

MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, SEPTEMBER 8, 2009, 1:30 P.M.
CONFERENCE ROOM 113
COUNTY CITY BUILDING

PRESENT: Linda Wilson, Bob Workman, Larry Hudkins, Jonathan Cook, Eugene Carroll

OTHERS PRESENT: Don Killeen, Tonya Peters, Theresa Emmert, Trish Owen, John Kay, Mike Lee, Bob Walla, Vince Mejer, Judge Jodi Nelson, Troy Hawk, Mike Daily, VJ Singh, Fred Hoke, 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. All present welcomed Eugene Carroll as the newest member of the Commission. Carroll was appointed as City Council Representative replacing Jon Camp who's term expired.

Wilson moved and Cook seconded a motion to approve the minutes from the August 11, 2009 meeting. Carroll abstaining, the motion passed.

The DSC Selection Committee has recommended Sinclair Hille Architects as the architects for design and development of 3rd floor construction of the offices of the Mayor and Personnel. Four (4) firms placed bids and two (2) firms were interviewed by the Selection Committee. Subject to legal review of the contracts, Cook moved to accept the proposal of Sinclair Hille Architects which was seconded by Wilson. The motion passed unanimously. John Kay, Sinclair Hille Architects, distributed a preliminary Phasing Schedule of the DSC renovation, temporary placements, new construction and completion of Public Works (Water, Watershed Management and Engineering Services), Building and Safety, Personnel, Mayor, and Urban Development with project beginning mid October, 2009 to March, 2010 as completion date.

Theresa Emmert, Juvenile Court Administrator, has recommended Ratigan-Schottler as supplier of court room pews for the Juvenile Court Expansion. Workman moved to approve and request Purchasing issue a Purchase Order for \$8,451 as recommended. Wilson seconded and the motion passed. John Kay, Sinclair Hille Architects, submitted a Change Order for the Court Expansion which dealt with relocation of vent stacks. Workman moved and Cook seconded a motion to approve the Change Order in the amount of \$1,790. The motion passed. There are two (2) pending change orders relating to a hallway light and ductwork transition which will be submitted at the next meeting.

A Sinclair Hille Architects recommendation to the Commission was available for acceptance of Judd Brothers Construction Co. bid for the District Court remodel. As recommended, Workman moved to approve the bid of \$143,500 subject to legal review of contracts by the City Attorney's office and cost reimbursed to the Public Building Commission subject to County Board approval. Wilson seconded and the motion passed.

Mike Daily, BVH Architects, provided explanation of the additional expense of bids received for the third elevator at the County City Building. Allowing elevators to operate as a group will require software and hardware changes to existing controls. Code requirements from the Fire Inspectors for elevator operations are also an additional expense. These specifications significantly add to the elevator expense. Wilson moved follow the recommendation of BVH Architects and accept the low bid of Ronco Construction. Cook seconded and the vote carried unanimously.

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

Juvenile Court will participate in Adoption Saturday on November 14, 2009, and are requesting use of courtrooms on 4th Floor and the 3rd floor public lounge. Cook moved to approve the request which was seconded by Workman. The motion passed.

As part of a joint contract with the City Parking Garages, approval of the contract for parking facilities repair is requested. Workman moved to approve the joint contract subject to legal review of the City Law Department. Cook seconded and the motion passed.

The next meeting of the Commission is tentatively set for October 13, 2009, at 1:30 p.m.

Report From Administrative Staff: Surplus items from several departments of the County and City have been stored on the third floor of the County City Building. Items being stored are in the area that will be construction areas of the Mayor's Office and Personnel Department as well as a staging area for the construction company. In preparation of a City Auction to be held on October 2nd, Workman moved and Wilson seconded a motion to have County City Property Management notify departments to remove items by September 25th. The motion passed unanimously. Disposal/removal of remaining items is left to the discretion of Public Building Commission staff.

Due to moisture, assessment, and clean up of an area in the lower level of the Hall of Justice it is anticipated that removal of the west outside staircase will be necessary within the upcoming weeks. These stairs could be the cause of concern.

Acknowledgment of appreciation of service to the Public Building Commission will be forwarded to Jon Camp.

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