

**MINUTES**  
**PUBLIC BUILDING COMMISSION**  
**TUESDAY, APRIL 12, 2016, 2:30 P.M.**  
**BILL LUXFORD STUDIO, ROOM 113**  
**COUNTY CITY BUILDING**

PRESENT: Jane Raybould, Roma Amundson, Larry Hudkins, Linda Wilson and Jon Camp

OTHERS PRESENT: Don Killeen, Jeff Kirkpatrick, Bob Walla, Chuck Bachmann, John Kay, Brian Semerad, Nick Hanna, Greg Newport, Cpt. Witte, David Cary, Scott Etherton, Kari Foote, Char Estes, Tracy Domgaard, Dave Thurbur and Minette Genuichi

The meeting of the Public Building Commission was called to order by Chairperson Jane Raybould.

The meeting minutes were presented and Roma Amundson moved to approve. Linda Wilson seconded the motion. The vote carried excluding Jon Camp & Larry Hudkins, as they were not in attendance at this time, to approve March 10, 2016 meeting minutes.

John Kay & Charles Bachmann, Sinclair Hille reported the 825 J Street is getting finishing touches completed. Since the building is a licensed facility after substantial completion is completed they will have to submit to DHHS to obtain the license. The following change order requests were submitted:

#50-Change substantial completion date from April 5<sup>th</sup> to April 29<sup>th</sup> and modify final completion date to May 20<sup>th</sup> due to delays connecting the DEC system to the building. In addition to time, Hausmann is requesting additional dollars to cover general condition expenses - \$10,182.77

#51-Install larger laundry room sink per post bid request - \$400.85 request was removed by Scott Etherton

#52-Provide dimmer control at seclusion rooms per post bid request - \$1,144.22 DISCUSSION: this work will be done after completion by our electrician.

#53-Change out quick connect at shower head hand held wand at halfway shower for third party anti ligature quick connect - \$1,148.46 DISCUSSION: on hold for pricing checks.

#55-add audio to four camera locations per post bid request. Work to be completed on or before May 20<sup>th</sup> - \$5,733.00 DISCUSSION: PBC board felt this was very necessary and suggested adding to all cameras. That was determined not necessary.

#57-add an additional light switch to independently control south row of lights in Hearing Rm. 158 per post bid request - \$1,073.87 request was removed.

#58-provide and install four additional RF tags for the Duress system per post bid request. Work to be completed on or before May 20<sup>th</sup> - \$1,640.00

CCD #06-add thread-o-let fittings in each supply and return pipe for the heating hot water and chilled water system – NOT to exceed \$2,000.00. This work was already completed from verbal approval.

CCD #07-provide a flush mount installation at eight camera locations – NOT to exceed \$10,000.00 DISCUSSION: This was rejected by the PBC due to costs and necessity.

CCD #08-add underground irrigation including drip lines in planting beds. Also includes cost for deduct meter, vacuum breaker and backflow preventer if determined to be needed – NOT to exceed \$18,000.00 DISCUSSION: this was rejected and Don will follow up on current system to see if repairable and get independent bids to be done after construction.

The change orders #50, 55, 58 and CCD #06 were moved for approval by Roma Amundson and seconded by Jon Camp. The vote carried.

Pay Application #007 from Hausmann Construction was submitted and recommended for payment for \$727,550.67. Larry Hudkins moved for approval and Linda Wilson seconded. The vote carried.

John Kay, Sinclair Hille presented an analysis for the storm refuge area in the tunnel area. The area does not meet FEMA storm shelter of a safe room but can be classified as a “Refuge” area for a 2 hr. period. It lacks ADA compliance and does not have an independent air service. Doors will need to be added. There was discussion of

other areas and who we are trying to provide shelter for-employees only or public. PBC Commission members are going to take the information to their respective boards/councils and will discuss further at May 10<sup>th</sup> PBC meeting.

Clark Enerson-Greg Newport, Nick Hanna along with Brian Semerad-NGC gave an update on the 605 Bldg. remodel. The Terracon bid for testing was submitted and reported that they were the only company to respond for \$22,800.00. Additional testing unit prices are attached. There will need to be an authorization by the PBC for any additional testing ordered. Linda Wilson moved to approve the bid and Larry Hudkins seconded. The vote carried.

Greg Newport also reported that the 605 Phase 3 was going well. They did not have any change orders but they will have one next month. He submitted a payment application from NGC in the amount of \$172,176.30. Jon Camp moved to pay the application and Larry Hudkins seconded. The vote carried.

Greg Newport submitted the change orders:

CO #1-Air handler unit moved from Phase 2 for \$1,000.00

CO #2-additional demo in the slab and ceiling in the SW Corner Tower \$3,351.70

CO #3-Removal of an additional unknown slab in SOG Area B \$3,865.40

CO #4r-Vapor Barriers Revision-changed design to move insulation to a spray on insulation outside credit of (\$3,203.00)

CO #6r-Window Revisions-original design replaced all the windows; this will leave the windows in place with a credit of (\$32,000.00)

CO #7r-Additional demo on removing masonry walls on 3<sup>rd</sup> floor \$47,663.10

CO #8-Re-routing of electrical feeders per RFI #4

Linda Wilson motioned to approve all change orders submitted and Larry Hudkins seconded. The vote carried.

Pay application was submitted and recommended for payment to NGC for \$635,535.90. Jon Camp motioned for approval with Larry Hudkins seconding, the motion passed.

The Board asked Greg about the generator test report and the preliminary test had concerns on age of the equipment and replacement parts down the road. There was a list of items to repair including a radiator leak, control panel, motor system & fuel tank. It is grandfathered in as far as codes are concerned but the auto transfer switch is not working. Jon Camp asked about truck mounted generator costs but availability of them is a concern.

Security Committee Update-Cpt. Jerry Witte & Dave Thurber reported on the March 23<sup>rd</sup> Tornado Drill that there was 100% participation in the HOJ & CC buildings. Update on the LaVista Active Shooter Policy, Cpt. Witte reported that it was passed that all Federal Buildings must have an active shooter policy in place. Cpt. Witte will make revisions to the LaVista policy and forward to Jeff Kirkpatrick for further revisions.

Don Killeen submitted the documents for Designation of Authorized Representatives to be able to sign for submissions for payment on the 2016 Bond. It was decided that designate Jane Raybould, Don Killeen and Dennis Miller as authorized signature representatives. This will allow us to submit to BOK Financial for payments to be made from the Bond funds. Larry Hudkins moved to approve and Roma Amundson seconded. The vote carried.

Don Killeen submitted the Lease & Addendum for the Woodworking shop. It's a month to month lease for 2 years. Larry Hudkins motioned to approve the lease and Linda Wilson seconded. The vote carried for approval.

Bob Walla reported that the Vendor Fair was to move to April 20<sup>th</sup>. Jon Camp motioned for approval, Larry Hudkins seconded and the vote carried.

Larry Hudkins motioned to approve the March 2016 general payment vouchers submitted. Roma Amundson seconded and the vote carried.

DEC improvements was tabled until May 10<sup>th</sup>, 2016 meeting.

Tracy Domgaard spoke on behalf of her and Char Estes on the Law Enforcement Torch Run to be held May 17<sup>th</sup>,

outside the 575 Building. The food is all donated, law enforcement individuals run and the ceremony is on the steps. The Mission is Awareness of Special Olympics. The lunch is free for all who attend. Larry Hudkins motioned for approval for them to use the outdoor space required and Roma Amundson and the vote carried.

K Street Complex-the state lease is up August 2016. They are asking for a 3 year extension and the Mayor would like a 2 year extension. Don is suggesting a meeting with Secretary of State's office to see what their needs are. Jane Raybould, Roma Amundson and Don Killeen will meet with Secretary Gale and discuss their needs.

Larry Hudkins had to leave the meeting.

Kari Foote-HR joined the meeting to discuss the need for a lactation room for employees. There was a vacant space on 3<sup>rd</sup> floor. This space will be finished off for use by employees. HR will hold the keys for the room and use a checkout system for them so they can track the usage. Roma Amundson motioned to approve the use of the space for a lactation room and Linda Wilson seconded. The vote carried.

Minette Genuchi asked on behalf of the Food Bank Drive for use of the Deli and Commons area June 23<sup>rd</sup> – July 22<sup>nd</sup> for fundraisers. The picnic will be July 15<sup>th</sup>. She also asked for use of the space in September-October for the Combined Campaign drive and the Agency Fair in October. Jon Camp motioned for approval for use of the space and Linda Wilson and the vote carried.

Margaret Bohy submitted some changes in the Public Art Policy to include collaboration of artists and use for 3-D artwork. Roma Amundson moved to approve and Linda Wilson seconded. The vote carried. There was a short discussion of how everyone has enjoyed the current artist collaboration.

There were 12 contract approvals: Amendment to Annual Supply of Water Softener Salt #4368-Halls Culligan; Annual Service for Pest Control #16-031- Orkin LLC; Annual Service for Pest Control #16-031-Guardian Pest Solutions, Inc.; Annual Service for Pest Control #16-031-Bugeaters Pest Control LLC; Annual renewal for Publishing Legal Notices & other verbiage necessary for City, County & PBC business #13-029-Lincoln Journal Star; Amendment to Offset Printing & Related Services, Price Reduction #13-301-Firespring; Amendment to contract for Landscape Installation & Maintenance #4751-Campbell's Nurseries & Garden Centers; Amendment to contract for Landscape Installation & Maintenance #4751-Lanoha Nurseries; Amendment to contract for Landscape Installation & Maintenance #4751-Nebraska Nursery and Color Gardens; Amendment to contract for Fire Extinguisher Inspection, Testing & Maintenance #15-263-Ash Fire & Safety Co.; Annual Contract for Grass Seed #16-069-Miller Seed Co; Annual Contract for Grass Seed #16-069-Grass Pad. Jon Camp moved to approve and Roma Amundson seconded. The vote carried to approval all contracts.

The next meeting of the Commission is set for May 10, 2016.

Administrators report: Don updated that at K Street DEC had to replace some piping so the South side is under work.

With no further business, Jon Camp moved to adjourn the meeting, seconded by Roma Amundson. The vote carried and the meeting was adjourned at 3:37 p.m.