

**BOARD OF COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION APPROVING AGREEMENT WITH ARCHITECT FOR PARTIAL INTERIOR REMODELING**  
**OF THE LAW ENFORCEMENT CENTER FOR THE PUBLIC DEFENDER'S OFFICE**

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6) (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, Sarpy County requires the professional services of an Architect to assist in the preparation of bid plans and specifications, bid evaluation and installation observation for interior remodeling of part of the Law Enforcement Center; and,

WHEREAS, the firm of Carlson West Povondra Architects has the experience and qualifications required by Sarpy County.

NOW, THEREFORE, BE IT RESOLVED, by the Sarpy County Board of Commissioners that the attached scope of services provided by Carlson West Povondra Architects is hereby approved and the Chairman of such Board is hereby authorized to sign the same.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 4<sup>th</sup> day of December, 2012.

Sarpy County Board Chairman

Attest:

SEAL



County Clerk

# Sarpy County Board of Commissioners

1210 GOLDEN GATE DRIVE  
PAPILLION, NE 68046-2895  
593-4155

[www.sarpy.com](http://www.sarpy.com)  
ADMINISTRATOR Mark Wayne

DEPUTY ADMINISTRATOR Scott Bovick

FISCAL ADMIN./PURCHASING AGT, Brian Hanson



## COMMISSIONERS

Rusty Hike District 1  
Jim Thompson District 2  
Tom Richards District 3  
Jim Nekuda District 4  
Jim Warren District 5

December 4, 2012

MEMO

TO: Sarpy County Board of Commissioners

FROM: Scott Bovick, Deputy County Administrator

RE: Resolution to approve Architectural Services Agreement with Carlson West Povondra Architects for the Public Defender Relocation Project

The Resolution approves a contract with Al Povondra to provide architectural services related to the remodeling and refurbishing of a portion of the first floor of the Law Enforcement Center to house the Public Defender's Office.

The Public Defender's Office is currently located in the Farm Bureau Building north of the Courthouse at an annual cost of close to \$44,000, with the lease expiring June 2013. For several years the Public Defender has requested additional space and/or remodeling of his current space to improve the functioning of his office.

Attached is a spreadsheet with line items showing potential costs of the project. Based on the spreadsheet Al Povondra recommends we use a range for the total project budget of \$170,000 to \$200,000, which includes his fee.

After several planning and programming meetings with the Public Defender, Sheriff's Office, Facilities Management, Administration, Fiscal, and Al Povondra, it is recommended that the Public Defender's Office be relocated to the LEC. Relocating the Public Defender will save the County the cost of rent and allow the county to utilize available space.

I have also enclosed a preliminary floor plan used during staff discussions that shows the area proposed to be remodeled to meet the Public Defender's needs.

Please feel free to contact me if you have any questions. Thank you.

  
Scott Bovick, Deputy County Administrator

Cc: Deb Houghtaling  
Tom Strigenz  
Chris Lathrop  
Mark Wayne  
Brian Hanson  
Ross Richards



November 16, 2012

Mr. Scott Bovick, Deputy County Administrator  
Sarpy County Courthouse  
1210 Golden Gate Drive  
Papillion, NE 68046

Re: Sarpy Co. LEC – Partial First Floor Remodel for Public Defender's Office

Dear Scott,

Per our recent conversations and based upon your cost spreadsheet dated 11-9-2012, we submit the following proposal for Architectural Services for the above referenced project:

Scope of Services

Carlson West Povondra Architects (CWPA) will provide and coordinate Architectural and Engineering professional design services for the new Public Defender's space in the existing Sarpy County LEC building. CWPA will prepare preliminary design thru bidding documents, assist Sarpy County during the bidding phase and provide Construction Administration Services thru occupancy and contractor close-out. Hazardous material investigation and removals are not included in the scope of services.

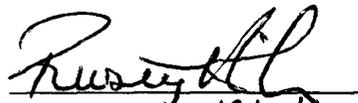
Fee for A/E Services

CWPA will provide the professional services above for a fee of 10% of actual construction costs. Reimbursable expenses will include a 10% mark-up.

If the above information is acceptable please sign below and return a copy to our office for our records.

Authorized by the following:

CLIENT/SARPY COUNTY



12/4/12

ARCHITECT/CWPA



Albert Povondra, AIA, LEED AP  
Principal

## RESIDENCY VERIFICATION CLAUSE

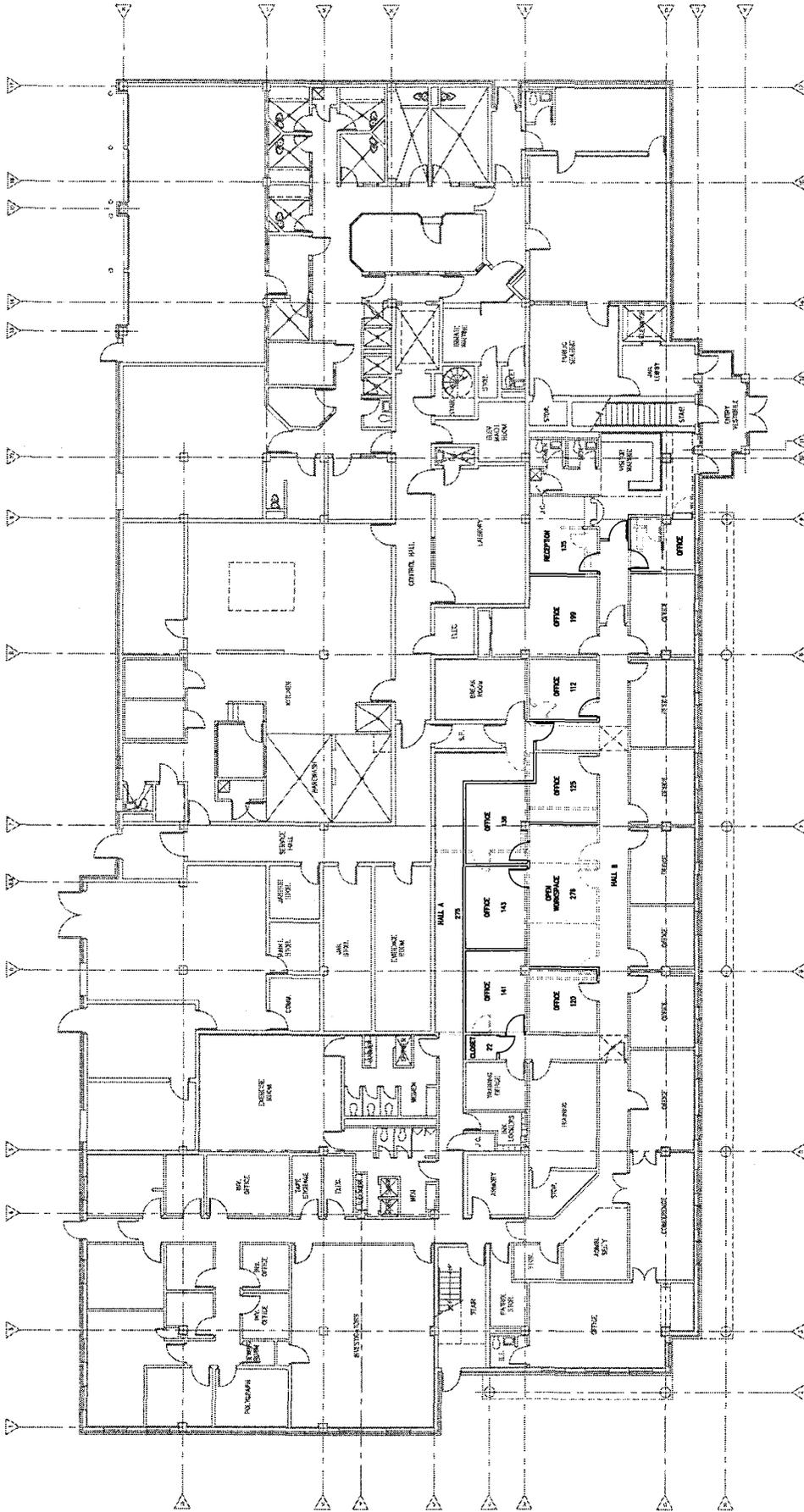
Carlson West Povondra (CWP) agrees to comply with the residency verification requirements of Neb. Rev. Stat. §4-108 through §4-114. CWP is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.

**Pulbic Defender Reloaction Cost Estimate 12-4-2012**

<u>Work Item</u>	<u>Cost</u>	<u>Alt. Cost</u>	<u>From</u>	<u>Comments</u>
1 Demolition	\$4,000		AP	
2 New Walls	\$14,150		AP	
3 New Doors	\$6,570		AP	for 4 new doors, does not include new hardware on all doors or 2 new keypads
		\$2,500	RR	to rekey existing locks and add lever handles to new doors
		\$5,000	RR	if necessary to change all knobs to levers
4 Patch/Paint (all Walls)	\$23,525		AP	
5 New Carpeting (throughout)	\$34,475		AP	AP's estimate is for carpet tiles throughout entire area
		\$25,000	RR	AP's est. can be reduced to \$25K if use broadloom + retain carpet in west area
6 New Acoustic Ceiling (partial)	\$11,265		AP	incl. costs for sprinklers, wall changes, lighting,etc. for new corridor and remodel
7 HVAC work	\$3,500		AP	
		\$15,000	RR	relocate ductwork, add duct branches in hallway, replace 1 heat pump south side
8 Electrical work	\$2,800		AP	
		\$25,000	RR	\$20K to \$25K for wiring in walls, above ceiling, light fixtures and fire alarm work
9 New ADA Unisex Toilet	\$25,800		AP	option to do 2 ADA Gender toilets at \$36,000 not needed per City of Papillion
10 Moving Expenses	\$1,500		RR	estimate of \$800 to \$1,500 for moving contractor
11 Voice and Data Hookups	\$2,000		RR	I.S. said \$2,000 for data cable runs
12 Architectural/Engineering Fees	\$18,500		AP	10% of construction cost
13 Signage		\$4,300	RR	directional signage from current office, lobby sign, alum lettering on S and E
14 Miscellaneous Expenses				Strigenz agreed furnishings out of his budget, no new phones needed
<b>Total Cost Estimate</b>	<b>\$184,110</b>			

**NOTES**

1. "Total Cost Estimate" includes only boxed amounts
2. AP = Al Povondra
3. RR = Ross Richards
4. AP's cost estimates include contractor overhead and profit, and contingency




**FIRST LEVEL FLOOR PLAN**  
11/17/2017

**SARPY COUNTY PUBLIC DEFENDER**  
 First Level Floor Plan - PROPOSED



Sarpy County, Nebraska  
Public Defender Rental Costs  
2012 FY

Basic Rent	\$	2,508		
Prorated Expenses	\$	612		
Utility Costs-Average	\$	420		
Monthly Total			\$	3,540
				12
Annual Cost			\$	42,482
Estimated Common Area Costs	\$	1,300		