

CITY OF HASTINGS, NEBRASKA  
MINUTES OF CITY COUNCIL SPECIAL MEETING  
Monday, December 21, 2015

Pursuant to due call and notice thereof, a Special Meeting of the City Council of the City of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on December 21, 2015.

The meeting was called to order at 5:30 p.m. in Special Session by Mayor Powers with the following members present: Harrington, Niemeyer, Krings, Skutnik, Goebel. Absent: Duval, Odom, Hoops.

The Mayor led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Skutnik, seconded by Goebel that the Agenda for the December 21, 2015 Special Meeting be adopted. Official Notice of the meeting was given in the Hastings Tribune on Friday, December 18, 2015. Roll Call: Ayes: Harrington, Niemeyer, Krings, Skutnik, Goebel. Nays: None. Absent: Duval, Odom, Hoops. The motion carried.

Mayor Powers read the Public Notice – Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today’s agenda and all reproducible written material which will be discussed at today’s meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Niemeyer, seconded by Harrington for the approval of awarding bid to Eclipse Drafting and Construction in the amount of \$62,457.91 for façade improvements to the property at 713-715 West First Street and authorizing drawdown of funds. (CDBG Contract 12-DTR-107).

Councilmember Niemeyer stated the CRA opened bids. The façade improvements are for the previous Old Market Firearms building.

Randy Chick stated that a preconstruction conference was held last week.

David Rippe commented that if the bid award is approved tonight, the construction is scheduled to start this Wednesday.

Roll Call: Ayes: Harrington, Niemeyer, Krings, Skutnik, Goebel. Nays: None. Absent: Duval, Odom, Hoops. The motion carried.

Moved by Goebel, seconded by Skutnik to bring from the table the motion to award contract for Project No. AUD-2015-15011-C, Hastings City Auditorium Interior Renovation. Roll Call: Ayes: Harrington, Niemeyer, Krings, Skutnik, Goebel. Nays: None. Absent: Duval, Odom, Hoops. The motion carried.

Joe Patterson, City Administrator, stated that staff held a meeting today at 3:30 P.M. with Hampton Construction and Sinclair Hille representatives until 5 P.M. to reduce the project scope to match the budget.

Councilmember Niemeyer stated his concern is the project scope changed enough that it is only fair to reject all bids and send out for new bids with a scope the City can afford.

Scott Lockard (Hampton Construction Representative) commented that Hampton and Sinclair Hille met immediately following the bid to fast track prioritizing and identifying items that could be removed from

the scope to match budget. Scott handed out a revised contract amount, with cost breakdown. Hampton used multiple local subcontractors. Hampton's current bid, after revisions in the scope is \$1,430,934.

Michael Sinclair (Sinclair Hille) stated they have prioritized elements to keep all items necessary in the scope to preserve value in the project. The first priority is the HVAC, which was the driving factor for the project from the beginning. Other priorities are new windows, exterior columns and lighting, south portico, code upgrades, balcony stairways, renovating bathrooms and accessibility upgrades. The amount of work out for 2016 makes it difficult to get competitive bids, because contractor's schedules are full.

Jeff Hassenstab, Parks and Recreation Director, noted the main cost removed from the scope was the ceiling, because of significant labor cost involved. The brick screen wall on the east side (park) to cover the HVAC units has been changed to a vinyl fence. They have also cut a proposed generator out of the scope.

Councilmember Niemeyer stated that he is uncomfortable with the process and disappointed in the engineer's estimate being grossly low compared to the actual bids for the project. He suggested that in the future, if the City receives bids that far exceed the estimate, it would be better to reject all bids to be fair to all contractors.

Mayor Powers stated that the City must protect contractors and taxpayers in the bidding process.

Councilmember Harrington mentioned that policy should be made to protect from grossly underestimated project costs.

Moved by Skutnik, seconded by Harrington to amend the original motion to award contract for Project No. AUD-2015-15011-C, Hastings Auditorium Interior Renovation, to Hampton Commercial Construction, 3400 Plantation Drive, Suite 110, Lincoln, NE, 68516, in the amount of \$1,430,934.00.

Roll Call: Ayes: Harrington, Niemeyer, Krings, Skutnik, Goebel. Nays: None. Absent: Duval, Odom, Hoops. The motion carried.

(Vote on Tabled Motion, as amended to award contract for approval of awarding contract for Project No. AUD-2015-15011-C, Hastings City Auditorium Interior Renovation. Tabled at December 14, 2015, Regular Council Meeting)

Roll Call: Ayes: Harrington, Niemeyer, Krings, Skutnik, Goebel. Nays: None. Absent: Duval, Odom, Hoops. The motion carried.

Moved by Krings, seconded by Harrington there being no further business to come before the Council, the meeting adjourned at 5:55 P.M. Roll Call: Ayes: Harrington, Niemeyer, Skutnik, Goebel. Nays: None. Absent: Duval, Odom, Hoops. The motion carried.

APPROVED:

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Vern P. Powers, Mayor

ATTEST:

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Kimberly S. Jacobitz, City Clerk

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