

MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, APRIL 14, 2009, 2:30 P.M.
CONFERENCE ROOM 113
COUNTY CITY BUILDING

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

ABSENT: Jonathan Cook

OTHERS PRESENT: Don Killeen, Judge John Hendry, Theresa Emmert, Terri Storer, Trish Owen, Judge Steven Burns, Mark Koller, Kit Boesch, Joe Lefler, Sue Kirkland, Milo Mungaard, Dan Nolte, Carolyn & Steve Parker, Mike Lee, 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 Workman seconded a motion to approve the minutes from the March 10, 2009 meeting. The motion passed.

Terri Storer, City Attorney, reported that the City Attorney Relocation project is on schedule.

Correspondence to Vince Mejer, Purchasing Agent, was provided to serve as BVH Addendum No. 1 for services to include drawings, specifications and construction administration of a third passenger elevator for the County City Building with the scope of work not to exceed \$7,500. Workman moved to approve and proceed with these services which was seconded by Wilson. Through discussion it was determined that this service would be needed even if the elevator addition is not completed for an extended period of time. Camp voting 'No', the motion passed.

Change Order Request No. 2 was submitted from BVH for City Attorney Relocation. Mike Lee explained the three portions of the request. PR #2 was to increase the width of a door to four (4) feet. Wilson moved approval with a second from Workman. The motion passed. PR #3 was to add floor drains in the mens and womens restrooms. Workman moved for approval with a second from Wilson. The motion passed. PR #4 was to alter cable tray configuration due to ceiling conditions. Workman moved for approval with a second from Wilson. The motion passed.

Kit Boesch, Human Services, presented an operational plan for ethnic operation of a cafeteria in the County City Building. The proposal is to have two (2) ethnic restaurants cater approximately 20 lunches, two (2) days per week from 11:30 to 1:30 at \$6.00 per lunch. There would be start up expenses and equipment, provided by the Building Commission, of microwaves, credit card machines, telephone line/phone, cash register and warming trays. Staff and a manager would be provided by the Cultural Center Coalition. Some issues yet to be determination are: which two (2) days are preferred for operation, financial working of credit card machines, advertising, obligations to contract with vending machine company. John Hendry, City Attorney, would also like to investigate the Constitutional Provision of preferential treatment as it would relate to this endeavor. The consensus is to continue seeking answers to these issues of concern.

Juvenile Court redesign is close to being ready for bid process. Tentative date of beginning construction is July 2009 with a December 2009 completion date.

County Court modifications are due to begin this month.

Judge Steven Burns informed the Commission of a temporary office location for a District Court Administrator, however would appreciate a time line/flow chart of modifications within the Hall of Justice as a basis for future consideration of requests.

Materials needed by the construction company are being ordered and then the start of the County Clerk's renovation will begin.

County City Property Management has been informed that the current shop, storage and maintenance yard at 1625/27 North 10th Street has to be vacated by April 22, 2009. Since the Jail property is not ready for construction of a proposed facility/warehouse, alternate locations that are fenced and secure have been sought and found. It was moved by Workman and seconded by Wilson to approve a month to month lease with B & J Partnership, Ltd. for property at 2145 'Y' Street subject to review and negotiations of legal counsel and to the satisfaction of the Building Administrator. The motion carried.

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

Milo Mungaard, the Mayor's Energy Issues Coordinator, introduced himself to the Commission and described his initial project. The City is receiving a stimulus grant which is to be used to benefit the County, City and tax payers. His purpose is to see what can be accomplished to foster this stimulus.

The handicap entrance request from the Commission on Human Rights has been pulled as an item at this time.

The Nebraska Spring 2009 Choice Agreement, Constellation Newenergy-Gas Division, LLC has been offered to the Public Building Commission for rate programs of natural gas purchase. Following discussion it was moved by Camp not to participate in the programs. Wilson seconded the motion which passed unanimously.

Steve and Carolyn Parker have requested permission to park a vending cart on the public sidewalk outside the entrances of the Hall of Justice and/or County City Building to provide food and beverage sales during the noon hours. A map provided by the City Clerk when issued the vending permit, excludes areas of this campus. Workman moved and Camp seconded to have legal counsel seek if any consequences would exist if allowance is granted. The motion passed.

John Hendry, City Attorney, presented a contract for approval with Grainger Inc. for industrial supplies. Workman moved approval which was seconded by Wilson. The motion passed.

A contract for emergency and large electrical projects with Commonwealth Electric Company of the Midwest was presented for approval by John Hendry, City Attorney. Workman moved approval. Wilson seconded th motion which passed unanimously.

An extended Gold Service Maintenance Agreement with Rapiscan Systems is requested by the County Sheriff's Department for the x-ray equipment at the Hall of Justice entrance. Workman moved to approve the annual agreement. Camp seconded and the motion passed.

A multitude of repair work is needed in City Parking Facilities. AGA Consulting is preparing construction repair documents for these facilities and has also prepared a proposal to include the parking facility of the Public Building Commission. A motion by Workman to approve the proposal under the condition the total does not exceed \$7,800. Wilson seconded and the motion passed.

A Lincoln Journal Star news article on March 23, 2009, spoke of a planned policy of the Public Building Commission, City of Lincoln and County Board of a "tobacco-free campus". The Public Building Commission's only Resolution regarding smoking is Resolution # 112 which designates "smoke-free" areas and designates

certain areas outside as “smoking areas”. This issue is to be an item of an upcoming Common’s meeting and this Commission Members will report back wishes as a result of the Common’s meeting. Mark Koller, Personnel Director, informed the Commission that this type of policy should not, to his knowledge, violate any existing union contract.

The next meeting of the Commission is tentatively set for May 12, 2009 at 1:30 p.m.

There was no report From Administrative Staff.

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