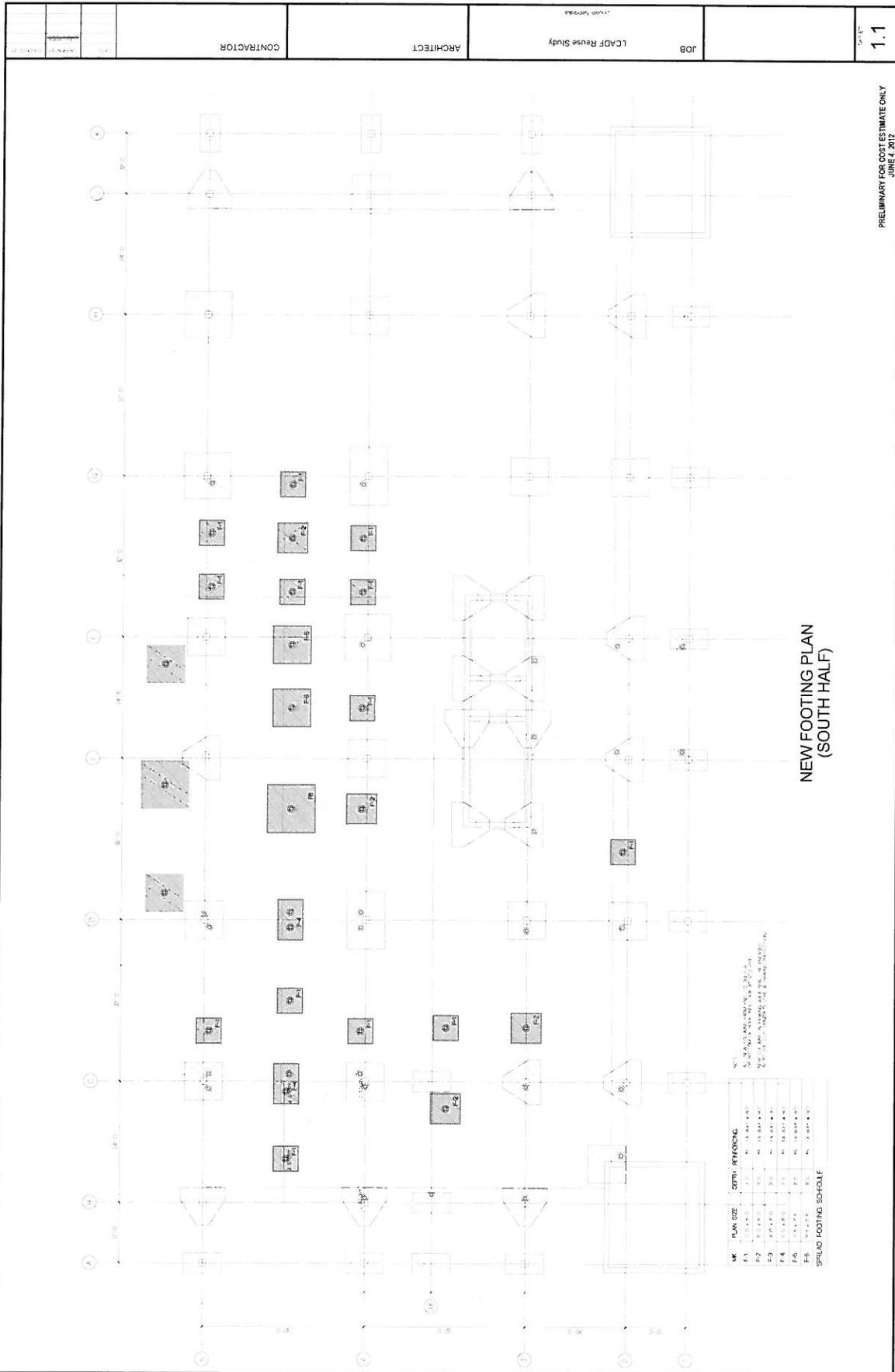
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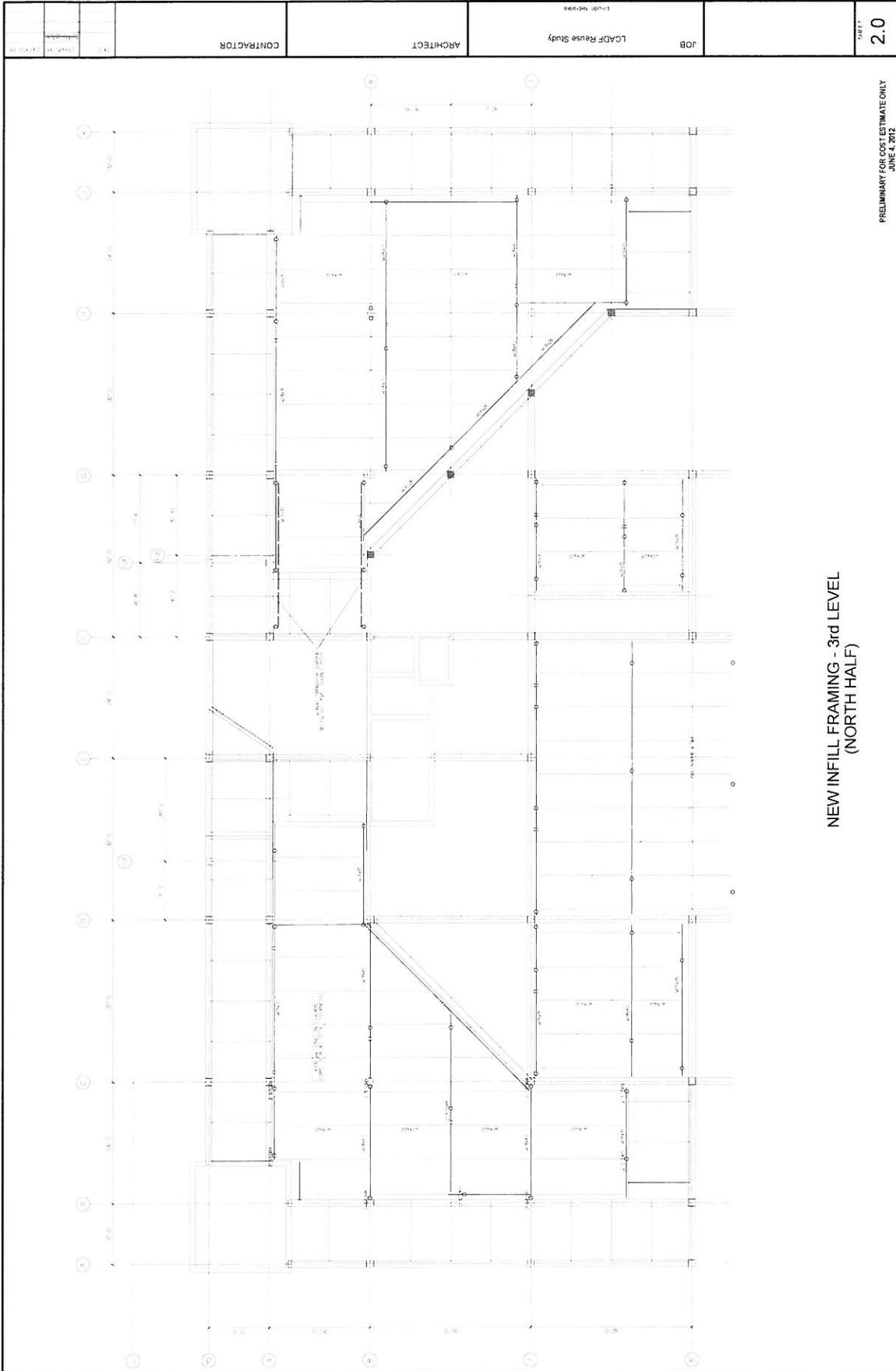
- Sheet 2.2, NEW INFILL FRAMING – ROOF LEVEL & NEW PENTHOUSE ROOF FRAMING

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NEW INFILL FRAMING - 3rd LEVEL  
(NORTH HALF)

PRELIMINARY FOR COST ESTIMATE ONLY  
JUNE 4, 2012

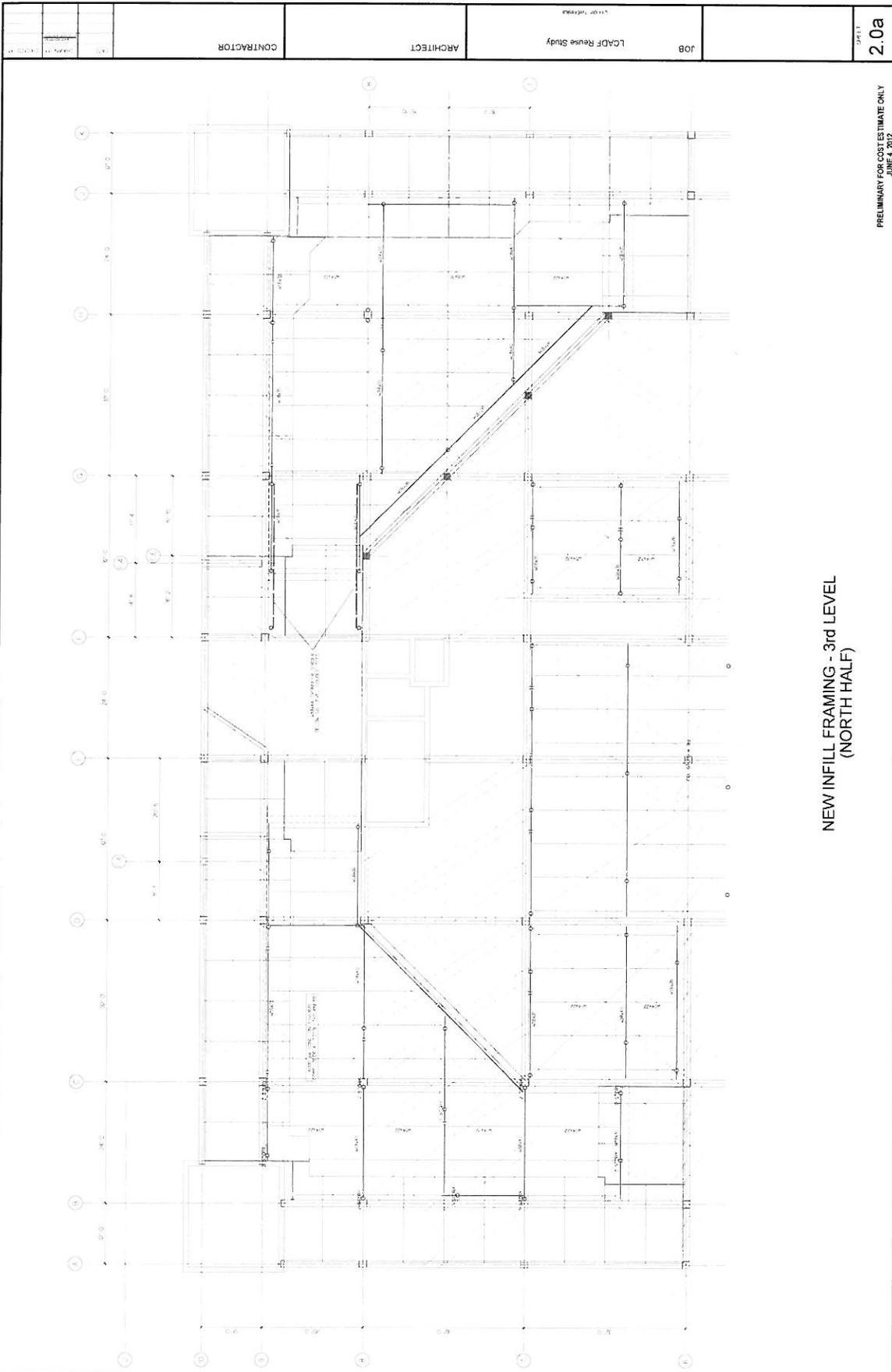
2.0

JOB

LCADF Reuse Study

ARCHITECT

CONTRACTOR

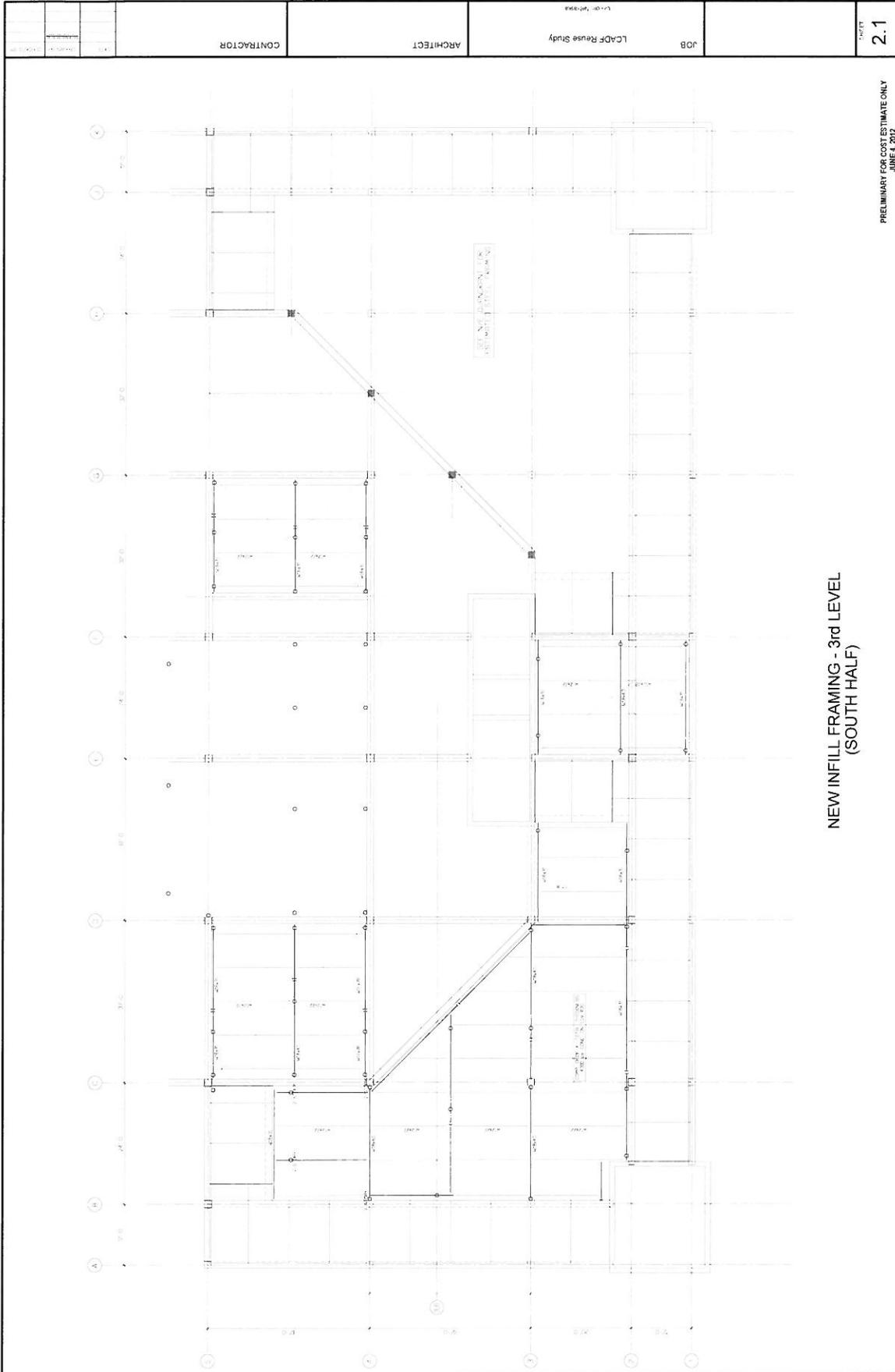


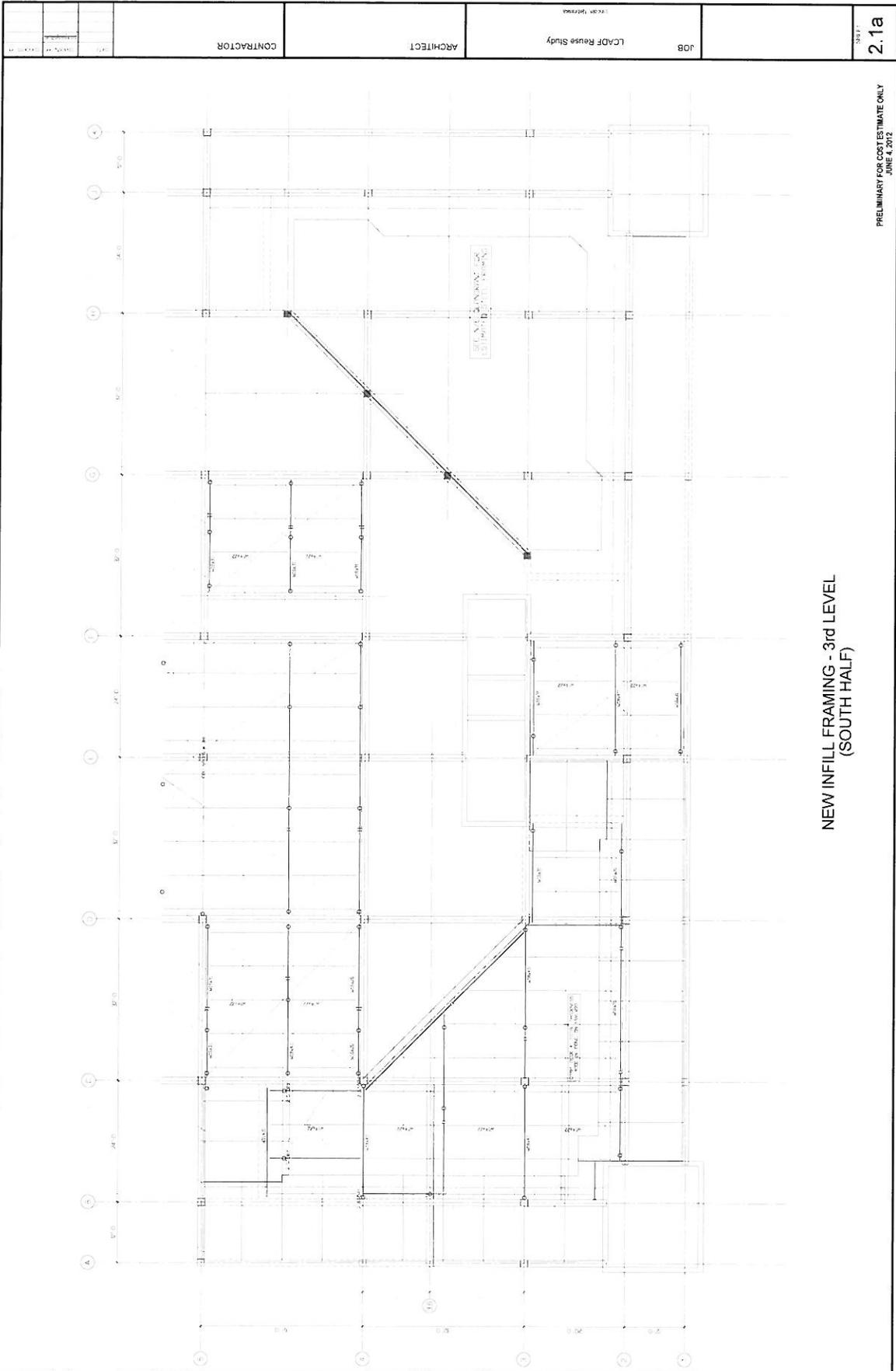
NEW INFILL FRAMING - 3rd LEVEL  
(NORTH HALF)

2.0a

PRELIMINARY FOR COST ESTIMATE ONLY  
JUNE 4, 2012

CONTRACTOR	ARCHITECT	LCADF Reuse Study	JOB	2.0a
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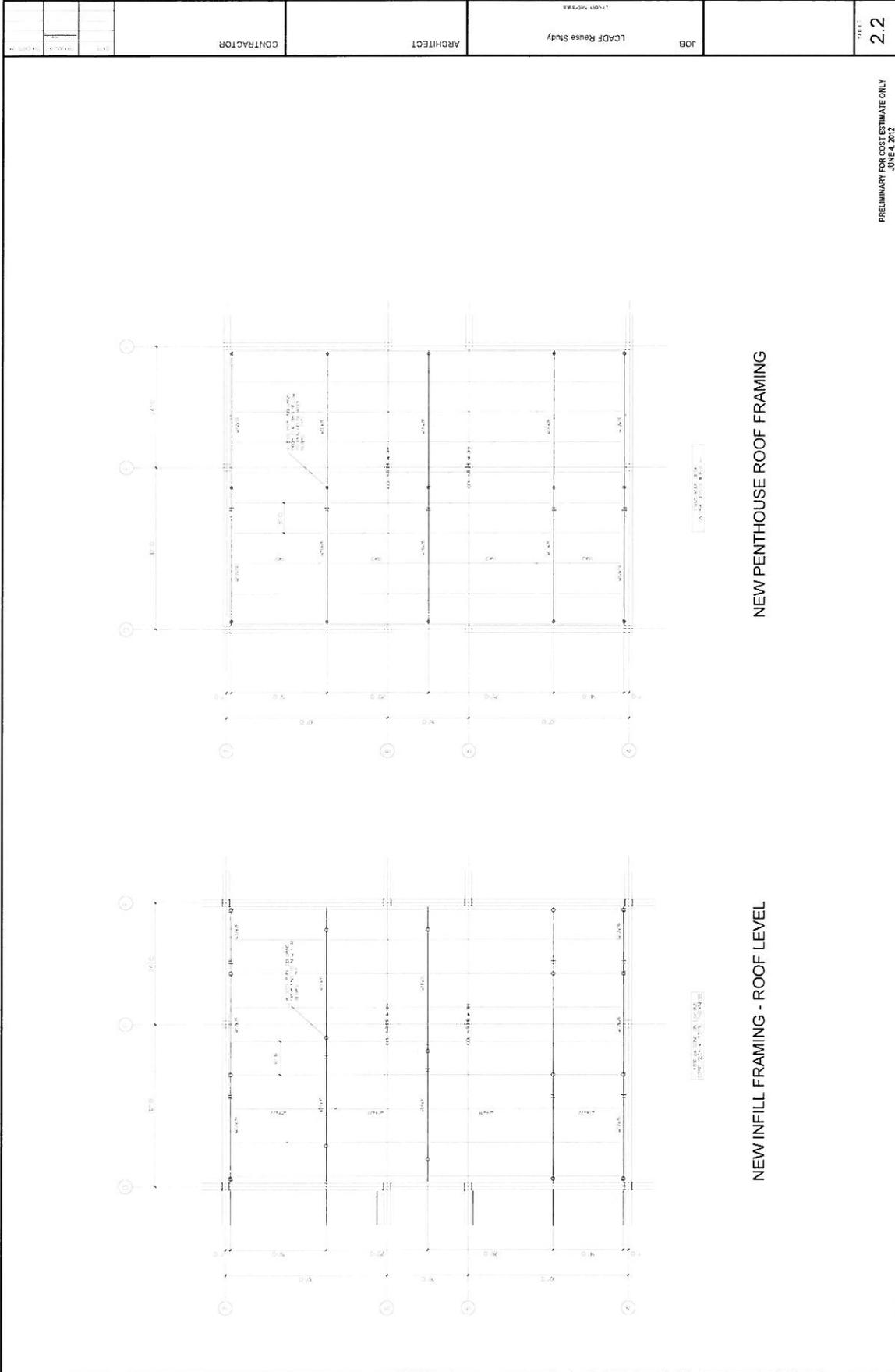




NEW INFILL FRAMING - 3rd LEVEL  
(SOUTH HALF)

SHEET  
**2.1a**

PRELIMINARY FOR COST ESTIMATE ONLY  
JUNE 4, 2012



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## C. OPINION OF PROBABLE CONSTRUCTION COST

A professional construction cost estimator was consulted as part of this analysis to develop an Opinion of Probable Construction Cost. The total estimated construction cost is \$1,803,935 and includes the new Third Level floor infills, the conversion of the existing internal roof well to tenant shell space and a new Fourth Floor Level mechanical equipment penthouse above the internal roof well. (For comparison, the previous Lancaster County Adult Detention Facility Reuse Study conservatively stated an Opinion of Probable Construction Cost of \$3,393,060 for this scope of work.)

The total net gain of useable shell space is 21,765sf if the entire Third Level floor infill strategy is employed. This results in a construction cost of \$82.88/sf for the new floor area.

The detailed breakdown of the Opinion of Probable Construction Cost is included below and on the following pages.

### COST SUMMARY:

SCHEMATIC ESTIMATE- LADF STRUCTURAL INFILL	
	TOTAL
Interior/select demo	\$110,097
Striping	\$8,064
Resteel	\$21,000
Paving & sidewalks	\$10,263
Slabs	\$87,981
Footings	\$72,611
Column encasement	\$30,359
Steel material	\$375,000
Steel & precast erection	\$300,000
Fireproofing	\$70,612
Roofing/flashings	\$49,280
Caulking	\$2,912
Metal Stud/drywall	\$56,112
Plaster patch	\$11,712
Ceiling patch	\$15,000
Floor patch	\$30,000
Paint	\$6,736
Fire sprinkler	\$59,920
Plumbing	\$12,000
HVAC	\$9,000
Electrical	\$15,000
General requirements, bond, fee	\$293,245
Allowances	\$0
*****	\$0
Subtotal	\$1,646,903
Sales tax - material	\$0
Building permit	\$7,032
Impact fees	\$0
Builders risk	\$0
Subtotal	\$1,653,935
Contingency	\$150,000
<b>Total</b>	<b>\$1,803,935</b>

## COST BREAKDOWNS:

### MISC ITEMS

			Rate	Ext.	Total
*****					
Striping	40320	sf	\$0.20	\$8,064	\$8,064
Rebar	21	tn	\$1,000.00	\$21,000	\$21,000
Roofing/flashing	4480	sf	\$11.00	\$49,280	\$49,280
Caulking	1456	lf	\$2.00	\$2,912	\$2,912
Wrap columns w/ gyp	9352	sf	\$6.00	\$56,112	\$56,112
Penthouse walls	0	sf	\$0.00	\$0	\$0
Floor covering patch	3000	sf	\$10.00	\$30,000	\$30,000
Ceiling patch	3000	sf	\$5.00	\$15,000	\$15,000
Paint gyp walls	7481	sf	\$0.75	\$5,611	\$5,611
Paint gyp ceilings	1500	sf	\$0.75	\$1,125	\$1,125
Plaster patch	976	sf	\$12.00	\$11,712	\$11,712
Fire sprinkler relocate	3000	sf	\$5.00	\$15,000	\$15,000
New coverage area	22460	sf	\$2.00	\$44,920	\$44,920
Plumbing relocate	3000	sf	\$3.00	\$9,000	\$9,000
Penthouse roof drains	3	ea	\$1,000.00	\$3,000	\$3,000
HVAC relocate	3000	sf	\$3.00	\$9,000	\$9,000
Electrical relocate	3000	sf	\$5.00	\$15,000	\$15,000
New lighting area	0	sf	\$10.00	\$0	\$0

### FOOTINGS

Layout pads	61	ea	\$100.00	\$6,100		\$0	\$6,100
Dig pads	61	ea	\$86.00	\$5,246	\$130.00	\$7,930	\$13,176
Crumb pads	61	ea	\$66.00	\$4,026		\$0	\$4,026
Steel pads	61	ea	\$66.00	\$4,026		\$0	\$4,026
Pour pads	254.94	yd	\$27.00	\$6,884	\$95.00	\$24,220	\$31,103
Waste	254.94	yd	\$27.00	\$6,884	\$95.00	\$2,422	\$3,110
Remove Spoils	254.94	yd	\$0.00	\$0	\$10.00	\$2,549	\$2,549
Grout base plates	61	ea	\$40.00	\$2,440	\$15.00	\$915	\$3,355
Pump	5	ea	\$0.00	\$0	\$850.00	\$4,250	\$4,250
R. Hdwr. pads	61	ea		\$0	\$15.00	\$915	\$915
<b>TOTAL</b>				\$29,410		\$43,201	\$72,611

**CIP COLUMNS**

			Labor		Material		
			Rate	Ext.	Rate	Ext.	
*****							
Encase columns	56	ea	\$353.00	\$19,768	\$175.00	\$9,800	\$29,568
Equipment	1	ls	\$0.00	\$0	\$790.72	\$791	\$791
*****							
<b>TOTAL</b>				\$19,768		\$10,591	\$30,359

**SLABS**

			Labor		Material		
			Rate	Ext.	Rate	Ext.	
*****							
Labor	22460	sf	\$1.06	\$23,808	\$0.00	\$0	\$23,808
Concrete	311.94	yd	\$0.00	\$0	\$95.00	\$29,635	\$29,635
Waste	31.19	yd	\$0.00	\$0	\$95.00	\$2,963	\$2,963
Floor patches	167	sf	\$35.00	\$5,845	\$10.00	\$1,670	\$7,515
Mesh	22460	sf	\$0.00	\$0	\$0.40	\$8,984	\$8,984
R. Hardware	22460	sf	\$0.00	\$0	\$0.08	\$1,797	\$1,797
Pump	10	ea	\$0.00	\$0	\$1,150.00	\$11,500	\$11,500
Equipment	1	ls	\$0.00	\$0	\$1,779.16	\$1,779	\$1,779
*****							
<b>TOTAL</b>				\$29,653		\$58,328	\$87,981

**PAVING SIDEWALKS**

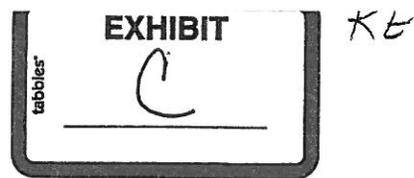
			Labor		Material		Total
			Rate	Ext.	Rate	Ext.	
Labor	2268	sf	\$1.40	3,175.20	\$0.00	0.00	3,175.20
Concrete	42.00	yd	\$0.00	0.00	\$95.00	3,990.00	3,990.00
Waste	2.80	yd	\$0.00	0.00	\$95.00	266.13	266.13
R. Hardware	2268	sf	\$0.00	0.00	\$0.04	90.72	90.72
Pump/material hand	3	ea	\$0.00	0.00	\$850.00	2,550.00	2,550.00
Equipment	1	ls	\$0.00	0.00	\$190.51	190.51	190.51
*****							
<b>TOTAL</b>				\$3,175		\$7,087	\$10,263

**STEEL**

Materials			Labor		Material		
			Rate	Ext.	Rate	Ext.	
*****							
Columns	423	ea	\$107.00	\$45,261		\$0	\$45,261
Beams	305	ea	\$67.00	\$20,435		\$0	\$20,435
Joists	40	ea	\$53.00	\$2,120		\$0	\$2,120
Deck	26760	sf	\$0.54	\$14,450		\$0	\$14,450
Moment connections	41	ea	\$130.00	\$5,330	\$50.00	\$2,050	\$7,380
Misc. angles	200	ea	\$27.00	\$5,400		\$0	\$5,400
Contin. angle	750	lf	\$7.00	\$5,250		\$0	\$5,250
Crane	3	mo		\$0	\$20,000.00	\$60,000	\$60,000
Crane operator	3	mo	\$9,300.00	\$27,900	\$0.00	\$0	\$27,900
Additional riggers (2 ea)	3	mo	\$11,970.00	\$35,910	\$0.00	\$0	\$35,910
Crane mob/demod	1	ls		\$0	\$10,000.00	\$10,000	\$10,000
Secondary hoisting	3	mo		\$0	\$5,000.00	\$15,000	\$15,000
R. Hdwr/Rods	1	ls		\$0	\$4,861.69	\$4,862	\$4,862
Equipment	1	ls		\$0	\$20,257.05	\$20,257	\$20,257
*****							
	TOTAL			\$162,056		\$112,169	\$274,225
Davis Erection \$320,000							

**DEMOLITION**

Materials			Labor		Material		Total
			Rate	Ext.	Rate	Ext.	
*****							
Garage floor							
Sawcut slab	1456	lf	\$0.00	\$0	\$8.00	\$11,648	\$11,648
Demo slab	2268	sf	\$2.60	\$5,897	\$0.50	\$1,134	\$7,031
1st Floor							
TT penetration	74	ea	\$0.00	\$0	\$134.00	\$9,916	\$9,916
X-ray penetration	0	ea	\$0.00	\$0	\$65.00	\$0	\$0
2nd Floor							
TT penetration	74	ea	\$0.00	\$0	\$134.00	\$9,916	\$9,916
X-ray penetration	0	ea	\$0.00	\$0	\$65.00	\$0	\$0
Cantilever slab							
Sawcut into pieces	1860	lf	\$0.00	\$0	\$12.00	\$22,320	\$22,320
Demo/remove pieces	3720	sf	\$1.50	\$5,580	\$0.00	\$0	\$5,580
Material handling	190	hr	\$27.00	\$5,130	\$0.00	\$0	\$5,130
Shoring	3720	sf	\$0.00	\$0	\$1.50	\$5,580	\$5,580
3rd Floor Roof							
TT penetration	19	ea	\$0.00	\$0	\$134.00	\$2,546	\$2,546
X-ray penetration	0	ea	\$0.00	\$0	\$65.00	\$0	\$0
Roof demo	4480	sf	\$2.00	\$8,960	\$0.25	\$1,120	\$10,080
Roof demo/pentrations	4	ea	\$0.00	\$0	\$1,000.00	\$4,000	\$4,000
Remove existing ceiling	3000	sf	\$1.05	\$3,150	\$0.25	\$750	\$3,900
Remove floor coverings	3000	sf	\$2.00	\$6,000	\$0.25	\$750	\$6,750
	0		\$0.00	\$0	\$0.00	\$0	\$0
Misc. item	0	ea	\$0.00	\$0	\$0.00	\$0	\$0
Dumpsters	8	ea	\$0.00	\$0	\$400.00	\$3,200	\$3,200
Equipment	1	ls	\$0.00	\$0	\$2,500.00	\$2,500	\$2,500
*****							
	TOTAL			\$34,717		\$75,380	\$110,097



Election Commissioner  
601 North 46<sup>th</sup> Street  
Lincoln, Nebraska 68503-3720

Telephone: (402) 441-7311  
TDD: 441-8200  
FAX: 441-6379

RECEIVED

MAY 20 2008

LANCASTER COUNTY BOARD

David J. Shively  
Commissioner  
Maura Kelly Tolzin  
Chief Deputy

May 19, 2008

Lancaster County Clerk  
555 S. 10<sup>th</sup> Street  
Lincoln NE 68508

COPY

RE: Certification of Votes Cast-May 13, 2008

Dear Clerk:

I, David J. Shively, Lancaster County Election Commissioner, do hereby certify the following results are the true and correct number of votes cast by the electors of Lancaster County, Nebraska at the State of Nebraska, Primary Election, May 13, 2008:

OFFICIAL BALLOT  
\$65,000,000  
BOND ELECTION  
THE COUNTY OF LANCASTER, NEBRASKA  
Tuesday, May 13, 2008

"Shall The County of Lancaster, Nebraska (the "County") issue bonds of the County in a principal amount not to exceed Sixty-Five Million Dollars (\$65,000,000) for the purpose of paying the costs of constructing, equipping and furnishing new correctional and related facilities of the County; such bonds to be issued from time to time as may be determined by the Board of Commissioners, to bear interest at a rate or rates to be determined by the Board of Commissioners and to become due at such time or times as may be fixed by the Board of Commissioners not to exceed 26 years from the date of issuance; provided, however, any or all such bonds shall be redeemable at the option of the County as provided by law at the time of issuance; and

"Shall the County cause to be levied and collected annually a special levy of taxes against all the taxable property in the County sufficient in rate and amount to pay the principal of and interest on such bonds as the same become due?"

19,002 FOR such Bonds and tax  
22,031 AGAINST such Bonds and tax

A vote for the bonds identified above will allow The County of Lancaster, Nebraska to finance construction of correctional and related facilities with unlimited tax, general obligation bonds.

A vote against the bonds identified above will require that The County of Lancaster, Nebraska finance the construction of correctional and related facilities through other legal means.

Witness my hand and official seal this 19<sup>th</sup> day of May, 2008.

*David J. Shively*  
David J. Shively  
Lancaster County Election Commissioner







6-12-2012

	A	B	C	D
1	Lavene			
2	Lavene			
3	Grabow			
4	Grabow			
5	Siefert			
6	Siefert			
7	Fox (new Atty)			
8	Lipovsky			
9	Turner			
10	Turner			
11	Bosn			
12	Bosn			
13	Cyr			
14	Cyr			
15	Thew			
16	Thew			
17	Packard			
18	Henderson			
19	Behrens			
20	Acton			
21	Jacobsen			
22	Kelly			
23	Mathers			
24	Pasold			
25	Reuter			
26	Rocke			
27	Armstead			
28	Armstead			
29	Freeman			
30	Maret			
31	Baker			
32	Baker			
33	Becker			
34	England			
35	Kramer			
36	Kramer			
37	Ostrander			
38	Ostrander			
39	Sermeno			
40	Sermeno			
41	Gernert			
42	Gernert			
43	Johnson			
44	Johnson			
45	LeGrande			
46	Kowalke			
47	Ticket entry			
48	Ticket entry			
49	Ringler			
50	Cochran			
51	Rothe			
52	Rothe			
53	Snyder			
54	Rolenc			