



Saline County Board of Commissioners

Meeting Agenda

AGENDA

SALINE COUNTY BOARD OF COMMISSIONERS

SALINE COUNTY COURTHOUSE

Wilber, NE

9:00 AM

DATE: February 26, 2026

This agenda is kept on a daily basis and may change from day to day as requests come in to the County Clerk's office. Requests to be on the agenda must be in the County Clerk's office 24 hours prior to the start of the meeting as stated above. This agenda is considered current on the day of the meeting and cannot be changed or altered except for an emergency.

The Board reserves the right to go into executive session if such session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual.

ROLL CALL

APPROVAL OF AGENDA

CITIZENS FORUM - In compliance with the Open Meetings Act and Saline County Resolution #2023-34 a rule of five (5) minutes per person to speak has been established.

BUSINESS FOR ACTION

Discuss/Take Action Resolution #2026-017 to put Keno on the Primary Ballot

Discuss/Approve bid for asbestos abatement at the old jail building

Discuss/Take Action awarding Jail remodel construction bids

ADJOURNMENT

RESOLUTION NO. 2026-017

A RESOLUTION OF SALINE COUNTY, NEBRASKA, TO SUBMIT TO THE VOTERS ON THE 2026 PRIMARY BALLOT THE QUESTION OF WHETHER TO AUTHORIZE A LOTTERY (KENO) IN SALINE COUNTY

WHEREAS Saline County received a citizen request to authorize keno in certain locations within county jurisdiction (outside of city/village corporate limits);

WHEREAS the Nebraska County and City Lottery Act (“Act”) allows a county to conduct a lottery for community betterment purposes and establishes minimum guidelines for conduct of the game, proper record keeping, reporting, and the use of proceeds generated from the lottery activity;

WHEREAS the Act provides for the two different types of lotteries: (a) a traditional ticket drawing lottery where sequentially numbered tickets are sold and a drawing is held to determine the winner(s); and (b) keno, a game in which participants choose from 1 to 20 numbers from a pool of 80 numbers, and the winner and corresponding prize are determined on the basis of correctly matching the numbers selected by the participants to the 20 numbers drawn or generated for each game;

WHEREAS the Act authorizes certain lottery proceeds to be used for community betterment purposes;

WHEREAS pursuant to the requirements of the Act, Saline County wishes to submit the matter of whether to authorize keno to a public vote to be held on the 2026 primary election ballot;

NOW THEREFORE BE IT RESOLVED the Board of Commissioners for Saline County, Nebraska, hereby submits the following question regarding establishing and conducting a lottery (keno) to the registered voters of Saline County, to be included on the 2026 primary ballot:

SHALL Saline County establish and conduct a lottery (keno) as permitted under the Nebraska County and City Lottery Act for the purpose of community betterment, as defined in the Act?

- Yes (for such lottery)
- No (against such lottery)

Dated this 26th day of February 2026.

COMMISSIONERS

ATTEST

REQUEST for BIDS

E-mailed bids will be received up until 2:00 PM, February 17, 2026, for the removal/dismantling and disposal of asbestos-containing/contaminated materials (ACMs) at the *Saline County Office Annex* in Wilber, Nebraska (Site). A pre-bid walk-through meeting was held at the project site on Tuesday December 30, 2025, starting at 9:00 am. It is assumed that all those attending plan to submit a bid, unless told otherwise.

The scope-of-work includes primarily the removal of: 12"x12" floor tile, sheet flooring and mastic, pipe/fitting insulation, and iron-framed windows (glazing compound). This abatement/removal work is being conducted prior to the complete renovation and re-purposing of the building into new office space uses. The areas to be abated and estimated quantities are shown in the asbestos survey portion of this document.

Abatement work is expected to start, and be completed sometime after April 1, 2026, with abatement work to proceed continuously until all ACMs are removed from the building. The actual start date for abatement work will be coordinated between the owner and the contractor. However, the start of this asbestos abatement project is contingent on the approval by the Saline County Commissioners of the overall building renovation project bid, which should be known by the end of January 2026.

The entire building will be vacated at the time of the abatement work, and all fixed and non-fixed materials impacted by the ACM removal will be removed from the building by the owner prior to the start of abatement work. Any building fixtures not able to be removed by the owner prior to the start of the abatement work, that are covering or blocking access to the ACMs, will be the removed by the contractor as a change-order, with the change-order additional cost to be agreed upon between the owner and contractor. The building will have electrical power and water service during the asbestos abatement/removal project.

Bids will be received, mail or e-mail (preferred) by the Owner's Representative at:

Asbestos Abatement Bid Document
The Assessment Group Inc.
7364 North 122nd Avenue Circle
Omaha, Nebraska 68142
tagwilson@cox.net
Attention: Tom Wilson

Tom Wilson's contact information is as follows: Tom Wilson
Principal Engineer
The Assessment Group Inc.
7364 North 122nd Avenue Circle
Omaha, Nebraska 68142
(402) 679-4291 (cell)
tagwilson@cox.net

Those not able to attend the December 30, 2025 pre-bid walk-through can coordinate a walk-through with Dan Johnson, Maintenance Supervisor – Saline County, (402) 821-7215 (cell), or djohnson@salinecountyne.gov. Bids will be considered only if a walk-through of the Site was conducted by the contractor prior to the bid opening.

The Owner's Representative reserves the right to accept or reject any or all Bids and to waive any or all informalities or irregularities. No Bidder may withdraw his proposal for a period of thirty (30) days after the date set for opening of Bids.

BID FORM

REQUEST FOR BID: Asbestos Abatement
Saline County Office Annex
225 South High Street
Wilber, Nebraska 68465

BID E-MAILING: Tom Wilson
The Assessment Group Inc.
tagwilson@cox.net

REQUEST FOR BID covering the work as follows: Provide all-inclusive costs for labor, materials, transportation, equipment, testing, inspections, and air monitoring necessary for the removal and disposal of asbestos-containing/contaminated materials within and/or associated with the proposed renovation work at the Saline County Office Annex project in Wilber, Nebraska. Bids will be received until 2:00 PM February 17, 2026.

Questions regarding this project should be directed to Tom Wilson (*The Assessment Group*): (402) 679-4291 (cell), or tagwilson@cox.net, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

BID (This Section to be completed by Bidder)

Date Bid Submitted 2-17-2026.

The undersigned bidder proposes and agrees to execute a contract acceptable to the Owner's Representative, and only if required, to furnish and pay for surety bond in the full amount of bid acceptable to and approved by the Owner's Representative.

The undersigned agrees, if this bid is accepted within 30 days from the date bid is submitted, to complete all work specified in strict accordance with the Asbestos Abatement Bid Document and all applicable regulations, as follows:

Base Bid: Removal and disposal of all asbestos containing/contaminated materials as outlined in this bid document, for the all-inclusive lump sum cost of:

Fifteen Thousand Three Hundred Seventy & 00/100 \$ (15,370.00)
Written (In case of discrepancy, written amount will govern).

Estimated Earliest Abatement Start Date: 2 weeks from NTP

Estimated Abatement Time: 5 days.

Proposed Work Schedule (used to determine estimated abatement time and optional third-party project management and air monitoring costs):

	Prepping	Removal	Cleaning/Clearance	Decon. Removal
No. of Work Shifts:	1	3	1/2	1/2
Shift Length (hrs):	8	9	4	4

Total number of work area containments (i.e., areas requiring separate clearances): 3.

The following table of all-inclusive unit prices must include all removal/disposal, labor, material, and any other regulatory required abatement costs. These unit prices will be used exclusively to determine any Owner's Representative requested and approved change orders, if any. Additionally, these unit prices will be used to calculate the amount of the change order (add or deduct), in the event there is a requested/approved change in the scope-of-work, should additional quantities of ACMs be identified during the abatement project.

ACM Type	Units	Unit Price
12"x12" floor tile	Square Feet	2.50
Sheet Flooring & Mastic	Square Feet	6.50
Windows (glazing compound)	Each	450.00
4" O.D. , or less, Pipe Fitting & Insulation	Linear Feet	17.00
>4" Pipe Fitting & Insulation	Linear Feet	22.00

No additional costs will be paid to the contractor unless written approval is received from the Owner's Representative prior to starting the additional work.

It is understood that the right is reserved by the Owner's Representative to accept any or all bids, or reject any or all bids, whichever may be in the best interest of the owner. The Bidder states that he/she has visited the site of the project and has familiarized himself/herself with the conditions that may affect the work. All project asbestos abatement invoicing will be directed to the Site owner, Saline County Board of Commissioners, c/o Dan Johnson, 204 South High Street – Wilber, NE 68465.

Addenda No.(s) 1 through 1 have been received and their provisions are included in this Proposal.

NAME AND ADDRESS OF BIDDER

SIGNATURE OF PERSON AUTHORIZED TO SIGN BID

Jamco Abatement Services Inc.

Matthew Timmerman

Name

460 Lakehurst Dr

Matthew Timmerman President

Title

Waterloo, NE 68069

2-17-26

Date

BID FORM

REQUEST FOR BID: Asbestos Abatement
Saline County Office Annex
225 South High Street
Wilber, Nebraska 68465

BID E-MAILING: Tom Wilson
The Assessment Group Inc.
tagwilson@cox.net

REQUEST FOR BID covering the work as follows: Provide all-inclusive costs for labor, materials, transportation, equipment, testing, inspections, and air monitoring necessary for the removal and disposal of asbestos-containing/contaminated materials within and/or associated with the proposed renovation work at the Saline County Office Annex project in Wilber, Nebraska. Bids will be received until 2:00 PM February 17, 2026.

Questions regarding this project should be directed to Tom Wilson (*The Assessment Group*): (402) 679-4291 (cell), or tagwilson@cox.net, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

BID (This Section to be completed by Bidder)

Date Bid Submitted 02/10/2026.

The undersigned bidder proposes and agrees to execute a contract acceptable to the Owner's Representative, and only if required, to furnish and pay for surety bond in the full amount of bid acceptable to and approved by the Owner's Representative.

The undersigned agrees, if this bid is accepted within 30 days from the date bid is submitted, to complete all work specified in strict accordance with the Asbestos Abatement Bid Document and all applicable regulations, as follows:

Base Bid: Removal and disposal of all asbestos containing/contaminated materials as outlined in this bid document, for the all-inclusive lump sum cost of:

EIGHTEEN THOUSAND TWO HUNDRED FIFTY FIVE DOLLARS AND NO CENTS \$ (18,255.00)

Written (In case of discrepancy, written amount will govern).

Estimated Earliest Abatement Start Date: 3/03/26.

Estimated Abatement Time: 7 days.

Proposed Work Schedule (used to determine estimated abatement time and optional third-party project management and air monitoring costs):

	Prepping	Removal	Cleaning/Clearance	Decon. Removal
No. of Work Shifts:	3	3	.5	.5
Shift Length (hrs):	8	8	4	4

Total number of work area containments (i.e., areas requiring separate clearances): 4 plus windows

The following table of all-inclusive unit prices must include all removal/disposal, labor, material, and any other regulatory required abatement costs. These unit prices will be used exclusively to determine any Owner's Representative requested and approved change orders, if any. Additionally, these unit prices will be used to calculate the amount of the change order (add or deduct), in the event there is a requested/approved change in the scope-of-work, should additional quantities of ACMs be identified during the abatement project.

ACM Type	Units	Unit Price
12"x12" floor tile	Square Feet	4 . 57
Sheet Flooring & Mastic	Square Feet	6 . 10
Windows (glazing compound)	Each	366 . 00
4" O.D. , or less, Pipe Fitting & Insulation	Linear Feet	15 . 25
>4" Pipe Fitting & Insulation	Linear Feet	17 . 25

No additional costs will be paid to the contractor unless written approval is received from the Owner's Representative prior to starting the additional work.

It is understood that the right is reserved by the Owner's Representative to accept any or all bids, or reject any or all bids, whichever may be in the best interest of the owner. The Bidder states that he/she has visited the site of the project and has familiarized himself/herself with the conditions that may affect the work. All project asbestos abatement invoicing will be directed to the Site owner, Saline County Board of Commissioners, c/o Dan Johnson, 204 South High Street – Wilber, NE 68465.

Addenda No.(s) 1 through 1 have been received and their provisions are included in this Proposal.

NAME AND ADDRESS OF BIDDER

McGill Asbestos Abatement

1920 Paul Street

Omaha, NE 68102

SIGNATURE OF PERSON AUTHORIZED TO SIGN BID

David Johnson 

Name

Estimator

Title

02/10/2026

Date

BID FORM

REQUEST FOR BID: Asbestos Abatement
Saline County Office Annex
225 South High Street
Wilber, Nebraska 68465

BID E-MAILING: Tom Wilson
The Assessment Group Inc.
tagwilson@cox.net

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Questions regarding this project should be directed to Tom Wilson (*The Assessment Group*): (402) 679-4291 (cell), or tagwilson@cox.net, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

BID (This Section to be completed by Bidder)

Date Bid Submitted 2/17/26.

The undersigned bidder proposes and agrees to execute a contract acceptable to the Owner's Representative, and only if required, to furnish and pay for surety bond in the full amount of bid acceptable to and approved by the Owner's Representative.

The undersigned agrees, if this bid is accepted within 30 days from the date bid is submitted, to complete all work specified in strict accordance with the Asbestos Abatement Bid Document and all applicable regulations, as follows:

Base Bid: Removal and disposal of all asbestos containing/contaminated materials as outlined in this bid document, for the all-inclusive lump sum cost of:

Eighteen Thousand \$ (18,000.00)
Written (In case of discrepancy, written amount will govern).

Estimated Earliest Abatement Start Date: 3 / 16 / 26 .

Estimated Abatement Time: 8 days.

Proposed Work Schedule (used to determine estimated abatement time and optional third-party project management and air monitoring costs):

	Prepping	Removal	Cleaning/Clearance	Decon. Removal
No. of Work Shifts:	1	6	1	1
Shift Length (hrs):	10	10	10	5

Total number of work area containments (i.e., areas requiring separate clearances): 3 .

The following table of all-inclusive unit prices must include all removal/disposal, labor, material, and any other regulatory required abatement costs. These unit prices will be used exclusively to determine any Owner’s Representative requested and approved change orders, if any. Additionally, these unit prices will be used to calculate the amount of the change order (add or deduct), in the event there is a requested/approved change in the scope-of-work, should additional quantities of ACMs be identified during the abatement project.

ACM Type	Units	Unit Price
12”x12” floor tile	Square Feet	\$3.50
Sheet Flooring & Mastic	Square Feet	\$8.00
Windows (glazing compound)	Each	\$500.00
4" O.D. , or less, Pipe Fitting & Insulation	Linear Feet	\$16.00
>4" Pipe Fitting & Insulation	Linear Feet	\$20.00

No additional costs will be paid to the contractor unless written approval is received from the Owner’s Representative prior to starting the additional work.

It is understood that the right is reserved by the Owner’s Representative to accept any or all bids, or reject any or all bids, whichever may be in the best interest of the owner. The Bidder states that he/she has visited the site of the project and has familiarized himself/herself with the conditions that may affect the work. All project asbestos abatement invoicing will be directed to the Site owner, Saline County Board of Commissioners, c/o Dan Johnson, 204 South High Street – Wilber, NE 68465.

Addenda No.(s) 0 through 0 have been received and their provisions are included in this Proposal.

NAME AND ADDRESS OF BIDDER

SIGNATURE OF PERSON AUTHORIZED TO SIGN BID

Bockmann LLC

Bob Bourke
Name

1600 Centerpark Rd

VP
Title

Lincoln NE 68512

2/17/26
Date

BID TABULATION SUMMARY

Contractor Name	Saline County Office Annex Asbestos Abatement
<i>Jamco Abatement Services</i>	\$15,370.00
<i>Bockman LLC</i>	\$18,000.00
<i>Lester's Contracting</i>	\$18,255.00

The Assessment Group Inc.

February 18, 2026