

MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, FEBRUARY 10, 2009, 1:30 P.M.
CONFERENCE ROOM 113
COUNTY CITY BUILDING

PRESENT: Linda Wilson, Jon Camp, Jonathan Cook, Larry Hudkins, Bob Workman

OTHERS PRESENT: Don Killeen, Judge John Hendry, Mike Lee, Theresa Emmert, John Kay, Terri Storer, Cori Beattie, Dan Nolte, Kit Boesch, Mayor Chris Beutler, Trish Owen, Rick Hoppe, Mike Lang, Fred Hoke, Chuck Zimmerman, Greg MacLean, Virendra Singh, Bob Walla, and Jeanne Sayers

The meeting of the Public Building Commission was called to order by Chairperson Larry Hudkins and the location of the Nebraska Open Meetings Act was announced.

Wilson moved and Camp seconded a motion to approve the minutes from the January 13, 2009 meeting. The motion passed.

Don Killeen reported on the status of City Attorney relocation. Construction bids are due to open February 18, 2009 and plans are progressing in a timely manner.

Kit Boesch reported on the status of food service being provided at the County City Building by multi cultural restaurants within the community. The initial plan is to have small beginning businesses provide a meal/entree for sale on various days of the week. All operations would be the responsibility of the restaurant owner. The Public Building Commission would have some equipment responsibility which are required by the Health Department for a catered food area. This would be an opportunity for Southeast Community College and/or the Indian Center WIA program to train in restaurant management or customer service hours. A concept and participation commitment of restaurant owners will initiate a more complete business plan which should include management and costs plus legal review by City Attorney for any ethnic versus private/non-ethnic conflicts.

Construction drawings are near completion for the County Court restructure for bid purposes. Juvenile Court renovation drawings for bids should be ready within a month.

John Kay, Sinclair Hille Architects, Cori Beattie and Dan Nolte, County Clerk's Office, informed the Commission that Option B of the County Clerk Renovation Project had significant cost in tile work and Option C was not agreeable to the other departments beyond the double entrance doors. Camp moved to approve and move forward with Entry Option A. Wilson seconded the motion which passed unanimously.

A NECO proposal for door hold open devices at the Downtown Senior Center was submitted for approval. NECO has surveyed work along with a City Fire Inspector for the project. Purchasing has stated that the proposal is under the \$5,000 bid requirement. Wilson moved to approve the quote and project which was seconded by Workman. The motion carried.

Jeff Searcy, Nebraska Capitol Environs Commission, is requesting support of a change to LB704 which will lengthen the west axis only to the existing Capitol Environs District. Wilson moved and Cook seconded a motion for a letter of support be sent and the motion carried unanimously.

A Development Services Center Project was the topic of discussion by Mayor Chris Beutler and Mike Lang. This project would bring together several departments in one (1) location to better meet customer needs. The initial plans are to combine offices on the second floor of the County City Building which pertain to projects of contractors, developers, individuals. Space would be made available on second floor by relocating the Mayor's

office and consolidating three (3) locations of the Personnel office into one (1), in the northeast corner of third floor. It is estimated this could be accomplished in an 11 month period at a construction cost of approximately \$870,000. Wilson made a motion which was seconded by Workman to move ahead with construction documents for the project and investigate funding. Discussed issues were: project follows and is consistent with The Master Plan of 2002; costs that have not been investigated, examples being, department relocation costs, third floor construction costs and IT (information technology) costs; project not presented entirely to the City Council or the County Board; and funding options during the current economic state. Wilson with agreement from Workman withdrew her motion based on these unresolved discussed issues. Wilson then moved for the Public Building Commission to approve the project subject to approval or indication of approval by the City Council. Cook seconded this motion. Camp abstained. The motion passed.

Wilson moved to approve the General Vouchers for January 2009. Workman seconded and the motion passed.

Bob Walla, Purchasing, submitted a Knoll Systems Furniture contract for approval. This contract shall supply and deliver Knoll System Furniture. Workman moved to approve the contract which was seconded by Wilson and passed unanimously.

It was moved by Workman and seconded by Wilson that a letter of support from the Public Building Commission be sent to Senator Ken Harr endorsing LB624 which could provide funds for energy efficient projects for public buildings. The motion passed.

Dan Nolte, County Clerk, is requesting temporary office space for the temporary staff which will be necessary during the May through August valuation protests. A large number of protests are expected and the office location for this volume of filings may be located at the 800 'J' Street Building. Legal staff will assist in a determination of additional rent cost during this period. Camp moved to approve the temporary space and possible rent. Wilson seconded and the motion passed.

The next meeting of the Commission is tentatively set for March 10, 2009 at 1:30 p.m.

Report From Administrative Staff: Don Killeen informed the members Ryan Sullivan is the Prudential Representative for County employees to contact regarding pension issues and will be available by appointment.

With no further business, Camp moved to adjourn the meeting which was seconded by Workman. The vote carried unanimously.