

CAPITAL PROJECTS ADVISORY COMMITTEE

Minutes of the June 27, 1996 Meeting

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A regular meeting of the Capital Projects Advisory Committee was held on Thursday, June 27, 1996 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Gary Sheerin
Richard Baker
Ed Moran
Ron Swirczek

STAFF: John Berkich, City Manager
Noel Waters, District Attorney
Walter Sullivan, Community Development Director
Jay Aldean, Public Works Director
Bill Callahan, Chief Deputy Sheriff
Dwight Dimit, Sheriff's Lieutenant
Katherine McLaughlin, Recording Secretary
(CPAC 6/27/96 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Sheerin. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. ROLL CALL AND DETERMINATION OF A QUORUM - Chairperson Sheerin called the meeting to order at 5:30 p.m. A roll call was taken and a quorum was present although Members Bacigalupi, Honkump, and Mullet were absent.

AGENDA ITEMS

D-2 DISCUSSION AND POSSIBLE ACTION REGARDING CONSTRUCTION MANAGEMENT OF THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT - (1-0015.5) Mr. Waters explained that the team had been reviewing the need for a construction manager. He had reviewed the Sacramento project information and believed that a draft RFP could be done in the next four or five days. He noted that Assistant Purchasing Director John Iratcabal had been working very hard on this trying to meet deadlines. He offered the Committee a copy of the report he had developed. Chairperson Sheerin explained the purpose of the subcommittee and said they want a construction manager with a fixed fee. However, there is a concern about being able to do this although California has done it and he felt Carson City can too. Discussion ensued on having another subcommittee meeting. More discussion followed on whether the Committee can get a construction manager with a fixed fee based on concerns which had been encountered previously with the State Architects Board on a different RFP. The length of time needed to do an RFP and how soon the construction manager could be on board was also considered. A lengthy discussion followed on the pros and cons on having a construction manager with a guaranteed maximum price for the building.

D-1 DISCUSSION AND POSSIBLE ACTION REGARDING THE DESIGN DEVELOPMENT PHASE OF THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT AND OTHER BUDGET RELATED MATTERS - (1-0569.5) Bruce Fullerton and Paul Danna of DMJM - Chairperson Sheerin said at the previous meeting it was noted that the project was \$1.4 million over budget and the Committee had cut \$747,000 leaving a negative figure of \$667,000. They had then made more cuts including \$80,000 from design contingency which brought the figures in balance. He commented on the items that had been cut or removed.

(1-0594.5) Mr. Fullerton had provided updated figures on the proposed cost reduction options. He reported they had found some new items where money could be saved and he and Mr. Danna detailed these at length for the Committee. The result was \$482,000 which would be available for buyback of cut or reduced items. An extensive discussion ensued on those items the Committee wished to buy back. Priorities were the video arraignment, the

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750 feet cut from the jail, the work release program, the brick, the five feet previously cut from the west side of the courthouse, and the 750 square feet cut from the jail north housing units. Member Swirczek moved to buy back Item 9c buying back brick changed to E.I.F.S. at the remainder of courthouse and work release in the amount of \$74,500, Item 25 which relates to security which is the video arraignment carried as an add alternate in the amount of \$11,600, Item 27 in the broad category reduction the courthouse reduced at west side by five feet (1,650 square feet) in the amount of \$76,700, Item 29 jail north housing units reduced by five feet (750 square feet) in the amount of \$30,000 added back, Item 30 work release carried as an add alternate added in the amount of \$275,600 in an amount totalling \$468,400. Member Baker seconded the motion. Motion carried 4-0.

Mr. Fullerton then commented that the next step would be to make sure they have the right numbers for the furniture and see how that plays out with phones and other items in the budget. At this point he asked for direction as to which items still on the cut list the Committee would like them to continue drawing even though it is believed they are over budget. A lengthy discussion ensued on the items the Committee wished to continue seeing. Member Moran then moved that the Committee include the following five items as add on items - Sitework Item No. 1 high fence around jail south and sides \$56,200, Sitework Item No. 3 landscaping/irrigation reduced \$56,600, Finishes Item No. 14 carpet in jail dayrooms \$18,000, Finishes Item No. 19 wood paneling at concourses \$74,500, and Mechanical Item 22 alternate fuel capability \$46,450. Member Baker seconded the motion. Motion carried 4-0.

E. COMMITTEE MEMBER REPORTS (Non-Action Item) - None.

F. REPORT FROM STAFF - (Non-Action Item) - A copy of a letter from Liebert and Associates regarding a proposal for continuation of his and Dan Wiley's services had been received and Mr. Sullivan suggested the Members review it and discuss it at the next meeting.

C. PUBLIC COMMENT - None.

B. APPROVAL OF MINUTES - Member Baker moved to approve the Minutes of the May 30, 1996 meeting. Member Swirczek seconded the motion. Motion carried 4-0.

G. AGENDA ITEMS FOR FUTURE CAPITAL PROJECTS ADVISORY COMMITTEE MEETING - It was noted that the next meeting date is scheduled for July 3 with the Board of Supervisors followed by a regular meeting on July 16.

H. ADJOURNMENT - There being no further business Chairperson Sheerin entertained a motion to adjourn. Member Baker moved to adjourn. Member Swirczek seconded the motion. Motion carried 4-0. Chairperson Sheerin adjourned the meeting at 8:10 p.m.

The Minutes of the June 27, 1996 meeting of the Capital Project Advisory Committee

ARE SO APPROVED _____, 1996

Gary Sheerin, Chairperson

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MO moved and Baker seconded on final changes