

**MINUTES**  
**PUBLIC BUILDING COMMISSION**  
**TUESDAY, JUNE 14, 2016, 1:30 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, Scott Etherton, David Cary.

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 May 10<sup>th</sup>, 2016 meeting minutes.

John Kay & Charles Bachmann, Sinclair Hille reported the wrap of the County Commissioner's meeting regarding the schedule delays and the change order costs on the 825 J Street remodel. The cost of change orders was 4.6% of the original bid which is higher than normal but not excessive. Of the change orders 1.3% of them were owner initiated such as lock changes, safety issues for clients & staff. The remaining 3.3% were unknown construction situations with a foundation wall, internal wall removal, uneven floor slab, uncovered floor pit and building & safety code requirements. The question was asked if there were some items not disclosed on when we purchased and it was discussed that all the issues were ones that were discovered on demo process so the original owner was most likely unaware of the issues. The schedule delays were discussed. Scott Etherton reported that he was licensed and June 27<sup>th</sup> the office will move and the 29<sup>th</sup> the Client will be transported. All movers & transportation has been arranged. Some of the upcoming change orders will not be completed by June 29<sup>th</sup> but they could be completed with clients in the building so it will only impact the completion date.

Change orders submitted were:

#68-at give locations change the mounting of the door closer to be on the pull side in lieu of the push side. Hardware lead times will move final completion date to July 26<sup>th</sup>. \$3,320.38 It was asked if these were completely unacceptable and if they violated codes. They do not violate codes and it was determined to not approve.

#69-change the current lockset at doors 101.1 & 150.1 to an institutional privacy lockset allow a key to retract the latchbolt to override the thumbturn when held in lock position. Change door 100.1 to a lockset similar to bedrooms. Due to lead time final completion date will be July 26<sup>th</sup>. \$5,500.00 It was discussed that this will allow them to enter the restrooms if a client locks themselves in. It was determined a safety issue.

#71-Credit to delete paint finish in basement. (\$1,668.49)

#72-Credit for not constructing drawer units with dovetail joints (\$743.49)

#73-Misc. camera changes. Change 3 exterior cameras & 2 interior cameras to a 5 megapixel camera. Change camera 3 to a 360 deg. Camera and add an additional camera to outdoor area. This would move final completion date to August 22<sup>nd</sup> but not affect move in date. \$20,132.39 The current 1 megapixel isn't adequate. It was discussed that Accurate Controls wrote the specs and Scott Etherton explained that he has emails stating they weren't adequate. The PBC asked them to go back to vendor to reduce the costs and see what can be done to improve what we have.

#74-Duress system changes. Replace the specified wireless RFT technologies system with a wired system. A majority of the work can be completed prior to move-in date to eliminate disruption but the system wouldn't be installed until after move-in date. Cost is approx. \$4,000.00 This is a safety issue for the staff and there was communication dropped on the current system not talking to the wireless system. However, this is a priority item so will move forward.

Jon Camp moved to approve the two credit items #71 & 72 for approval. Larry Hudkins seconded and the vote carried.

Roma Amundson moved to approve change orders #69 & #74. Linda Wilson seconded. Raybould, Amundson & Wilson voted yes. Camp & Hudkins voted no. The vote carried.

Change order #68 & #73 were denied.

There was further discussion with Sinclair Hille and the PBC to improve communications between building owner and engineers/contractors to avoid the excessive change orders in future projects.

Pay Application #010 from Hausmann Construction for \$267,094.77 was submitted and recommended for payment. Roma Amundson moved for approval and Linda Wilson seconded. The vote carried.

Clark Enerson-Nick Hanna & Greg Newport reported that things were moving along well. Drywall is going up in areas and framing moving forward on 2<sup>nd</sup> floor. On 3<sup>rd</sup> floor the concrete is ready to go in. Roofing work is almost completed.

The following change orders were submitted:

CO #17-relocate a door due to code (\$1314.00)

CO #9-Storm piping revisions \$13688.00

CO #18-User modification on casework credit (\$167.00)

CO #16R-Headed Shear Studs. Have to have them due to code, it was an omission on Clark Enerson in original plans. \$16,635.00

CO #23-remove colored concrete requirement at ramp (\$910.00)

CO #19-label & stamp door hinges thru-out building \$5653.00 This was denied.

CO #22-Roof curb blocking & counterflashing requirement \$3,770.00

CO #13-Exterior lighting control panel replacement \$3,337.00

CO #21-Exterior wall condition & insulation \$2,402.00

CO #24-Lower level wall revisions & insulation \$14,878.00

CO #25-Wood wall panel thickness credit (\$964.00)

Change order #19 was denied. Motion to accept all change orders except #19 was motioned by Roma Amundson and seconded by Larry Hudkins. The vote passed.

Jon Camp had to leave the meeting.

Generator cost comparisons-we were given prices for inside vs. outside but with additional discussion it has been decided that adequate space outside is an issue so is not an option. So the decision is between a diesel vs. natural gas. It was decided to move forward on the 200 KW Diesel bid for inside. Bob Walla will get the current generator listed on Big Iron for selling. Larry Hudkins motioned to approve the purchase of the 200 KW Diesel generator and Roma Amundson seconded. The vote carried.

Pay application #5 was submitted and recommended for payment to NGC for \$1,000,310.58. Larry Hudkins motioned for approval and Roma Amundson seconded the motion. The vote carried.

Clark Enerson submitted a Change of Scope to add the VA Services Space for the 605 remodel. The cost was negotiated by Jane Raybould to deduct 5% of the CO #16 which was \$831.75. Larry Hudkins motioned to approval the Change of Scope with the agreed upon deduction of 5% of CO #16 and Roma Amundson seconded. The vote carried.

David Cary, Planning Commission asked the PBC to grant him use of the Deli area in late July/Early August to host a department appreciation picnic again. Larry Hudkins motioned for approval and Linda Wilson seconded. The vote carried.

No Security Committee update.

K Street lease-they are moving forward with a 3-year lease extension and the Mayor approved.

233 Building lease-will proceed with a 3-year lease extension with the caveat of a 1 yr. out by lesser. Mayor has approved.

Larry Hudkins motioned to approval both lease extensions and Roma Amundson seconded. The vote carried.

Linda Wilson motioned to approve the May 2016 general payment vouchers submitted. Roma Amundson seconded and the vote carried.

K Street repair work-2 quotes were submitted for needed work on the K Street Complex. Ironhide submitted a quote for some brick replacement for \$1625.00 and Weathercraft submitted a quote to seal up the old coal chute to keep rain water from seeping in. Roma Amundson moved to accept both quotes and move forward on the work. Linda Wilson seconded and the vote carried.

It was requested to use our parking facilities for the Uncle Sam Jam parking & transportation July 3<sup>rd</sup>. Larry Hudkins moved for approval, Roma Amundson seconded & the vote carried.

Rick Hoppe, Mayor's office, requested use of the CC building conference rooms for the Taking Charge Survey. Roma Amundson moved for approval, Larry Hudkins seconded & the vote carried.

There were 11 contract approvals: Amendment to RFP for Online and On-Site Auctioneer Services #14-215-Big Iron (name change); Amendment to Annual Supply of Household Miscellaneous Batteries #4832-Graybar; Amendment to Annual Contract for Auditing Services for all Lancaster County Funds/Officers #13-104-Allen, Gibbs & Houlik, L.C.; Amendment to Annual Supply of Natural Gas #13-239-CenterPoint Energy Services (name change); Annual Service for Electrical Generator Maintenance & Repairs #16-115-NMC, Inc.; Amendment to Annual Service Pest Control #16-031-Orkin LLC; Amendment to Annual Service Fire Alarm Panel Inspection, testing & repair #15-264-Ash Fire & Safety; Amendment to Annual Service Paint and Related Products Piggyback UNL #2135-13-7215-Sherwin Williams Paint Company; Amendment to Annual Service Paint and Related Products Piggyback UNL #2135-13-7215-Diamond Vogel; Amendment to Annual Service On-Site Secure Document Shredding Piggyback State of NE #56939 04-Datashield Corporation; Amendment to Annual Service Sod, Sod Replacement and Installation #14-050-ImageScapes, Inc. Roma Amundson moved to approve all contracts and Linda Wilson seconded.. The vote carried to approval all contracts.

The next meeting of the Commission is set for July 19, 2016.

With no further business, Larry Hudkins moved to adjourn the meeting, seconded by Linda Wilson. The vote carried and the meeting was adjourned.