

**HASTINGS CITY COUNCIL
WORKSESSION AGENDA**

**Hastings Public Library
314 North Denver Avenue
July 17, 2023
5:30 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for July 17, 2023 Worksession.

PUBLIC NOTICE - Official Notice of the Worksession was published in the Hastings Tribune on Friday, July 14, 2023. Pursuant to 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 available. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

DISCUSSION ITEMS

1. Payment in Lieu of Taxes Methodology.
2. Discussion of City Hall Options.

ADJOURN:

The Mayor and City Council reserve the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the Mayor and City Council to take up the items on the agenda in sequential order. However, the Mayor and City Council reserve the right to take up matters in a different order to accommodate the schedules of the city council members, person having items on the agenda, and the public.

Worksession meetings are intended to allow for communication and discussion amongst the elected officials. At the prerogative of the presiding officer of the worksession, city staff, consultants or citizens may be requested or allowed to address specific items on the worksession agenda.



City Council Work Session
July 2023



Payment in Lieu of Tax

Fiscal Year 2023 Proposal

Payment in Lieu of Tax (PILOT)

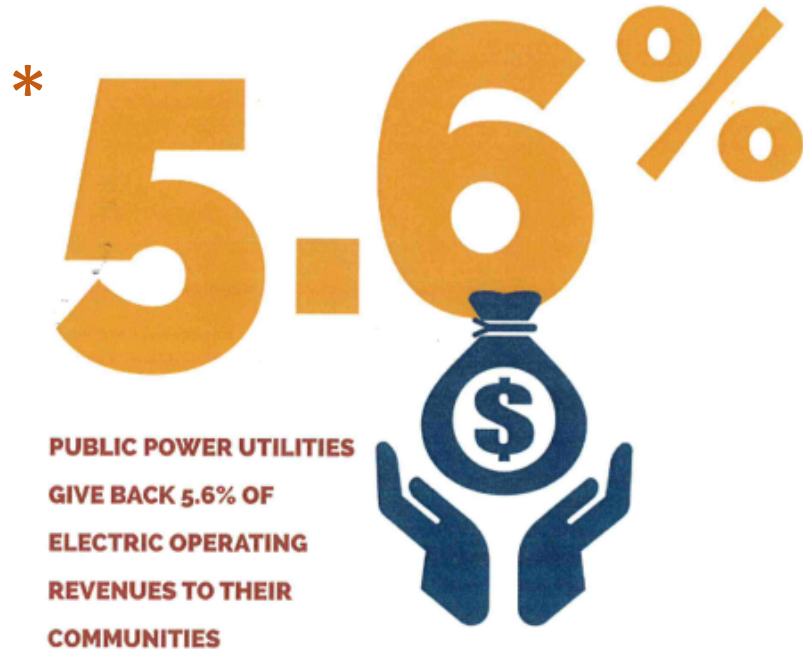
Currently, the utilities transfers 5.6% of the annual Total Electric Operating Revenue to the city, distributed in monthly payments.

Historically, wholesale sales included net revenue from the SPP Market. Retail sales includes residential, industrial and commercial revenue.

The utilities also transfers portions of the revenue from gas and water to the city but there is not a proposal for changes being presented at this time for gas and water.

Public Power Pays Back

Payments and Contributions by Public Power Utilities to
State and Local Governments in 2016



- * Public power utilities provide affordable, reliable electricity to the customers they serve. These community-owned utilities are not beholden to any shareholders and are driven only by the mission to serve customers and the community.

In addition to affordable electricity, public power utilities provide a direct benefit to their communities in the form of payments and contributions to state and local government. These contributions come in many forms — property-like taxes, payments in lieu of taxes, transfers to the general fund, and free or reduced cost services provided to states and cities. The total value of these contributions is not always recognized.

Historic PILOT

Revenue Year	Revenue	Type	Year Paid	Amount Paid	Rate
2009	\$ 30,144,509.00	Retail and Wholesale	2010	\$ 1,205,780.00	4.0%
2010	\$ 31,638,197.00	Retail and Wholesale	2011	\$ 1,265,528.00	4.0%
2011	\$ 29,757,614.00	Retail Only	2012	\$ 1,398,608.00	4.7%
2012	\$ 30,708,940.00	Retail Only	2013	\$ 1,596,865.00	5.2%
2013	\$ 29,415,570.00	Retail Only	2014	\$ 1,529,610.00	5.2%
2014	\$ 30,270,223.00	Retail Only	2015	\$ 1,664,862.00	5.5%
2015	\$ 30,294,653.00	Retail Only	2016	\$ 1,666,206.00	5.5%
2016/2017	\$ 37,788,365.00	Retail and Wholesale	2017/2018	\$ 2,116,148.00	5.6%
2017/2018	\$ 38,105,121.00	Retail and Wholesale	2018/2019	\$ 2,133,887.00	5.6%
2018/2019	\$ 41,420,634.00	Retail and Wholesale	2019/2020	\$ 2,319,556.00	5.6%
2019/2020	\$ 38,164,662.00	Retail and Wholesale	2020/2021	\$ 2,137,221.00	5.6%
2020/2021	\$ 54,539,408.00	Retail and Wholesale	2021/2022	\$ 3,067,860.00	5.6%
2021/2022	\$ 45,256,125.00	Retail and Wholesale	2022/2023	\$ 2,534,343.00	5.6%

- Average Payment 2011-2015: \$1,571,230
- Average Payment 2016-2022: \$2,384,836

PILOT Comparisons

Line	Utility	Franchise Fee / PILOT %
1	<u>Electric - No Free Services</u>	
2	Omaha Public Power District (1)	5.0%
3	Lincoln Electric System	5.0%
4	NPPD - Gross Receipts Tax (1,2)	5.0%
5	Average	5.0%
6	Median	5.0%
7	<u>Electric (3)</u>	
8	Beatrice (4)	4.4%
9	Fremont (4)	5.5%
10	Grand Island	5.0%
11	Holdrege	5.0%
12	Nebraska City	5.0%
13	North Platte (4)	6.5%
14	South Sioux City	4.0%
15	Average	5.2%
16	Median	5.0%

- PILOT study performed by John Krajewski with JK Consulting
- PILOT % shown is a calculated amount based on actual transfer and retail revenue for 2021.
- (1) 5% gross receipts tax paid to the treasurer and distributed to all taxing entities, including schools.
- (2) Does not include lease payments (e.g. Kearney 7%) which are applicable to large number of municipalities where NPPD provides service (Kearney, Norfolk, Columbus.)
- (3) These utilities may provide free or discounted services to municipal accounts or in-kind labor.
- (4) These cities transfer a fixed amount.

Recommendations

- (1) Change electric calculation for the payment in lieu of tax from using Retail and Wholesale Revenue to using Retail Only Revenue to align with comparable municipalities. To keep the city whole, the percentage would increase to 6.1% for 2023 year-end true-up
- (2) Phase to 5.2% over a five-year period to align with NE comparable municipalities

PILOT Proposal

ACTUAL								
Line		October 2016- September 2017	October 2017- September 2018	October 2018- September 2019	October 2019- September 2020	October 2020- September 2021	October 2021- September 2022	Average
1	Retail	\$ 24,371,114	\$ 24,896,372	\$ 24,866,702	\$ 24,688,084	\$ 33,626,310	\$ 34,356,319	
2	Interdepartmental	484,819	493,420	565,363	646,899	945,088	1,059,403	
3	Fuel Cost Adjustment	10,238,390	10,449,669	10,904,050	10,617,461	340,552	22,162	
4	Total Retail	\$ 35,094,323	\$ 35,839,461	\$ 36,336,115	\$ 35,952,444	\$ 34,911,950	\$ 35,437,884	\$ 35,595,363
5								
6	Actual PILOT	\$ 2,116,148	\$ 2,133,887	\$ 2,319,556	\$ 2,137,221	\$ 3,067,860	\$ 2,534,343	\$ 2,384,836
7	Current PILOT %	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%
8								
9	PILOT Revenue	\$ 2,133,464	\$ 2,178,762	\$ 2,208,955	\$ 2,185,631	\$ 2,122,377	\$ 2,154,350	\$ 2,163,923
10	PILOT %	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%

5.2% Phase-In

5 Year Phase-In								
Line		October 2021- September 2022	October 2022- September 2023*	October 2023- September 2024*	October 2024- September 2025*	October 2025- September 2026*	October 2026- September 2027*	Average
1	Retail	\$ 34,356,319	\$ 34,699,882	\$ 35,046,881	\$ 38,397,350	\$ 38,781,323	\$ 39,169,137	
2	Interdepartmental	1,059,403	1,069,997	1,080,697	1,091,504	1,102,419	1,113,443	
3	Fuel Cost Adjustment	22,162	-	650,000	756,500	764,065	771,706	
4	Total Retail	\$ 35,437,884	\$ 35,769,879	\$ 36,777,578	\$ 40,245,354	\$ 40,647,807	\$ 41,054,285	\$ 37,057,674
5								
6	Actual PILOT	\$ 2,534,343	\$ 2,181,963	\$ 2,169,877	\$ 2,293,985	\$ 2,194,982	\$ 2,134,823	\$ 2,275,030
7	Current PILOT %	5.6%	6.1%	5.9%	5.7%	5.4%	5.2%	
8								
9	PILOT Revenue	\$ 2,154,350						
10	PILOT %	6.1%						

- Includes 1% yearly retail revenue increases and estimated Heartwell Renewables revenue beginning in FY24/25

* Projections



City Hall Options

Work Session 6/19/2023



Introduction

We've arrived at an exciting moment in time where City Council will be making an important decision regarding the future of City Hall.

The City Hall committee met numerous times with the key objective of trying to understand what residents really want. Multiple town hall meetings were held with high attendance, tours of City Hall were given, information was shared through various media outlets, and we conducted a survey in which nearly 600 residents told us what they think about City Hall. We subsequently spent a significant amount of time analyzing data.

Considering this thorough process, the City Hall committee feels strongly that City Council can now make an informed decision on behalf of the residents.

We regret to inform residents that costs have greatly increased over the past year and a half since the last architectural drawings were provided. I think we all can agree that we wish this were not the case, but it's the unfortunate reality that everyone is dealing with. Fortunately, we were still able to reduce costs for two of the options from the last estimates.

It is important to note that the previous architectural drawings are not an apple-to-apple comparison with the new drawings. For example, the prior renovation of city hall included a council chamber addition, whereas the new plan removes the addition.

A relatively big factor that impacted cost was contingency. Each option has what we believe is the appropriate contingency level for the associated risk involved.

I commend Troy Keilig with CMBA Architects for his work on the drawings. Residents may be familiar with his work on the Hastings school districts renovations. Troy has the latest estimates on construction costs, which helps us to have confidence in the estimates.

Please also note that architectural drawings are not set in stone; rather, they help give us an educated guess on potential costs and general layout of each option. Bids are not obtained until drawings are set in stone, and we're not to that point.

What do residents want?

One of the survey questions asked if the location of city hall is important to residents. 55% said it was very or somewhat important. 45% indicated that it was not so important or not important at all. There were, however, an overwhelming number of comments that seemed to indicate residents want city hall in the downtown area. There were also a significant number of comments that indicated a desire to have City Hall in a central location.

When asked about the importance of various aspects of City Hall, residents indicated their preferences in the table below. The drive-up window was the only option that wasn't very important to residents.

Very important (VI), somewhat important (SI), not very important (NV), not at all important (NI), don't know (DK)/not applicable (NA).

VI or SI	NV or NI	DK/NA	
87%	12%	2%	Energy efficient
92%	8%	1%	Adhere to adopted fire and building codes
86%	13%	1%	Overall cost to fix, renovate, or build new
56%	41%	3%	Larger space for City Council meetings
90%	9%	1%	Americans with Disability Acts accessibility
88%	11%	2%	Low operation and maintenance costs
91%	9%	1%	Safe location of visitors, residents, city council and staff
84%	16%	1%	Sufficient parking
24%	70%	6%	Drive up window option
63%	32%	5%	One stop for developers to have access to Dev Services, Engineering, and Utilities

On a scale of 1-10, with 100 points possible, each option was graded based on what residents want. An additional factor was added to give weight to the fact that many residents indicated their desire to have City Hall in the downtown or at least towards the center of town.

Repair	N. Den.	Reno	New Build	
6	9	8	10	Energy efficient
5	10	10	10	Adhere to adopted fire and building codes
10	2	6	5	Overall cost to fix, renovate, or build new
1	10	9	10	Larger space for City Council meetings
1	10	10	10	Americans with Disability Acts accessibility
3	10	7	8	Low operation and maintenance costs
6	10	10	10	Safe location of visitors, residents, city council and staff
10	7	10	10	Sufficient parking
NA	NA	NA	NA	Drive up window option (not that important to residents)
8	10	8	8	One stop for developers to have access to Dev Services, Eng, and Utilities
10	5	10	10	Survey indicating residents want City Hall in downtown area
60	83	88	91	
F	B-	B+	A-	

City Hall Narratives

Repair (Grade: F), \$2,000,000

Repair is defined as: No structural changes such as crack sealing, trim/finish, fire doors, asbestos ceilings, radon ventilation, general cosmetics, elevator(exempt), sound system, lighting, new roof, foundation work, and all the windows.

Choosing the repair option would mean we can't come into compliance with our own city codes, staff would not feel safe coming back, council chambers would remain the same, energy efficiency would be mediocre, we would not come into compliance with ADA (government entities are required to be in compliance by 2012), we can't clean airducts fully due to their current condition, and mold would remain in areas where water has infiltrated throughout the building.

The City Hall committee strongly urges City Council to choose a different option. We acknowledge that residents want a lower cost, but we also don't believe residents want this option. In the town hall meetings, residents consistently said to do this the right way, not the band-aid approach. The band-aid approach is what got us in the situation we are in now.

North Denver (Grade: B-), \$10,363,855 (Previously \$9,094,046)

Operationally speaking, this would be the most ideal choice for staff. O&M would be far less because North Denver is already paying to heat and cool the current space. Another benefit of being under one roof is that the City would only have to replace one roof instead of two roofs. There would be other efficiencies and collaborative benefits of sharing the space.

The biggest downside to this option is the initial cost compared to the other options. Another downside is parking. More staff members would have to park further away, north of Fire Station 1. It isn't a far walk, but it's certainly not as convenient. Additionally, residents seemed to prefer a downtown location instead of a central location.

Renovation (Grade: B+), \$8,461,139 (Previously \$9,330,579)

Renovation is defined as: structural changes to the building (think Library renovation – removing everything down to the concrete). Renovation would include all the fixes in the repair category AND the following:

Sprinklers, mold in non-HVAC areas, HVAC/ductwork that have leaks and are in disrepair (ceiling/walls/floors), electrical wiring, building ventilation, insulation (we have very little in the current building), ADA bathrooms, furniture, compliance with all current codes, stairway being brought up to current fire code, etc.

The plus side to this option is the initial costs are a little cheaper compared to the new build, in relation to the total cost of the project.

What concerns the committee most about this option are the unknown costs (airport terminal example). If anything, it will likely end up more expensive than anticipated, not less. It will take longer to implement by about 6-12 months and costs will continue to rise the longer time passes. When compared to a new build, energy efficiency is worse due to wasted space, council chamber space is not as ideal, office layout and workflow is worse, ongoing O&M is higher and the structure is likely to deteriorate faster than a new build.

New Build (Grade A-), \$8,858,170 (Previously \$10,868,746)

The new build option provides the newest technology when it comes to energy efficiency, it meets current and future needs without much wasted space, council chambers would be ideal, the schedule to get this done will be about 6-12 months faster than renovation, reducing potential costs of construction. This option reduces concerns about the unknowns of renovation. In the end, the city ends up with a new building, which seems to be a better investment for the future.

Conclusion/Recommendation

Based upon our careful examination of the options, we recommend the City Council choose the New Build option.

From staff's perspective, we respect City Council's autonomy and authority to make this decision. We will support your decision, no matter what you choose.



CMBA ARCHITECTS
208 N Pine Street, Suite 301
Grand Island, NE 68801

HASTING CITY OFFICES - NEW BUILDING

HASTINGS, NEBRASKA

June 15, 2023

PRELIMINARY BUDGET ESTIMATE

	AREA		COST	TOTAL
Existing Building Demolition				\$ 500,000.00
New Parking Lot and Landscaping	2,420 sy	@	\$70.00 /sy	\$ 169,400.00
New City Hall Building	17,000 sf	@	\$425.00 /sf	\$ 7,225,000.00
New Utility Connections				\$ 70,000.00
Contingency		@	10.00%	\$ 796,440.00
A&E Fees		@	7.50%	\$ 597,330.00
TOTAL				\$ 8,858,170.00



CMBA ARCHITECTS
208 N Pine Street, Suite 301
Grand Island, NE 68801

HASTING CITY OFFICES - EXISTING DOWNTOWN RENOVATION

220 N HASTINGS AVE. HASTINGS, NEBRASKA

June 15, 2023

PRELIMINARY BUDGET ESTIMATE

	AREA		COST		TOTAL
Structural Repair of Building Foundation Walls	760 sf	@	\$30.00 /sf	\$	22,800.00
Tunnel Demolition and Infill (number provided by city)				\$	132,082.00
New Surrounding Concrete and Parking Lot	3,150 sy	@	\$70.00 sy	\$	220,500.00
Exterior Wall Repair, Grouting, and Tuckpointing	10,260 sf	@	\$8.00 /sf	\$	82,080.00
Interior Renovation	17,000 sf	@	\$250.00 /sf	\$	4,250,000.00
Basement Remodel	8,500 sf	@	\$190.00 /sf	\$	1,615,000.00
Contingency		@	20.00%	\$	1,264,492.40
A&E Fees		@	7.50%	\$	474,184.65
SUBTOTAL				\$	8,061,139.05
Asbestos Removal				\$	400,000.00
SUBTOTAL				\$	400,000.00
TOTAL				\$	8,461,139.05



CMBA ARCHITECTS
208 N Pine Street, Suite 301
Grand Island, NE 68801

HASTINGS CITY HALL - UTILITIES BUILDING RELOCATION

HASTINGS, NEBRASKA

June 15, 2023

PRELIMINARY BUDGET ESTIMATE

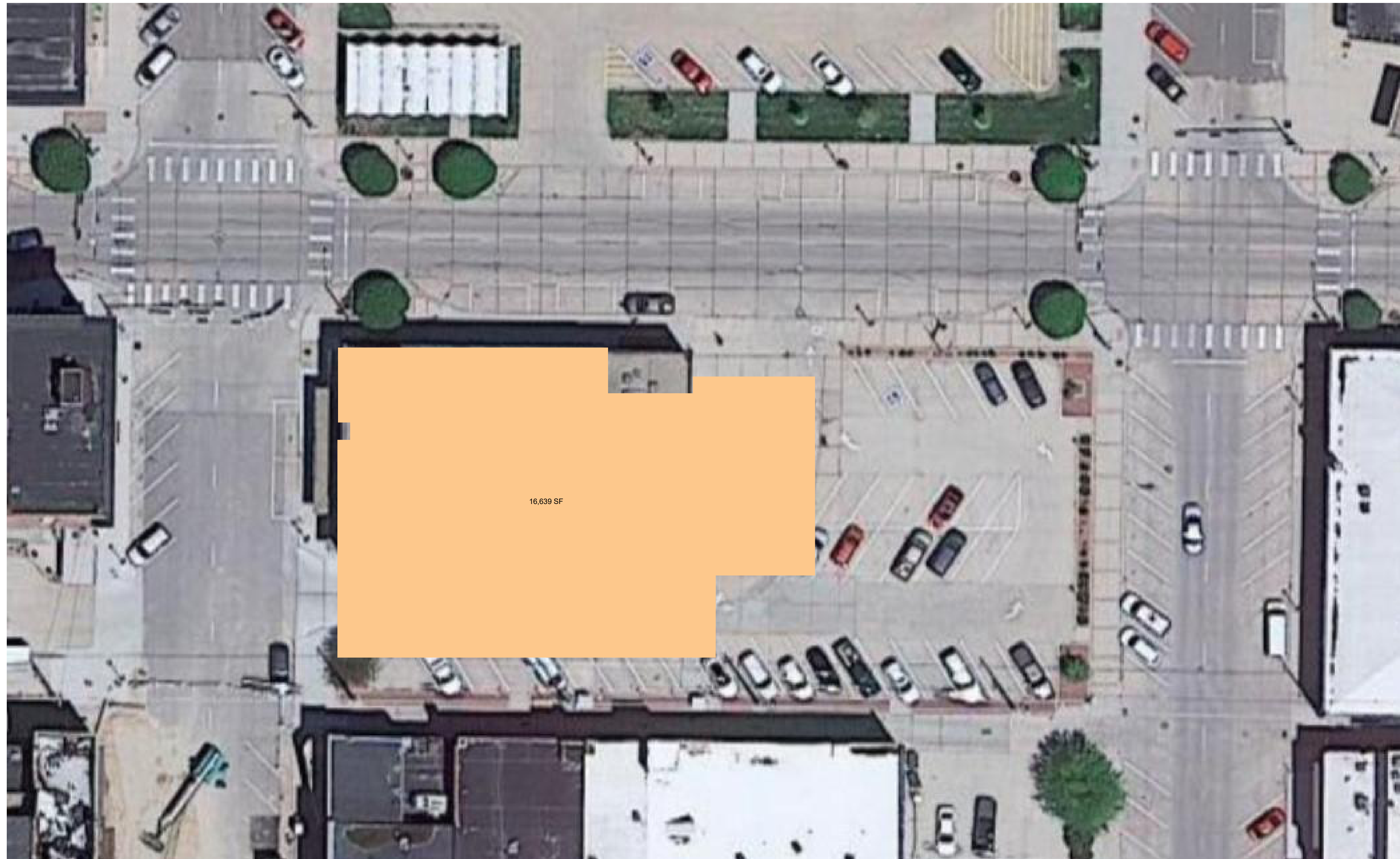
	AREA		COST		TOTAL
Renovation	27,711	sf	@	\$300.00 /sf	\$8,313,300
New Utility Connections					\$70,000
Contigency			@	15.00%	\$1,257,495
A&E Fees			@	7.50%	\$723,060
TOTAL					\$10,363,855

CITY OF HASTINGS

HASTINGS CITY HALL - NEW BUILDING

SITE PLAN

14/2023



CITY OF HASTINGS
HASTINGS CITY HALL - NEW BUILDING

FLOOR PLAN
6/14/2023

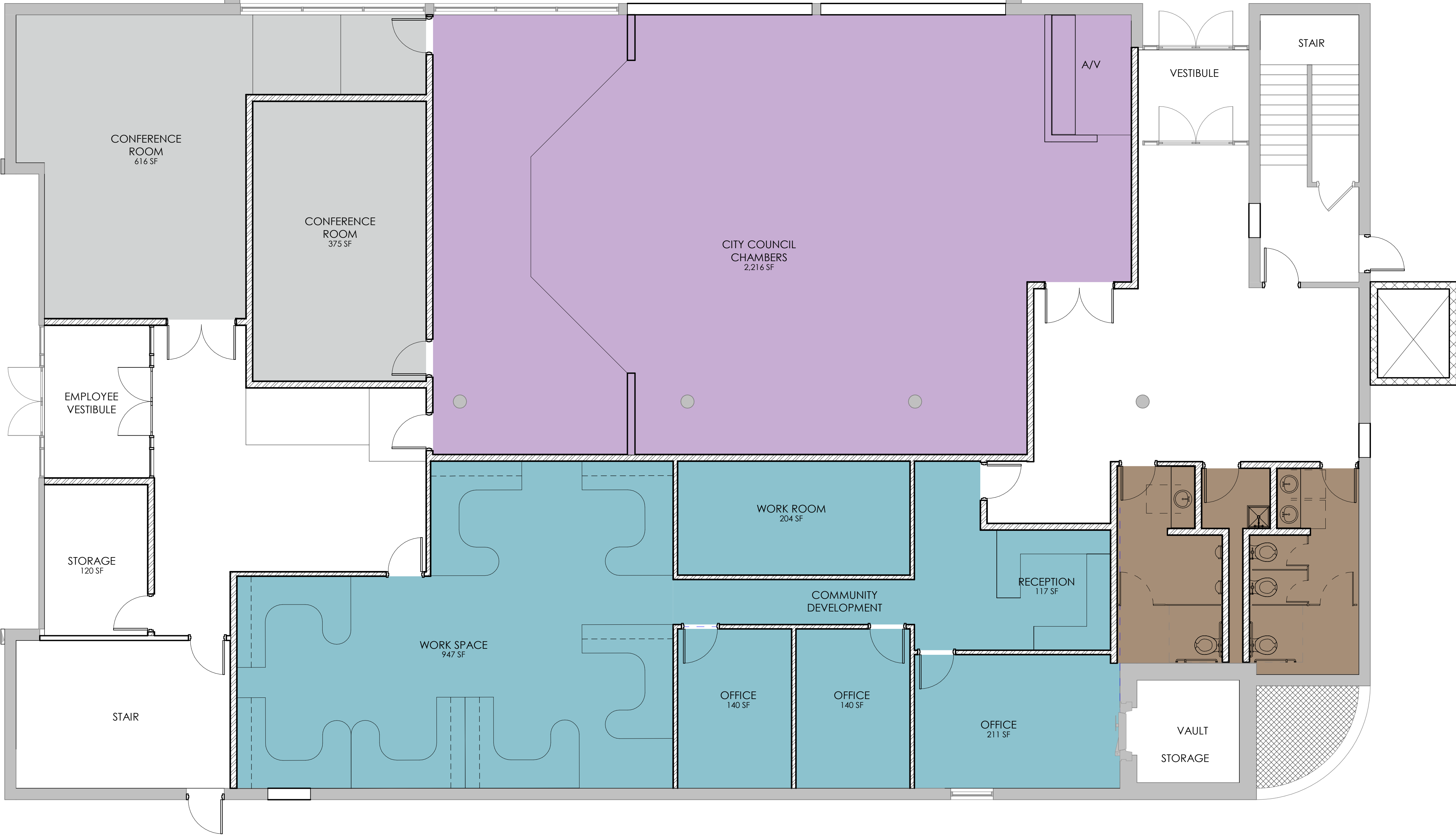


N
FLOOR 01
1/8" = 1'-0"



CITY OF HASTINGS
CITY HALL - RENOVATION

FIRST FLOOR
6/14/2023

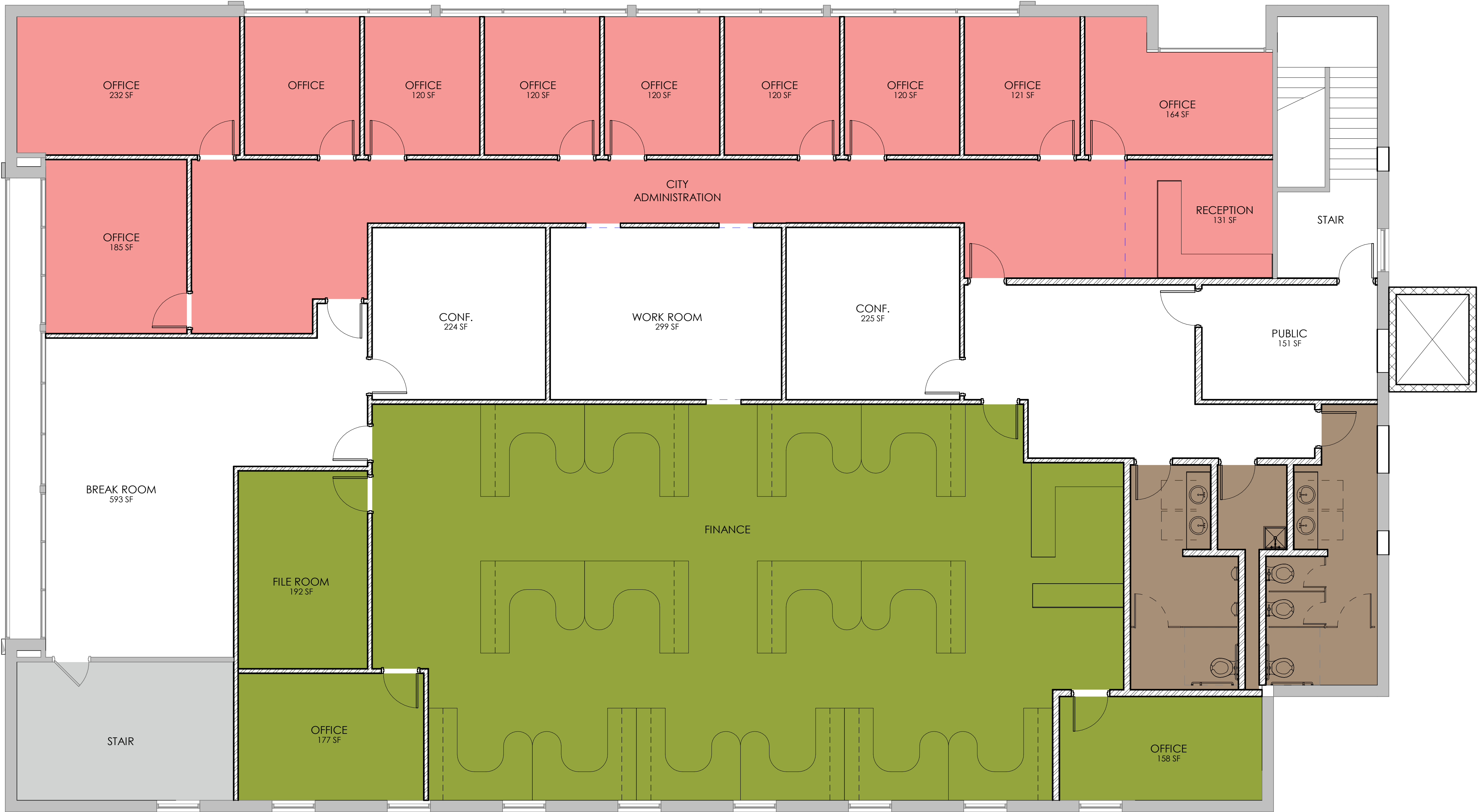


N
EXISTING CITY HALL - PROPOSED FIRST FLOOR
3/16" = 1'-0"



CITY OF HASTINGS
CITY HALL - RENOVATION

SECOND FLOOR
6/14/2023



N
EXISTING CITY HALL - PROPOSED SECOND FLOOR
3/16" = 1'-0"



CITY OF HASTINGS

HASTINGS CITY HALL - UTILITIES BUILDING RELOCATION



CITY OF HASTINGS

HASTINGS CITY HALL - UTILITIES BUILDING RELOCATION

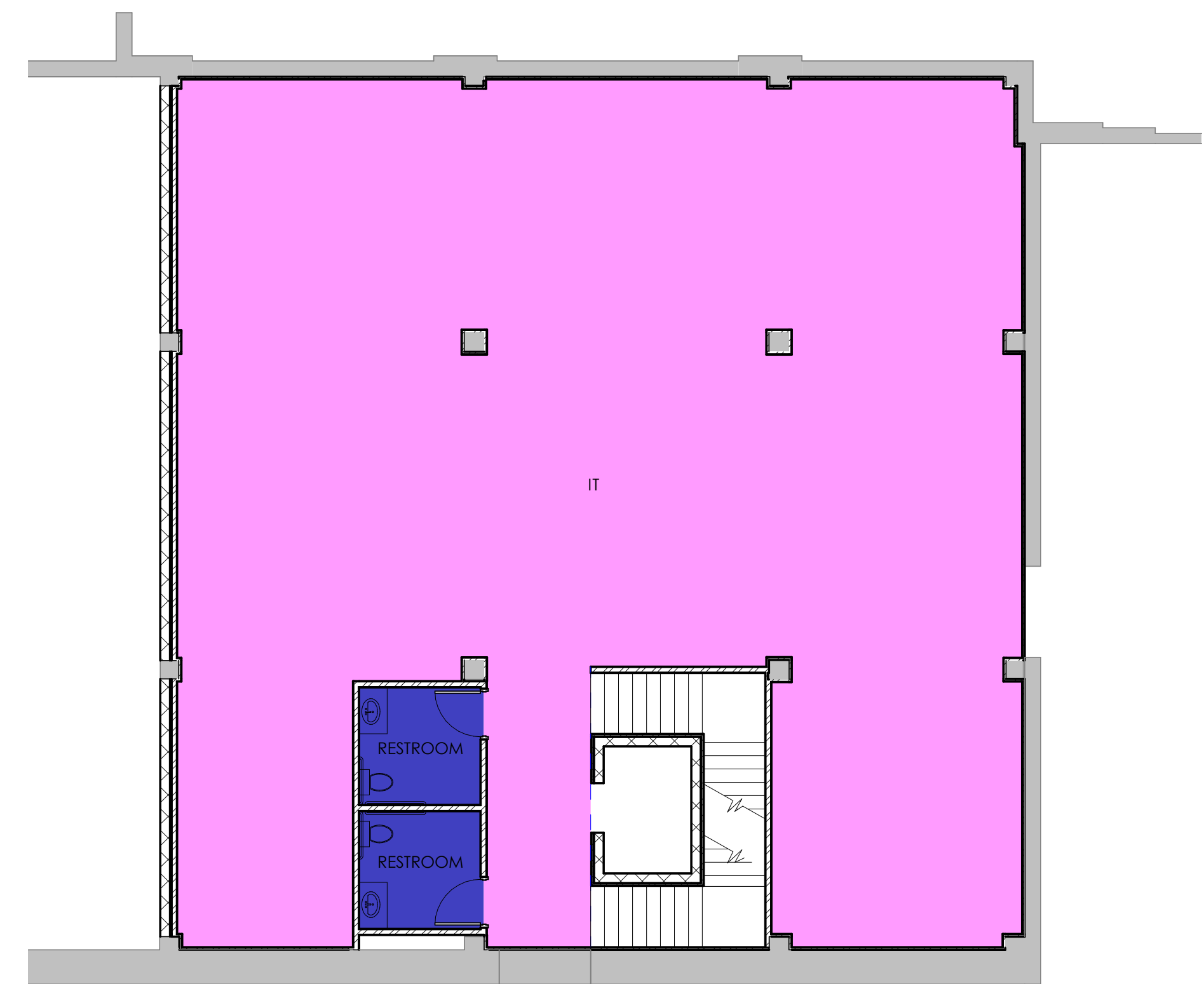
- Accounting
- City Administration
- Existing Space
- GIS
- Human Resources
- Marketing
- Mechanical
- Restrooms
- Support spaces
- Utility Management



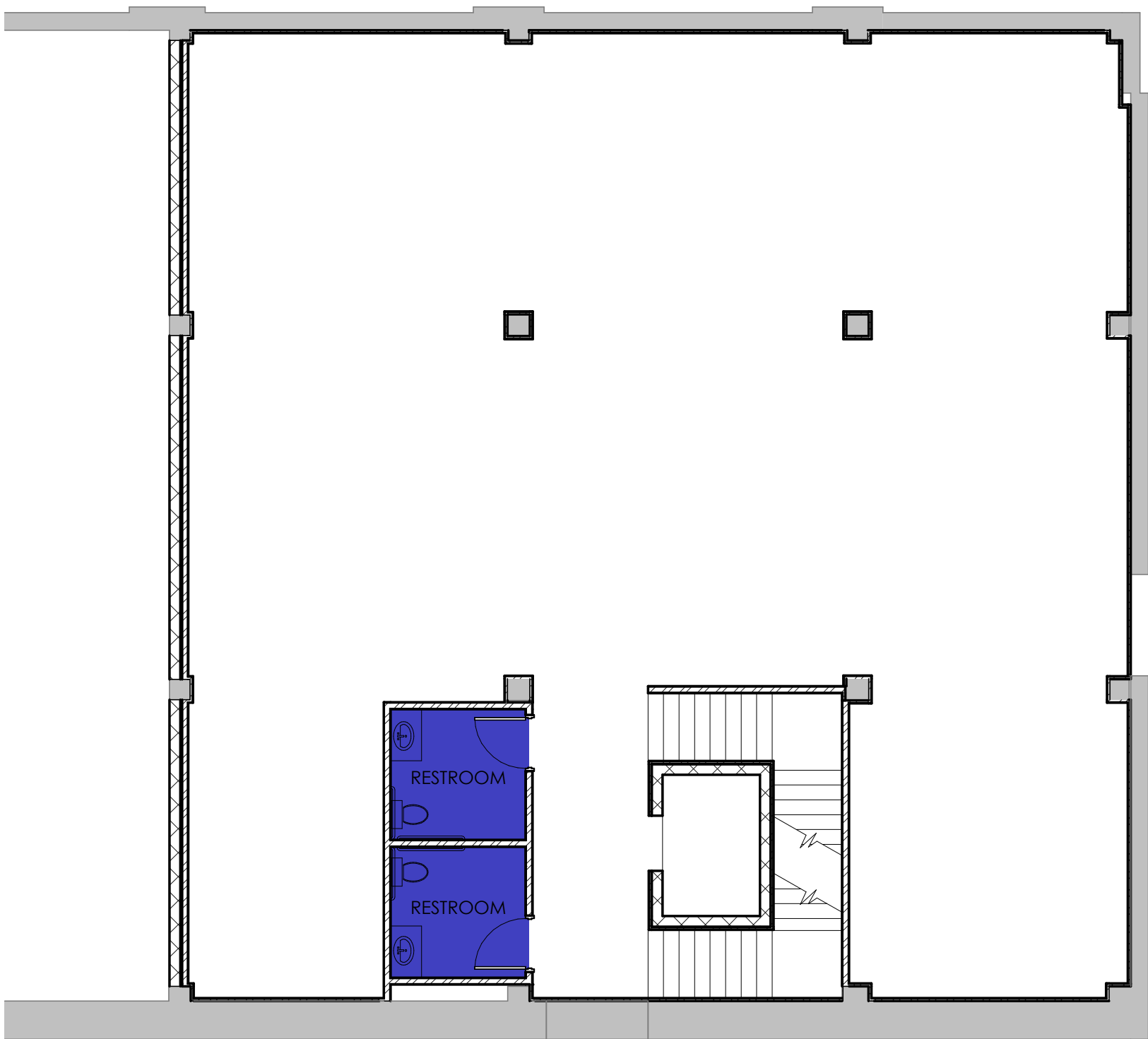
FLOOR 02
1/8" = 1'-0"

CITY OF HASTINGS
HASTINGS CITY HALL - UTILITIES BUILDING RELOCATION

IT
Restrooms



FLOOR 03
1/8" = 1'-0"



FLOOR 04
1/8" = 1'-0"



July 13, 2023

Shawn Metcalf, City Administrator
City of Hastings
2727 W. 2nd ST. Suite 424
Hastings, NE 68901

Re: Cost Estimates

Dear Mr. Metcalf

There are many factors that come into play when figuring cost estimates. There are many elements that can affect the construction cost when bids are received, construction timeline, contractor's workload, location of project, cost of materials, and material delays, for example of a few.

CMBA does not want to have a project bid price come in more than the estimate. We also want our estimates to be close to the actual construction cost. CMBA Architects uses a couple different methods to establish cost estimates. Especially with very early construction estimates We look at recent projects that have bid that are of similar construction type. We take those bids and establish what the cost per square foot is of the projects that bid. We will compare the projects that we have used and determine what cost per square foot would be used on the project we are estimating.

After CMBA develops the cost estimate, if possible, we will talk with local contractor companies that would have the qualifications to bidding the project to have them review our cost estimates to see if they are seeing other pricing. When developing the cost estimates for the Hastings City Hall project, we have had Farris Construction and Carmichael Construction, both Hastings companies, review our estimates. After these discussions, they felt our estimates may be a bit high. I have updated cost estimates, which both companies feel are closer to today's prices. These are very early and not based on a lot of detail now.

As a reminder, the cost estimates are based on very early concepts. These estimates are not based on final documents which we would know all construction types and materials associated with the project. When a decision is made on which option is chosen, CMBA will begin to develop final documents and will continue to update cost estimates as work progresses.

Thank you.

Respectfully,

Troy Keilig AIA ALEP
Principal



CMBA ARCHITECTS
208 N Pine Street, Suite 301
Grand Island, NE 68801

HASTING CITY OFFICES - EXISTING DOWNTOWN RENOVATION

220 N HASTINGS AVE. HASTINGS, NEBRASKA

July 13, 2023

PRELIMINARY BUDGET ESTIMATE

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Interior Renovation	17,000 sf	@	\$225.00 /sf	\$ 3,825,000.00
Basement Remodel	8,500 sf	@	\$175.00 /sf	\$ 1,487,500.00
Contingency		@	20.00%	\$ 1,153,992.40
A&E Fees		@	7.50%	\$ 432,747.15
SUBTOTAL				\$ 7,356,701.55
Asbestos Removal				\$ 400,000.00
SUBTOTAL				\$ 400,000.00
TOTAL				\$ 7,756,701.55



CMBA ARCHITECTS
208 N Pine Street, Suite 301
Grand Island, NE 68801

HASTING CITY OFFICES - NEW BUILDING

HASTINGS, NEBRASKA

July 13, 2023

PRELIMINARY BUDGET ESTIMATE

	AREA		COST	TOTAL
Existing Building Demolition				\$ 500,000.00
New Parking Lot and Landscaping	2,420 sy	@	\$70.00 /sy	\$ 169,400.00
New City Hall Building	17,000 sf	@	\$405.00 /sf	\$ 6,885,000.00
New Utility Connections				\$ 70,000.00
Contingency		@	10.00%	\$ 762,440.00
A&E Fees		@	7.50%	\$ 571,830.00
TOTAL				\$ 8,458,670.00

Subject:

RE: City Hall - Cost Estimates

Mayor and Council,

In response to various people indicating the architectural estimates were too high, I requested that Troy Keilig (City Hall Architect) take a harder look at the estimates. He visited with additional Hastings's contractors - Farris Construction and Carmichael Construction. They indicated that the estimated costs were a little too high from their perspectives.

Troy sharpened his pencil with the per square foot costs on the new build and renovation options. Here's where we stand now...

Previous renovation estimates \$8,461,139. **'Pencil Sharpened' renovation estimates \$7,756,701**

Previous new build estimates \$8,858,170. **'Pencil Sharpened' new build estimates \$8,458,670**

The cost difference between the options is now \$701,969. It was previously a \$397,031 spread. Based on the renovation being cheaper I updated my ratings below. This puts the renovation closer to the new build with overall score.

Considering the big picture, it's a close race between the renovation and new build. This document will be added to Monday's agenda so the public can see the updates.

Repair	N. Den.	Reno	New Build	
6	9	8	10	Energy efficient
5	10	10	10	Adhere to adopted fire and building codes
10	2	7	5	Overall cost to fix, renovate, or build new
1	10	9	10	Larger space for City Council meetings
1	10	10	10	Americans with Disability Acts accessibility
3	10	7	8	Low operation and maintenance costs
6	10	10	10	Safe location of visitors, residents, city council and staff
10	7	10	10	Sufficient parking
NA	NA	NA	NA	Drive up window option (not that important to residents)
8	10	8	8	One stop for developers to have access to Dev Services, Eng, and Utilities
10	5	10	10	Survey indicating residents want City Hall in downtown area
60	83	89	91	
F	B-	B+	A-	

Thanks

Shawn Metcalf
City Administrator

Ph: 402.461.2306
Fax: 402.461.2323
City of Hastings
2727 W. 2nd St. Suite 424
Hastings, NE 68901



From: Troy Keilig <keilig.t@cmbaarchitects.com>
Sent: Thursday, July 13, 2023 11:21 AM
To: Shawn Metcalf <SMetcalf@cityofhastings.org>
Cc: Jim Brisnehan <brisnehan.j@cmbaarchitects.com>
Subject: City Hall - Cost Estimates

Shawn,

I have attached a letter with with updated cost estimates.

I have had discussion with both, Farris Construction and Carmichael Construction in regards to the cost estimates. They both felt we may be a little high in our estimation. I have adjusted our estimates accordingly. This did not change the overall amount very much, 4 – 500,000, on each.

Let me know if you have any questions.

I will confirm, but I believe Jim Brisnehan will be able to attend your meeting on Monday.

TROY KEILIG AIA ALEP
PRINCIPAL

CMBA ARCHITECTS
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