

MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, FEBRUARY 21, 2023 1:30 P.M.
LUXFORD STUDIO, RM 113
COUNTY CITY BUILDING

PRESENT: Roma Amundson, Richard Meginnis, and Sean Flowerday

ABSENT: Todd Duncan

OTHERS PRESENT: Kerin Peterson, Yohance Christie, John Kay, Dan Mulligan, and Margaret Bohy.

The meeting of the Public Building Commission was called to order by Roma Amundson and notice of the public meetings act posted in the rear of the room was stated.

The meeting minutes from January 10, 2023, Public Building Commission meeting were presented for approval. Sean Flowerday motioned for approval and Richard Meginnis seconded. The vote carried.

County City Building Garage Remodel, Update and Payment Application – John Kay, Sinclair Hille, presented payment application four in the amount of \$123,300.00. John Kay updated that we are currently at sixty percent completion and doors were installed, however, we are waiting to finish on the readers and motion detection devices. Sean Flowerday motioned for the approval of payment application four. Richard Meginnis seconded, and the vote carried.

Hall of Justice Front Service Counter Remodel Update and Payment Application – Dan Mulligan, Innerspace Studios, brought forward payment application six in the amount of \$202,761.03. This project is substantially complete, and they are working through the punch list items. Richard Meginnis motioned to approve payment application six. Sean Flowerday seconded. The vote carried.

Feasibility Study for North Parking Deck Expansion – Kerin Peterson shared key points of the study performed by Kimley Horn. The study verified we do have the ability to add three additional levels to the north parking deck. Additional egress, an additional elevator and a fire wall between the parking structure and the new building to the north are a few considerations outlined in the study. The three levels would add the potential of 830 total stalls which could accommodate parkers for future courtrooms and other growth. Kerin did discuss the hiring of a Project Manager. There will be many moving pieces with the structure being built on the other half of the parking deck so it would be in our best interest to hire the expertise and additional organizational planning needed for temporarily relocating approximately 475 current parkers during construction. In LTU's project they are also researching parking alternatives during construction. The project design of the garage will go out to RFP and Kerin will write that with assistance from Purchasing. There was some discussion about use of the South lot for the bus transit center. Kerin will bring forward a timeline for the PBC as soon as she coordinates with Ms. Elliott, LTU Director, on final decisions about location. There was a discussion about bonding of the project and that will be included in the timeline that Kerin will bring forward. The Commissioners gave their agreement with moving forward on the search for a project manager.

Security Update – There was no update.

Sean Flowerday motioned to approve the general vouchers for December 2022 and January 2023. Richard Meginnis seconded the motion. The vote carried.

There were thirty-three contract approvals submitted by Purchasing:

- a. Amendment to Contract for Auction Services #18-236 Purple Wave, Inc.;
- b. Amendment to Contract for Fire and Security Alarm Monitoring SS-102 Midwest Alarm Services;
- c. Amendment to Contract for Power and Hand Tools #22-012 Total Tool Supply, Inc.;
- d. Amendment to Contract for Preventative Maintenance for Variable Frequency Drives #6484 MMC Contractors;
- e. Amendment to Contract for Providing and Delivery of Industrial and Medical Gas #20-001 Matheson-Tri Gas;
- f. Amendment to Contract for Security and Surveillance, Installation, Maintenance, Service and Repair #19-022 Americom Communications Corporation;
- g. Amendment to Contract for Security and Surveillance, Installation, Maintenance, Service and Repair #19-022 Inteconnex;
- h. Contract for Annual Service of Window Cleaning #22-269 Squeegee Squad;
- i. Contract for Roofing Services #22-263 10 Men Roofing;
- j. Contract for Roofing Services #22-263 Sprague Roofing;
- k. Contract for Roofing Services #22-263 Weathercraft;
- l. Contract for Roofing Services #22-263 White Castle Roofing;
- m. Contract for Unit Price Demolition Services #23-023 Brandt Excavating LLC;
- n. Contract for Unit Price Demolition Services #23-023 Gana Trucking and Excavating;
- o. Contract for Unit Price Demolition Services #23-023 Midwest Demolition Company;
- p. Contract for Unit Price Demolition Services #23-023 Vass Construction;
- q. Contract for Unit Price Excavating, Grading, and Dozing Services #23-031 Brandt Excavating LLC;
- r. Contract for Unit Price Excavating, Grading, and Dozing Services #23-031 Gana Trucking and Excavating;
- s. Contract for Unit Price Excavating, Grading, and Dozing Services #23-031 H.R> Bookstrom Construction, Inc.;
- t. Contract for Unit Price Excavating, Grading, and Dozing Services #23-031 K2 Construction;
- u. Contract for Unit Price Excavating, Grading, and Dozing Services #23-031 Vasa Construction;
- v. Contract for Unit Price Flooring, Carpet, Tile and Edging Installation #22-261 Floors, Inc.;
- w. Contract for Unit Price Flooring, Carpet, Tile and Edging Installation #22-261 Midwest Floor Covering, Inc.;
- x. Contract for Unit Price General Construction Services #23-024 Dickey Hinds Muir Inc.;
- y. Contract for Unit Price General Construction Services #23-024 Hampton Construction;
- z. Contract for Unit Price General Construction Services #23-024 Vasa Construction;
- aa. Contract for Unit Price HVAC Services #23-025 Capitol Heating and Air Conditioning, Inc.;
- bb. Contract for Unit Price HVAC Services #23-025 Johnson Controls;
- cc. Contract for Unit Price HVAC Services #23-025 MMC Mechanical Contractors, Inc.;
- dd. Contract for Unit Price HVAC Services #23-025 Prairie Mechanical Corporation;
- ee. Contract for Unit Price HVAC Services #23-025 Rutt's Mechanical Services LLC;
- ff. Contract for Unit Price Irrigation Maintenance and Repair Services #22-260 Judson Irrigation, Inc.;
- gg. Contract for Unit Price System Installation and Moving Services #22-270 World Class Office Installers, Inc.;

Sean Flowerday made a motion to approval all contracts brought forward. Richard Meginnis seconded

the motion, and the vote carried.

The next meeting of the Public Building Commission will be March 14, 2023.

Report from Administrative Staff – Kerin Peterson updated that she will share the “K” Street Appraisal next month along with utility usage yearly report. She is also working on a remodel with the Lincoln Lancaster County Health Department. ARPA funds that will finance the remodel, and the PBC will oversee. PBC will also be upgrading the Sheriff’s Administration office area and their conference room to finish up their renovations they have been making the past few years. This will include carpet, paint, LED upgrades but not restrooms or common areas.

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