

**Kearney County Health Services
Governing Board of Trustees
Special Meeting October 9, 2019**

MINUTES

The special meeting of the Governing Board of Kearney County Health Services met in the Conference Room I of Kearney County Hospital, 727 East First Street, Minden Nebraska, Wednesday, October 9, 2019.

Notice of the meeting was posted at Kearney County Health Services, Hospital, Minden Medical Clinic, Minden Post Office, Minden Exchange Bank and www.kchs.org under Board of Trustees prior to the meeting.

Call to Order and Roll Call

Chairman Dick McBride called the meeting to order at 12:02 pm and called attention to the public meeting laws which were available from the recording secretary upon request. Present:

Board Members

Clark Abrahamson
Jeff Hanson
Dick McBride-Chairman
Stephen Olson
Sam Stadler

KCHS Staff, Leadership Team

Luke Poore, CEO
Kayla Rhynalds, CFO
Rebecca Cooke, Human Resources Director
Connie Jorgensen, LPN, Adm. Assistant
Janell Shelton, RHC Director
Mary Bunger, RN, BSN Care Coordinator

Other Staff

Lenny Ginder, Maintenance Supervisor
Becky Seybold, Environmental Supervisor
Jessica Landers, Radiology Supervisor
Guest
Robert Junk, AIA President, RAD, Planning

Robert Junk, with RAD, Planning opened the meeting by going over the agenda for the afternoon. The purpose of the meeting was to update the Board of Trustees on the KCHS Clinic and CT Renovation Project.

Discussion took place on

• **Architectural Plans and Scope of Project**

Robert reviewed recent plan and layout changes, interior finishes, and interior renderings of the registration area, sub-wait area for Radiology, a typical exam room and treatment room. Lighting will be similar to the current radiology room. In the sub-wait area different wall covering options were briefly discussed. Sound proofing in the treatment rooms was also mentioned. Robert referred the group to a handout with the wall diagrams showing the various types of partition types in the floor plans. The new treatment room will correspond the existing treatment room adding a sliding door in between the two for easy access to staff and supplies. A typical exam room will have two sets of above the counter cabinets, one set will lock) and led lights will be installed under for under cabinet lighting.

• **Current HVAC scope**

Robert went over the history of the HVAC cost options. The final option was the current clinic would have VAV with reheat as would the clinic expansion and CT suite so individual controls could be utilized vs temperature zones. The basement HVAC will stay the same and the plumbing and Medical Gas would be updated bringing the total HVAC cost to \$638,600.

• **Exterior Drive Revisions and ADA Access**

An exterior rendering of the proposed parking and sidewalk changes as well as the proposed drive and drop off changes were discussed at length. The renderings showed four ADA parking spaces on the north side with ramps leading up to the clinic entrance and a staff only entrance on the north into the door single door. The proposed area had the south end of the drop off only a 2% grade and a 12% grade at the north end of the drive.

Discussion included:

- making the current drive up/ drop off one way – entering on Hull Street and exiting north on 1st Street
- eliminate the drop off and make more parking at the south end
- tie into the existing ADA hospital entrance under the awning

Robert suggested that we break up the project into two, one being the interior remodel and the other one the exterior remodel so work could move forward with the interior projects. [Jessica left the meeting at 1:10 pm].

- Project Budget**

Robert presented the following Budget History of the project and asked if the Board member were okay with the final October 2019 Budget (excluding the exterior ADA access upgrades). A motion was made by Stephen Olson to approve the budget as outlined excluding the exterior ADA access upgrades and to move forward with the project. The motion was seconded. Further discussion took place. Jeff Hanson requested more time to review the materials reviewed today. Lenny also mentioned that the roof needs to be looked at for stability where the roof top unit needs to be placed for the new CT Room. Currently the roof is rock and asphalt. Robert recommended to look at a rubber single ply material and will get bids accordingly. Bids are based on Lytle construction at this time. [It was also note that the bid submitted did not include contingency or furniture].



Budget History (Presented to Board 10/09/19)

Kearney County Health Services Clinic Renovation - Lytle Initial Budget	Budget July 2018	Budget Aug 2019	Budget Sept 2019	Budget Oct 2019
General Construction	\$882,569	\$970,068	\$982,569	\$982,569
CT Suite	\$275,000	\$300,000	\$300,000	\$300,000
Electrical	\$206,070	\$226,070	\$220,000	\$220,000
HVAC Clinic Option	\$164,862	\$314,862	\$408,700	\$538,600
HVAC Basement	\$0	\$39,000	\$39,000	
Plumbing & Med Gas	\$66,850	\$100,000	\$100,000	\$100,000
Exterior ADA access upgrades	\$0	\$200,000	\$200,000	\$200,000
TOTAL	\$1,595,351	\$2,150,000	\$2,250,269	\$2,341,169

- Project Schedule**

The motion to approve the proposed budget by Stephen Olson was disregarded and it was decided to have Rad Planning to move forward with getting final bids from necessary contractors and submit to the Board members before November 5th, with a tentative date of November 14 or 15th to meet again to discuss the final budget.

A motion was made by Clark Abrahamson to go into executive session at 1:45 pm. The motion was seconded. Voting aye: Abrahamson, Stadler, Hanson, Olson and McBride. Motion carried. Janell Shelton, Mary Bunger, Lenny Ginder, Becky Seybold, Connie Jorgensen and Robert Junk left the meeting.

At 2:10 PM a motion was made by Clark Abrahamson to come out of executive session. The motion was seconded by Stephen Olson. Voting aye: Olson, McBride, Hanson, Abrahamson and Stadler. Motion carried.

Meeting was adjourned at 2:11 PM.

Chairman

Secretary