

**NORTHEAST COMMUNITY COLLEGE
BOARD OF GOVERNORS**

FACILITIES COMMITTEE

Thursday, May 14, 2015

FACILITIES COMMITTEE

Dirk Petersen, Chairperson	PRESENT
John W. Davies	PRESENT
Terry F. Nelson	PRESENT
Larry W. Poessnecker	PRESENT
Gene L. Willers, ex-officio	PRESENT

OTHER BOARD MEMBERS

Steve Anderson	ABSENT
Keith E. Harvey	ABSENT
Arlan Kuehn	ABSENT
Don Oelsligle	PRESENT
Shirley Petsche	PRESENT
Julie Robinson	PRESENT

STAFF

Dr. Michael Chipps
Mary Honke
John Blaylock
Lynne Koski
Dr. Karen Severson
Derek Bierman
Eric Johnson
Dr. Tracy Kruse
Craig Garrett
Jim Curry
Diane Reikofski
Brandon McLean

OTHERS

Dan Worth
Rod Berens
Rick Edmonds

MINUTES

1. The meeting was convened at 1:45 p.m. in Room 1108B of the College Welcome Center, by Dirk Petersen, Chairperson of the Facilities Committee.
2. Recommended approval of the Minutes of the April 9, 2015 meeting.
3. Lynne Koski, Vice President of Administrative Services stated that Nebraska Public Power District has requested an easement on Northeast Community College property for the purpose of reconstructing a retaining wall and correcting drainage issues for one of their substations.

Following a brief discussion, a consensus was reached by the Facilities Committee to recommend to the Board of Governors to approve the Substation Easement with Nebraska Public Power District.

4. Information regarding the Guaranteed Maximum Price (GMP) for the Residence Hall and Dining Facility was presented by Lynne Koski. Construction Manager Kingery Construction received bids for the residence hall and dining facility on April 30, 2015. Northeast is working with the construction manager, sub-contractors, and architects on value engineering items to refine the final Guaranteed Maximum Price (GMP).

Dirk Petersen questioned the process used and whether consideration should be given to using the design-build process. Lynne indicated that she continues to refine the construction manager process and monitor how all aspects of the process are managed. She also stated that if some of the alternate items are removed to save on cost, there are concerns that in a short time the board would be asked to consider include the items. A reminder was provided that the dining hall has been designed as a multi-functional facility to include a small stage, conference rooms, cardio

room, etc. and has also been designed to accommodate the next residence hall. The residence halls also include security measure to assure the safety of students.

Facilities Committee members acknowledged that there is a lot of construction currently underway in the area and that fact effects contractor's ability to bid on additional projects. Discussion included their desire for Lynne and her staff to continue to identify if there are aspects of the project that could be changed to reduce the cost, however, the integrity of the building should not be compromised.

Following discussion, a consensus was reached by the Facilities Committee to recommend to the Board of Governors to authorize the Administration to negotiate a final Guaranteed Maximum Price (GMP) for the Residence Hall and Dining facility in an amount not to exceed \$18,820,000.

5. At 2:05 p.m., Terry F. Nelson MOVED to enter into Closed Session for the purpose of discussing real estate and to reconvene to the Facilities Committee after business is discussed. Larry W. Poessnecker SECONDED the motion.

Voting Yes: Petersen, Davies, Nelson, Poessnecker, Willers

Voting No: None

Absent: None

Abstain: None

6. The Facilities Committee reconvened at 2:25 p.m.
7. With no further business to discuss, the meeting was adjourned at 2:26 p.m.