

Public Works Committee Meeting
Tuesday, June 20, 2023 5:00 PM
Crete City Hall
243 E 13th Street
Crete, NE 68333

1. Open Meeting

- In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the Council Chambers.
- Items listed on the agenda may be considered in any order.

2. Roll Call

- Attendance of members will be recorded to determine the presence of a quorum for official actions.

3. Items of Business

- The Committee may discuss or limit discussion on, hear testimony in favor of or in opposition to, or take action to provide a recommendation to the City Council on any matter presented under this title.
- 3.A. Consider a recommendation to the City Council on the special exception use permit SEP23-02 requested by Sandhills Energy LLC to erect a utility facility in the form of a Solar Farm on parcel number 760147235, Crete, Saline County, Nebraska.
- 3.B. Consider a recommendation to the City Council on the Change Order Request No.005 from Kingery Construction Co. in the amount of \$42,679.00 for the Crete Isis Theater Phase I.
- 3.C. Consider a recommendation to the City Council on a contract amendment for construction inspection for 22nd Street Box Culvert from Speece Lewis Engineers.
- 3.D. Consider a recommendation to the City Council on the request from Dittmer & Dittmer for the Administrative Subdivision of Lot 2 of the East Ridge 1st Addition.

4. Officers' Reports

- Reports may be given by the Mayor, Officers, Departments, or Councilmembers concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

5. Adjournment

Disclaimers & Notices

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.
- The complete agenda with attachments is available at www.crete.ne.gov.



243 East 13th Street
P.O. Box 86
Crete, NE 68333-0086
Telephone (402) 826-4312

**CITY OF CRETE
APPLICATION FOR
SPECIAL EXCEPTION PERMIT**

SPECIAL EXCEPTION FEE \$160

DATE OF APPLICATION: 5/30/2023 APPLICATION #: SEP 23-02

ADDRESS OR LOCATION: 40.609919, -96.977961

UNDER THE PROVISIONS OF SECTION 11-230 OF THE CITY OF CRETE ZONING REGULATIONS THE UNDERSIGNED HEREBY APPLIES FOR A SPECIAL EXCEPTION PERMIT TO:

Construct a 1.9 MW Ground Mounted Solar Array

ON THE PROPERTY DESCRIBED AS LOT(S) Parcel# 760147235

BLOCK _____ ADDITION _____

PROPOSED DEVELOPMENT OF THE PROPERTY IS SHOWN AND PLANS ATTACHED HERETO. TYPE AND PROPOSED USE IS AS FOLLOWS:

The proposed solar array would be a special use on the parcel, which is zoned I-2. The purpose of the array is the generation of solar energy which will be locked in at a long term price, to save money for ratepayers, and shield them from future price increases

APPLICANT NAME: Sandhills Energy, LLC

ADDRESS: 1403 Harney Street Suite 100 Omaha, NE 68102

E-MAIL ADDRESS: marco@sandhillsenergy.com

TELEPHONE #: 563-451-7558 SIGNATURE: Marco Giannakouros

FOR OFFICIAL USE ONLY BELOW THIS LINE

REVIEW/AUTHORIZATION FOR COUNCIL CONSIDERATION:

BUILDING INSPECTOR: X **DATE** 6/1/2023

CITY ADMINISTRATOR: X **DATE** 6/1/2023

DATE PUBLISHED & POSTED: June 7, 2023

DATE OF CITY COUNCIL HEARING: June 20, 2023

CONDITIONS: _____

APPROVED: _____ **DENIED:** _____

REPORT OF THE CITY COUNCIL, CITY OF CRETE, NEBRASKA

IN THE MATTER OF)	
REQUEST FOR SPECIAL EXCEPTION PERMIT)	FINDINGS OF FACT
_____)	
)	
APPLICANT)	

THIS MATTER came before the City Council on the request of the Applicant for Special Exception Permit Approval. Public Hearing was held on the _____ day of _____, 20____. Notice of said item was publicized according to law.

UPON REVIEW of all the necessary facts and public comment, the City Council makes the following findings on the application for Special Exception Permit approval:

1. _____ Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and in case of fire or catastrophe;
2. _____ Off-street parking and loading areas where required, with particular attention to the items in 1 above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
3. _____ Refuse and service areas, with particular reference to the items in 1 above;
4. _____ Utilities, with reference to locations, availability and compatibility;
5. _____ Screening and buffering with reference to type, dimensions and character;
6. _____ Sign, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
7. _____ Required yards and other open space;
8. _____ General compatibility with adjacent properties and other property in the district.

Additional Specific Findings of Fact: _____

WHEREFORE, THE CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA,
regarding the request for special exception permit, does hereby:

_____ Approve the Special Exception Permit Request

_____ Deny the Special Exception Permit Request

DATED THIS _____ DAY OF _____, 20____.

BY:

Mayor

ATTEST: _____
City Clerk

KINGERY CONSTRUCTION CO.

201 N 46TH STREET
LINCOLN, NE 68503-3712
Ph : (402)465-4400

Letter of Transmittal

To: Ryan Hier
TACK ARCHITECTS
Ph: (402)826-7484

Transmittal #: 62
Date: 6/6/2023
Job: 11-22-6723 CRETE ISIS THEATRE PHASE I

Subject: Change Request - COR #005: Steel Changes

- WE ARE SENDING YOU**
- Attached
 - Under separate cover via the following items:
 - Shop drawings
 - Prints
 - Plans
 - Samples
 - Copy of letter
 - Change order
 - Specifications
 - Change Request

Document Type	Copies	Date	No.	Description
Change Request	1	6/6/23	COR #005	Steel Changes

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE
- Approved as submitted
- Approved as noted
- Returned for corrections
- Other
- PRINTS RETURNED AFTER LOAN TO US
- Resubmit ___ copies for approval
- Submit ___ copies for distribution
- Return ___ corrected prints

Remarks:

Copy To:

From: Mark Riley (KINGERY CONSTRUCTION)

Signature: Mark Riley

KINGERY CONSTRUCTION CO.

201 N 46TH STREET
LINCOLN, NE 68503-3712
Ph : (402)465-4400

Change Request

To: Ryan Hier
TACK ARCHITECTS
Ph: (402)826-7484

Number: COR #005
Date: 6/6/23
Job: 11-22-6723 CRETE ISIS THEATRE PHASE I
Phone:

Description: Steel Changes

We are pleased to offer the following specifications and pricing to make the following changes:

Cost to change the steel at the stage and add the X-bracing in the entire ceiling.

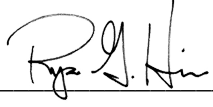
I have added an extra 3 days of Supt. time since the X-bracing was originally going to be part of Phase 2 and we will need to get past the Phase 1 designated work line before we can proceed with other work.

The total amount to provide this work is \$42,679.00
(Please refer to attached sheet for details.)

Please note that KINGERY CONSTRUCTION CO. will require an extra 3 Days.

If you have any questions, please contact me at 402/465-4400.

Submitted by: Mark Riley
KINGERY CONSTRUCTION CO.

Architect		Date	06/09/2023
Owner		Date	

KINGERY CONSTRUCTION CO.

201 N 46TH STREET
 LINCOLN, NE 68503-3712
 Ph : (402)465-4400

**Change Request COR #005 Price Breakdown
 Continuation Sheet**

Description: Steel Changes

Description	Labor	Material	Equipment	Subcontract	Other	Price
4G Fab. - Deduct Original Steel at Stage		\$-1,800.00				\$-1,800.00
4G Fab. - Add New Steel at Stage		\$2,123.00				\$2,123.00
Atlas Steel Erection - Stage Steel Change Credit				\$-1,000.00		\$-1,000.00
Atlas Steel Erection - Install X-Bracing				\$29,400.00		\$29,400.00
Credit for Phase 1 Wood Bracing	\$-1,000.00	\$-1,000.00				\$-2,000.00
PROJECT MANAGER	\$220.00					\$220.00
PROJECT SUPT. 24 hrs.	\$2,040.00					\$2,040.00
4G Fab. - Add Steel X-Bracing		\$10,535.00				\$10,535.00
					Subtotal:	\$39,518.00
			Fee	\$39,518.00	8.00%	\$3,161.00
					Total:	\$42,679.00



ATLAS STEEL ERECTION

13303 N. 64th Plaza • Omaha, NE 68152 • Phone:(402) 651-7540 • reidb@atlaserection.com

Date: 4/25/2023

Subject: Crete – Isis Theatre Renovation

Atlas Steel Erection Inc. is pleased to present you with the following scope of work and pricing:

STEEL ERECTION SCOPE:

1. Unloading and hoisting of all materials included under this scope.
2. Erection of structural steel columns & tube steel per plans and specs.
3. Installation of rod x-bracing.

Deduct for steel changes at stage(-1000.00)

Add alternate: install rod x-bracing.....29,400.00

Clarifications and Exclusions:

1. All materials, fasteners, hardware, and full-size erection drawings are to be supplied by others.
2. All touchup painting of structural steel and / or deck welds is excluded.
3. All work associated with demolition, saw cutting concrete, anchor bolts, **grouting**, caulking, shoring, core drilling, embedded gate support posts, bollards, embedded iron, fencing, loose lintels, roof hatch, metal wall or roof panels, standing seam metal roof panels, metal stud framing, and clip angles for metal studs is excluded.
4. Steel supports/brackets for equipment, countertops, sinks, millwork, cabinetry, & half-walls are excluded.
5. Locating and marking elevations and gridlines onsite shall be performed by others. If holes in column base plates are oversized to a degree that column centerline locations are uncertain then columns centerlines will need to be marked by others at each column.
6. All work shall be performed in accordance with the guidelines set forth by OSHA Subpart R which specifically addresses steel erection.
7. Add 1.75 % to the price above for a performance and payment bond.
8. This scope shall be added as an attachment to any subsequent subcontract.

Thank you for the opportunity to offer this proposal. If you have any questions or require additional information, I can be reached on my mobile phone at (402) 651-7540.

Sincerely,
Atlas Steel Erection Inc.

Reid Brandstetter

Reid Brandstetter
Project Manager

Mark Riley

From: Charlie <Charlie@4gSteelFab.com>
Sent: Friday, February 24, 2023 9:45 AM
To: Mark Riley; Todd Kleint
Cc: Aaron Erickson
Subject: RE: Isis Theater updated beam design

\$ 1,800.00 Deduct for material removed and \$ 2,100.00 Add for new steel.

Add sales tax on balance: +\$23.00

Thanks,

Charlie Fleck - Co-Owner/Manager
4G Steel Fabrication, LLC - 4851 South 16th St. - Lincoln, NE 68512
Cell: [402-430-6513](tel:402-430-6513) (Preferred) Office: [402-904-8578](tel:402-904-8578) (if Not at Cell)



Teamwork – Individual Commitment to a Group Effort – That Is What Makes a Team Work, a Company Work, a Society Work, a Civilization Work – Vince Lombardi

4851 S. 16th St
Lincoln, NE 68512
4G Steel Fabrication, LLC.



06.05.2023

Bracing

Proposal for Crete ISIS Theatre Add for Bracing Changes – Crete, NE

\$ 9,800.00, plus tax, Price is Good for 30 days

735.00 7.5% Tax

\$10,535.00

Bid Includes: Shop Drawings, One Coat of Shop Primer, and Delivery

- Rod Bracing Changes, Connection Plates, and Connection Bolts for Our Material

Bid Excludes: Retainage and Allowances of any Kind

- Unloading, Erection, and/or Installation, Engineering, Design, and Inspection Costs

- Field Measurements

- Connection and Anchor Bolts for Others Material, and Finish Paint

Charlie Fleck
402-430-6513
Charlie@4gsteelfab.com





June 19, 2023

Mr. Tom Ourada
243 East 13th Street
Crete NE 68333

RE: City of Crete Culvert Project
Structure No. U0620C1005
Located on East 22nd Street
Construction Observation Fee Proposal
Supplemental No. 1

Dear Board Members:

Due to the length of time it has taken to build this project, Speece Lewis Engineers has exceeded their original contract amount for Construction Observation. To date, the contractor has used 185 calendar days. The contract allowance for the contractor was 110 calendar days. Our original fee anticipated that the contractor would be completed in 110 calendar days. To date, the contractor still needs to complete the following:

- Back fill the box culvert and bypass
- Place rock rip rap
- Grade roadway
- Place foundation course for pavement
- Install culverts
- Pave roadway
- Install erosion control/seeding

We estimate that it will take approximately 45 calendar days to complete this work. This will bring the total calendar day count to approximately 230 calendar days, more than doubling the original contract time allowance.

Our scope of work will still remain the same and continue to provide the same level of service which includes:

- Provide Project Management which will include writing Pay Estimates, Change Orders, project updates/meetings
- Conduct Construction Inspection for rebar placement, concrete pours, backfilling operations, paving, storm sewer installation, channel grading, and rip rap placement
- Carry out onsite testing of plastic concrete. Cylinder breaks to be performed by Terracon Consultants which will be billed at cost

- Provide Construction Staking and Survey
- Provide load rating, NBIS initial inspection, BrM input into NDOT data base for bridges, coordinate revised bridge type with NDOT in BrM
- Assumes remaining project timeline of 45 calendar days, for purposes of this proposal, 33 days was used to estimate the hours for construction observation. This supplemental will also cover monies spent between billings that exceeded our contract amount.

Speece Lewis proposes a fee not to exceed an amount of \$48,500.00 billed at our standard hourly rates. This amount will cover past and future work. Invoices will be submitted monthly. Our standard hourly rates are as follows:

- Project Manager: \$190/hr
- Project Inspector: \$90/hr
- Survey Crew: \$170/hr
- Mileage Rate: Current Federal Rate
- Material Testing: at cost, performed by Terracon Consultants. This includes the following: *(estimated testing cost is \$2,880.00 and is included in our "not to exceed" rate)*
 - This includes approximately \$880 over the original anticipated fee plus an additional \$2,000 for future testing expenses for concrete cylinders and more onsite density test

If this proposal meets with your approval, a signed copy of this letter shall serve as a contract. Please retain one (1) copy for your files and return one (1) copy to our office.

If you have any additional questions or concerns, please contact our office.

Respectfully Submitted,

SPEECE LEWIS ENGINEERS, INC.



Christopher E. Lane, P.E.
Vice President

ACCEPTED FOR CITY OF CRETE, NEBRASKA:

By: _____

Date: _____

Dittmer & Dittmer

City Council,

Dittmer & Dittmer would like to request the following changes made to East Ridge Estate:

Lot 2, 1820 Eastgate Drive, split 50' to West half of Lot 2 and 50' to East half of Lot 2,
making 1830 Eastgate Drive.

Sincerely,

A handwritten signature in cursive script that reads "Ron Dittmer". The signature is written in black ink and is positioned above the printed name.

Ron Dittmer

Dittmer & Dittmer LLC.

