

**Papio-Missouri River NRD  
Blair Service Center  
Ad-Hoc Consultant Selection Subcommittee  
Meeting Minutes  
May 12, 2009**

A meeting of the Papio-Missouri River Natural Resources District Blair Service Center Ad Hoc Consultant Selection Subcommittee was held at the Natural Resources Center, 8901 South 154<sup>th</sup> Street, Omaha, Nebraska on May 12, 2009. The meeting was called to order by Chairperson Kolowski at 6:35 p.m.

**Quorum Call**

<b>Subcommittee Members Present</b>	<b>Subcommittee Members Absent</b>	<b>Other Directors Present</b>	<b>Others in Attendance</b>
Rick Kolowski		Dorothy Lanphier	John Winkler, NRD
John Conley		Fred Conley	Marlin Petermann, NRD
Jim Thompson		Rich Tesar	Ralph Puls, NRD
David Klug		Larry Bradley	Dick Sklenar, NRD
Scott Japp			Trent Heiser, NRD
			Brian Henkel, NRD
			Ross Hoppock, NRD
			Amanda Grint, NRD
			Lori Lasher, NRD
			Jerry Herbster, NRD
			Gerry Bowen, NRD
			Carey Fry, NRD
			Pat Teer, NRD
			Emmet Egr, NRD
			Terry Schumacher, NRD
			Paul Peters, NRD Legal
			Michael Alley, Alley-Poyner-Machietto Architecture
			George Morrissey, Morrissey Engineering
			Shawn Melotz, Public
			Jim Swenson, NE Game & Parks Comm.

**Adoption Of Agenda:** The Chairperson called for approval of the tentative agenda.

- **It was moved by Director Thompson and seconded by Director Klug that the agenda be adopted.**

Roll call was taken on the motion. The motion carried by a vote of 5-0.

Voting Yea: Klug, Thompson, J. Conley, Japp, Kolowski  
Voting Nay: None  
Abstaining: None  
Absent: None

**Proof Of Publication:** Public Notice of the meeting was published in the Omaha World Herald on May 7, 2009. A copy of the avadavat is attached to the file copy the minutes.

**Contract with Alley-Poyner Macchietto Architecture to Provide Architectural, Design and Construction Administration Services for the Blair Service Center:**

Ralph Puls introduced the draft contract agreement for professional design & engineering services for the new Blair Service Center to the Subcommittee. He stated that the fee would be \$148,000, which includes \$28,000 for Leadership in Energy & Environmental Design (LEED) certification, plus reimbursable expenses not to exceed \$15,000. The goal is to achieve a Silver LEED score or higher, and the estimated gross square footage of the building is between 9,000 to 9,500.

Michael Alley stated that the cost is estimated at about \$150 per square foot. He also mentioned that both the Energy Star and LEED principles would be incorporated. Alley also responded to questions on the professional service contract from Director John Conley. Director Tesar stated that he had reservations about the LEED certification program, although he supported an energy efficient building. Alley also responded to Director Klug's inquiry about updating the Board on design progress for the building. Director Kolowski stated that it would be in the best interest of the District to follow the 'green revolution', and that the building would serve as a model for others to follow.

There was further discussion regarding the professional services contract.

- **It was moved by Director Thompson , and seconded by Director Klug, that the Ad Hoc Subcommittee recommends to the Board that the General Manager be authorized to execute a professional services contract with Alley Poyner Macchietto Architecture, P.C., for the Washington County Service Center Office Building for a fee of \$148,000 plus reimbursable expenses not to exceed \$15,000, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.**

Roll call was taken on the motion. The motion carried by a vote of 3-2.

Voting Yea: Kolowski, Thompson, Klug  
Voting Nay: J. Conley, Japp  
Abstaining: None  
Absent: None

**Adjournment:** Being no further business, the meeting adjourned by acclamation at 7:14 p.m.