

**MINUTES**  
**PUBLIC BUILDING COMMISSION**  
**TUESDAY, JUNE 9, 2009, 1:30 P.M.**  
**CONFERENCE ROOM 113**  
**COUNTY CITY BUILDING**

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

OTHERS PRESENT: Don Killeen, Judge John Hendry, Theresa Emmert, Terri Storer, Trish Owen, Vince Mejer, John Kay, Kristine Dorn, Mike Daily, Mayor Chris Beutler, Rick Hoppe, Colby Mach, Dave Johnson, Bruce Bohrer, Judge Jeffre Chevront, Judge Steven Burns, Sue Kirkland, Tonya Peters, Milo Mungaard, Numerous City Officials/Directors/Staff, 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 Cook seconded a motion to approve the minutes from the May 12, 2009 meeting. The motion passed.

Clarification was asked of Old Business, Item 1(a.) and 1(b.). Item a.: Authorize architectural firm to move forward with the design of core area renovation plans on the second floor of the County City Building which deals with a proposed Development Services Center. Item b.: An RFP would be necessary for design plans of any future construction needs on the third floor of the County City Building.

John Kay, Sinclair Hille Architects, presented design of a Development Services Center (DSC) located entirely on the second floor of the County City Building. The purpose of the Center is to form a single location of City departments that work with development projects and streamline permitting. Divisions of Public Works, Engineering Services and Watershed Management, along with the Urban Development Department would return to the County City Building. This would then allow for consolidation of the Personnel Department in relocated space on the third floor of the County City Building as well as relocation of the Mayor's office to third floor. Construction cost is estimated at \$600,000. Jon Camp stated he felt the City Council had not reviewed this project and the process for authorization of any segment relating to the DSC has not been appropriate, thus is abstaining from further discussion or vote. Mayor Beutler addressed the Commission and provided e-mails of support from three (3) City Council Members. He has worked with City Directors, staff and private sector individuals for the past two (2) years in the development of the project. Should the Commission authorize forward movement of plans this will allow more complete proposals for public review/discussion during budget deliberations. General counsel for Lincoln Chamber of Commerce, Bruce Bohrer, stated to the Commission that they were generally supportive of the project. Centralized City departments which relate to development projects is an efficient plan, however if authorized, budgetary issues should have more extensive discussion. Colby Mach stated that LIBA at the current time had no position for or against. He did inquire why there had been no public hearing for input or no vote from City Council of approval. Dave Johnson, Co chair of the Development Services Center Advisory Team, provided to the Commission a report of the teams endorsement of the concept along with continued advisory input and criteria. Cook moved authorization of Sinclair Hille to move forward with construction drawings for the design plans to the DSC subject to funding through City Budget approval. Wilson seconded. Camp abstaining, the motion passed. Cook moved to authorize the issuance of an RFP for Architectural Services to design new office space on third floor of the County City Building for relocation of Personnel and the Mayor's offices specifying selection of a firm would follow funding through

City Budget approval. Wilson seconded. Camp abstained. The motion passed. Discussion by the Commissioners emphasized that City Council had to also approve these projects as a segment of the City Budget.

Kristine Dorn and Mike Daily, BVH Architects, and Terri Storer, City Attorney's Office, reported that office relocation of the City Attorney will begin June 29, 2009. There will be staff in both locations July 1<sup>st</sup> & 2<sup>nd</sup> but presumably all staff should be in the County City Building on July 6<sup>th</sup>. Kristine submitted seven (7) items for a Change Order Request. Following description of the items, Camp moved to approve #5, Change carpet type resulting in credit; #6, Additional can lights in corridor; #8, Type change of corner guards resulting in credit; #9, Additional casework to some offices; #11, Delete final finish to elevator wall resulting in credit; and #13, One (1) not six (6) sills in light shaft. Wilson seconded the motion. #12, Relocation of window, was not approved as the window relocation is due to mis-measurement on both the part of the architect and construction company. The motion passed. Mike Daily reported that drawing specifications for a third elevator may go out for bid within a week. Vince Mejer, Purchasing requested approval of Office Interiors & Design, Inc. contract for moving and assembly of system furniture for the City Attorney relocation. Tear down, moving and re-assembly will begin July 2<sup>nd</sup> and is to be completed July 5<sup>th</sup>. Workman moved approval with a second by Wilson which passed unanimously.

Sinclair Hille Architects submitted a Recommendation of Award to Ronco Construction Company with Alternates One and Three for the Juvenile Court Expansion Project at a contract amount of \$504,000. Workman moved approval which was seconded by Wilson. The motion passed.

Judge Steven Burns and John Kay updated the Commission on phasing designs to District Court to accommodate an additional Judge, chambers, Court Reporter, a District Court Administrator, modification to the Referee's Hearing Room and Courtroom which would include jury box, seating for 24 and counsel tables. Wilson moved to continue forward movement of designs as approved by the District Court Judges. Workman seconded and the motion passed.

An Arts Committee will reconvene and set up an initial planning meeting. Linda Wilson has agreed to serve on the Committee as well as Lloyd Hinkley who has several items of historic value to Lincoln for display placement. Other names suggested for the committee are Bob Ripley and Ed Zimmer.

Milo Mungaard, Aide to Mayor Beutler, is working with Don Killeen, to submit recommendations for an Energy Stimulus Grant which would provide low energy and improved lighting in parking facilities. A similar project has been accomplished by the Omaha Public Building Commission and significant savings are already noticeable.

Wilson moved to approve the General Vouchers for May 2009. Cook seconded and the motion passed.

Samples and an estimate for tinting front windows at the Hall of Justice Entrance were distributed. The Commission would like to consider alternate options.

Steve Schwab, City Forester for Parks and Recreation Department, has requested display of Lincoln's Tree City USA flag in front of the Hall of Justice. Discussion included: theme flags possibly setting precedence to other groups, banner versus flag displayed in another location, second flag under City flag, length of time displayed, alternate location throughout City for the flag to be display. Request will continue for further discussion at the July meeting.

Eleven (11) categories (Carpet Cleaning, Electrical, Demolition, Construction, HVAC, Painting, Fencing, Roofing, Plumbing less than 2", Plumbing larger than 2", Pavement Construction) of Unit Price Contract

Renewals subject to law review were approved by Workman. Cook seconded the motion which passed unanimously.

The next meeting of the Commission is tentatively set for July 14, 2009 at 12:30 p.m. due to Commons Budget Hearing scheduled to begin at 2:00 p.m. the same date. The August meeting is tentatively set for August 11, 2009 at 1:30 p.m. which will include the Public Building Commission Hearing for budget approval of the Public Building Commission.

There are issues regarding water leaking at the northwest corner of the lower level of LPD. Cause has yet to be determined.

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