

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

PRESENT: Jonathan Cook, Eugene Carroll, Bob Workman

ABSENT: Linda Wilson, Larry Hudkins

OTHERS PRESENT: Don Killeen, Rod Confer, Tonya Peters, Trish Owen, John Kay, Bob Walla, Vince Mejer, VJ Singh, Fred Hoke, Lauren Wismer, Scott Keene, Dennis Meyer, Troy Hawk, Don Herz, Mike Lang, and Jeanne Sayers

Workman moved to appoint Jonathan Cook as temporary Chair in order to proceed with business of agenda items. Carroll seconded the motion. Cook accepted the appointment and the vote carried.

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

Carroll moved and Workman seconded a motion to approve the minutes from the October 29, 2009 meeting. The motion passed.

Scott Keene, Ameritis, and Lauren Wismer, Gilmore & Bell, presented information relating to the Refund of 1998 Bond and funding of Bond for County City Building Improvements. Calling the 1998 Bond will reduce interest from 5.05% to 2.90% with a projected savings of \$223,000. Workman moved to adopt Resolution #117, Call Resolution, calling the Tax Supported Lease Rental Revenue Building and Refunding Bond, Series 1998 for payment and redemption prior to maturity. Carroll seconded the motion. The motion passed. Workman moved to adopt Resolution #118, Bond Resolution, authorizing issuance of not to exceed \$4,750,000 a Tax Supported Lease Rental Revenue Building and Refunding Bond, Series 2010 to pay and redeem principle of Series 1998 Bond and pay costs of construction to improve certain buildings under control of the Commission. Carroll seconded the motion. The motion passed.

The City Attorney's office prepared Resolution # 119 which allows authority of the Building Administrator to approve Change Orders for specific building improvement projects which do not exceed \$5,000 individually. Carroll moved approval of the Resolution which was seconded by Workman. The motion passed.

Carroll moved to approve Change Order 001 for the Mayor's Office/Personnel Project which dealt with garbage disposal credit, door hardware, ductwork routing, carpet changes, hot water heater and instant hot water dispenser. Workman seconded and the motion passed.

Workman moved to approve Change Order 002 for the Development Services Center for proposals 009 through 012 and proposals 015 through 019 which deal with switches, cabling change, circuits, outlets, workstation surface tops, relocation of filing units, drywall repair, additional lights and elimination of relocation projector screens. Carroll seconded and the motion passed.

Workman moved to approve Change Order 002 for the Juvenile Court Expansion for proposals dealing with light fixtures, microphones, ceramic tile, vinyl wall fabric, reusing ductwork (resulting in a credit), system

clocks, intercom system and revising outlet configuration. Carroll seconded and the motion passed.

Carroll moved to approve the Change Order 01 of the Phase I District Court Remodel with payment being ratified by Lancaster County. Workman seconded and the motion passed.

Completion of modifications should be completed by the end of January for the 900 'J' Street Building which will be occupied by Community Corrections.

A file room is being converted into office space for staff in the County Attorney's area.

To complete the District Court Remodel, Workman moved to recommend Phase II of the project to the County Board for ratification. Carroll seconded the motion which passed unanimously.

A general plan of the Public Works Administration Remodel was presented by John Kay, Sinclair Hille Architects. This office area will be located in the current Mayor's Office space. An approximate cost of construction will be \$160,00 plus fees and office furniture. Workman approved the general plan which was seconded by Carroll. The motion passed. Carroll moved to have legal counsel prepare a contract for services with Sinclair Hille which Workman seconded. The motion passed.

Workman moved to approve the General Vouchers for November 2009. Carroll seconded and the motion passed.

Vince Mejer and Bob Walla, Purchasing, presented service contracts for approval; Fluorescent Bulb Recycling, Tree Trimming, Toner/Printer Cartridges, and Business Cards & Letterhead Printing. Workman moved to approve all contracts with a second from Carroll. The motion passed.

The next meeting of the Commission is tentatively set for January 12, 2010, at 1:30 p.m.

Report From Administrative Staff: Interim financing may occur for the costs of construction until completion of Bond financing.

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