

**MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, OCTOBER 13, 2020 1:30 P.M.
CITY COUNCIL CHAMBERS
COUNTY CITY BUILDING**

PRESENT: Richard Meginnis, Roma Amundson, Chris Callihan, Sean Flowerday and Jane Raybould

OTHERS PRESENT: Kerin Peterson, Yohance Christie, Nick Hanna, Jason Fortik, Emily Koenig, John Kay and Margaret Bohy.

The meeting of the Public Building Commission was called to order by Roma Amundson. Roma introduced the Commission members present.

The meeting minutes from September 8, 2020 were presented for approval. Jane Raybould motioned for approval and Chris Callihan seconded. The vote carried.

Hall of Justice Front Security Entrance Remodel – Nick Hanna, The Clark Enersen Partners, submitted payment application #12 for \$44,309.90 for approval. Jane Raybould motioned for approval and Chris Callihan seconded. The vote carried. Nick then updated that substantial completion will be October 26, 2020. They are now working on punch list items, doors and frames and finishing some drywall.

Security Update – No security update.

Jane Raybould motioned to approve the general vouchers for September 2020. Sean Flowerday seconded the motion. The vote carried.

County Clerk Remodel Bid Approval – John Kay, Sinclair Hille, presented the bids for the County Clerk remodel to accommodate the centralized payroll employees. There were two bids with the lower bid from Dicky Hinds Muir for \$47,670.00. The bid calculates out to be about \$55.00 per square foot. This will add additional staff areas, some window spaces into the office to carry through some light and include new carpet and ceiling grid. The start date of the project will be October 26, 2020 and February 13, 2021 will be the final. The furniture needed for this project will be purchased by the County Clerk on a separate contract. Chris Callihan motioned to approve the bid by Dicky Hinds Muir for \$47,670.00. Richard Meginnis seconded. The vote carried.

Sean Flowerday exited the meeting due to a conflict of interest.

District Energy Corporation Presentation – Jason Fortik, VP and Administrator of the DEC introduced Emily Koenig, CFO of DEC. Emily presented the Customer Obligations PowerPoint they have shared with all the participating DEC customers. This presentation included an explanation of how the debt structure is set up and the outstanding amounts owed for the debt service and other financial obligations by the DEC and how the customers share the expenses. They discussed options for the upcoming bond issuance and asked how the Public Building Commission would like to proceed. There was a discussion from Richard Meginnis asking if the savings by lowering the interest rates would be passed onto the customers. It was shared that if that happens then a surplus is created within the DEC to keep rates the same with other projects, etc. so the rates would not fluctuate with the current market prices. It was asked if each customer could set different maturity dates with one bond and that is not possible. It was communicated that with the shared obligation on the bonds if one group would fail to meet that obligation

the remaining of the customers would have to share the percentage of that customer. Jane Raybould motioned to move forward with the shared obligation structure of the DEC debt and Chris Callihan seconded. The vote carried three to one with Richard Meginnis voting against.

Sean Flowerday re-entered the meeting.

Public Parking Deck Repair Bid Approval – Kerin reported that the bids for the parking deck repair bids came in and there was a large gap so she worked with Purchasing Department and they found that the first three bids that were substantially lower did not bid correctly. Kerin asked for approval of the Fisher Building Services bid of \$46,237.50. Jane Raybould motioned for approval and Richard Meginnis seconded. The vote carried.

K Street Purchasing Division Carpet Replacement Quote Approval – Kerin shared that we used the unit price bid process for carpet in the purchasing office. The cost is \$16,366.00 and includes tear out, lifting furniture and placing carpet underneath after hours. Jane Raybould motioned for approval. Sean Flowerday seconded. The vote carried.

Art Gallery Artist Invite – Margaret Bohy shared that Liz Shea-McCoy spends many volunteer hours yearly providing quality art to be hung in our gallery space in the County City Building. She sends out the call to artists, gathers the information and presents it to a selection committee and then works with each artist every quarter to have their art installed and to host a First Friday reception. COVID has delayed the entire process and we are needing an artist to display their art for the first quarter of 2021. It was suggested by Margaret that we formally invite Liz Shea- McCoy to display her artwork for the first quarter of 2021 as a thank you from the Public Building Commission for all of her efforts and time. Chris Callihan motioned for approval and Richard Meginnis seconded. The vote carried and a formal invite letter was presented to the PBC for signatures.

There were six contract approvals submitted by Purchasing:

- a. Contract for Annual services of Equipment and Accessory Rental #20-291 NMC, Inc.;
- b. Contract for Annual services of Equipment and Accessory Rental #20-291 Murphy Tractor and Equipment Co., Inc.;
- c. Contract for Annual Service of Rental and Cleaning of Mats and Various Linen and Related Items #20-172 Paramount Linen and Uniform Rental;
- d. Amendment to Memo of Understanding for Office Supplies and Products #MOU061 Office Depot;
- e. Amendment to Contract for Household Miscellaneous Batteries #5909 AV Associates of Nebraska;
- f. Amendment to Contract for Fire Alarm Panel Inspection, Testing and Repair #5682 Total Fire and Security;

Richard Meginnis motioned for approval of all contracts. Jane Raybould seconded. The vote carried.

The next meeting of the Public Building Commission will be November 10, 2020.

Report from Administrative Staff – Kerin reported she is working on concrete contracts for repairs needed at Health Department, County City Building handicap ramp, 9th Street corridor along the main campus, areas around the Community Mental Health and the 9th Street Aging Department gym. The CC parking

garage options will be presented again for approval of the PBC before that goes out to bid. She was approached with a grant that would install an electric charge station in the “K” Street Public lot so there was some discussion on placement of this. Kerin had sent out a survey monkey polling the agencies in the buildings owned by PBC if they were going to continue working from home and at what capacity. We had one hundred percent participation. Of those results 91% have allowed remote working, 79% plan to continue that moving forward, 67% feel that it is a great recruitment option for new hires and 28% were unsure of their plans moving forward. The entire survey monkey will be shared with the PBC board which includes comments that were wrote by the directors of those agencies reporting.

With no further business Sean Flowerday moved to adjourn, Jane Raybould seconded. The vote carried and the meeting was adjourned.