

**Kearney County Health Services  
Governing Board of Trustees  
Special Meeting November 20, 2019**

**MINUTES**

The special meeting of the Governing Board of Kearney County Health Services met in the South Conference Room of Kearney County Health Services, 727 East First Street, Minden Nebraska, Wednesday November 20, 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 12:10 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**

Luke Poore, CEO  
Rebecca Cooke, Director of Prof. Services  
Connie Jorgensen, LPN, Adm. Assistant  
Mary Bunger, RN (BSN) Patient Care Coordinator  
Marie Nelson, LPN-C, Clinic Nurse  
Janell Shelton, Clinic Supervisor  
Kendra Brown, RN (BSN) Chief Nurse Officer

Steve Lewis, Interim CFO  
Lenny Ginder, Maintenance Supervisor  
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Robert Junk, Junk Architects

The purpose of the meeting was for Review and Selection of Contractor's Bids for the Minden Medical Clinic/CT Remodel and Updates.

Robert Junk, AIA, presented two bids given by Lytle Construction and Beckenhauer Construction.



**Cost Comparison for Project Kearney County Health Services - Clinic Remodel**

**Base Bid - Bid Package 1**

Division	Description	Lytle Construction	Beckenhauer Construction	Difference	%
Division 1	General Requirements (Supervision, Travel, Permit, etc.)	\$280,116	\$473,823	-\$193,707	-41%
Division 2	Site Work / Selective Demolition	\$81,880	\$61,448	\$20,432	33%
Division 3	Concrete	\$8,050	\$2,845	\$5,205	183%
Division 4	Masonry	\$11,500	\$4,924	\$6,576	134%
Division 5	Metal	\$16,215	\$19,587	-\$3,372	-17%
Division 6	Wood & Plastics	\$130,698	\$69,873	\$61,025	88%
Division 7	Thermal & Moisture Protection	\$7,197	\$11,413	-\$4,216	-37%
Division 8	Doors & Windows	\$122,273	\$76,344	\$45,929	60%
Division 9	Walls & Finishes	\$228,436	\$312,973	-\$84,537	-27%
Division 10	Specialties	\$18,285	\$6,617	\$11,668	178%
Division 11	Equipment	-	-	-	-
Division 12	Furniture	-	\$29,519	-	-
Division 13	Special Construction	\$8,625	-	\$8,625	-
Division 14	Conveying Systems	-	-	-	-
Division 15	HVAC/Plumbing/Med Gas	\$956,714	\$547,117	\$408,594	75%
Division 15B	Sprinkler	\$12,133	\$11,544	\$589	5%
Division 16	Electrical	\$437,863	\$362,252	\$75,611	21%
		<b>\$2,318,982</b>	<b>\$1,989,077</b>	<b>\$329,905</b>	<b>17%</b>

**Add Alternate No. 1**

Scope	Lytle Construction	Beckenbauer Construction	Difference	%
	\$26,220.00	\$18,306.00	\$7,914	43%

**Add Alternate No. 2**

Scope	Lytle Construction	Beckenbauer Construction	Difference	%
	\$41,325.00	\$27,500.00	\$13,825	50%

**Total Cost if both alternates are accepted**

Scope	Lytle Construction	Beckenbauer Construction	Difference	%
	\$2,386,527.00	\$2,034,883.00	\$351,644	17%

In the bids there was a difference of \$408,594 on the HVAC/Plumbing/Med Gas bid. After a lengthy discussion the Board members requested:

- Robert schedule a meeting between Beckenhauer Contractor and Olsson Engineering, to confirm that the scope of work on the plans and specification is being fully covered by Beckenhauer's bid.
- Beckenhauer submit a formal statement indicating that it has no exceptions or exclusions to the contract documents.
- That these items and response be no later than close of business day this Friday, November 22, to allow the KCHS Board time to review documents prior to their board meeting on Wednesday, November 27.
- Clarify the furniture bid with Beckenhauer as it was not requested from KCHS.
- That Luke Poore discuss with First Bank if they require a Performance Bond for the project.
- Determine contingency

If everything is in order the Board will make a selection for the project at the meeting on November 27. The proposed start date from both contractors was approximately the first week in January and completion date at the end of July/middle of August 2020.

The Board decided that after construction KCHS will act on the removal and replacement of roofing where relevant.

The meeting continued with discussion concerning the exterior of the entrance into the clinic. After two or three options presented by Robert, the Board members requested that RAD, Radiology Planning design plans that include bringing the current drive up to compliance, include a covered drop off and covered ramp, and allow for more parking.

A motion was made by Clark Abrahamson to go into executive session at 1:47 pm. The motion was seconded. Voting aye: Abrahamson, Stadler, Hanson, Olson and McBride. Motion carried.

A motion was made by Clark Abrahamson to come out of executive session at 2:28 pm.

Meeting was adjourned at 2:30 pm.

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Chairman

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Secretary