

CARSON CITY BOARD OF SUPERVISORS AND CAPITAL PROJECTS ADVISORY COMMITTEE
Minutes of the Special Joint May 8, 1997 Meeting
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A special joint meeting of the Carson City Board of Supervisors and the Capital Projects Advisory Committee was held on Thursday, May 8, 1997 in the Community Center Sierra Room, 851 East William Street, Carson City, NV at 6:00 p.m.

PRESENT:

BOARD OF SUPERVISORS	Mayor Ray Masayko	
	Greg Smith	Ward 1
	Jon Plank	Ward 2
	Tom Tatro	Ward 3
	Kay Bennett	Ward 4

**CAPITAL PROJECTS
ADVISORY COMMITTEE**

Chairperson Gary Sheerin
Vice Chairperson Jenny Lopiccolo
Richard Baker
Kevin Honkump
Ed Moran

Ron Swirczek

STAFF:

John Berkich, City Manager
Walter Sullivan, Community Development Director
Mary Walker, Finance Director
Paul Lipparelli, Chief Deputy D. A.
John Iratcabal, Dir. Purchasing and Contracts
Barney Dehl, Undersheriff
Jerry Mather, Chief Deputy Sheriff

NOTE - Mayor Masayko introduced Item 1 of the agenda and Chairperson Sheerin introduced the other items. Individuals speaking are identified following the heading. 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 - Mayor Masayko called the meeting to order at 6:06 p.m. A roll call of the Board of Supervisors was taken and a quorum was present.

Mayor Masayko led the Pledge of Allegiance.

B. PUBLIC COMMENT - None.

Chairperson Sheerin then called the Capital Projects Advisory Committee to order. A roll call was taken and a quorum was present.

AGENDA ITEMS

C-1 DISCUSSION AND ACTION TO RECOMMEND APPROVAL OF THE REVISED BUDGET FOR THE CONSTRUCTION OF THE PUBLIC SAFETY COMPLEX - (1-0029.5) Chairperson Sheerin provided a brief description of what the jail and courthouse will contain. This included the number of beds in the jail, the work release area, and how much each bed would cost. He also provided copies of the project's history which included how the size and cost figures had been developed which he reviewed in detail. At the conclusion of his comments he said the Committee could recommend three options to the Board. These were dismiss the Committee, go out to bid again, or look at what was being presented at this meeting.

(1-0231.5) At this point Ms. Walker provided a detailed review the figures she had developed. She explained

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these were a result of the anticipation that the project would come in higher than the engineers estimates and had prepared for that eventuality.

(1-0519.5) At this point Chairperson Sheerin commended the District Attorney's office for their help in getting a variance from the State Board of Health on the double bunking problem. At this point he introduced Dan Carne, local DMJM representative, Simon Park of DMJM who replaced Bruce Fullerton, Mani Subramanian, Senior Vice President of Vanir, and Gordon Graham of Vanir, the Construction Manager. He noted that these people, along with Jay Aldean of Public Works and Committee Member Richard Baker, will be working together. He noted that work has already been scheduled on value engineering in an attempt to get back toward budget as soon as possible. He added in doing so the team will be dealing with the contractor to see if anything can be cut or seeking better ways of doing things. Member Swirczek then expressed his feeling it is time for the Committee to make a recommendation to the Board and move forward. Member Baker said he had spoken to the State Building Works Board about the low bidder and received their assurance they are good. Member Lopiccolo reiterated what Chairperson Sheerin had said about this being a team effort and mentioned all the people who had been involved. Member Honkump said he was not any happier than anybody else about the overage but felt the process could be gone through again to come up with a higher number of available funding. Member Moran felt that the Board was fortunate in having everyone behind the project. Chairperson Sheerin then entertained a motion from the Committee to the Board that they approve the project budget of \$22.5 million dollars with continued efforts to reduce constructions costs with value engineering. Member Honkump then moved that the Capital Projects Advisory Committee recommend to the Board of Supervisors a new total project cost of \$22.5 million for the jail and courthouse project with the understanding that the architects, the construction manager, and the general contractor will be advised to continue the value engineering. Member Swirczek seconded the motion. Motion carried 6-0.

(1-0645.5) Mayor Masayko expressed his gratitude and that of the citizens for the Committee's thousands of hours of volunteer effort and expertise working on the project. Supervisor Tatro expressed felt that the cost estimate is as close as possible at this point. Supervisor Bennett asked Chairperson Sheerin for further elaboration on the architects' drawings. He explained the time line when the RFP hit the streets and the subsequent addendums to the submittals. Supervisor Bennett then asked if the contingency amount would be sufficient to cover additional costs that may arise as a result of perfecting the drawings. Chairperson Sheerin felt in the long run it would save some add ons. He also commented that Ms. Walker's increase to nine percent on the contingency was a wise decision. Supervisor Bennett also expressed her gratitude to those who had worked so diligently on the project.

(1-0819.5) Mike Allen, Vice President of Roche Constructors, the winning bidder, said they are willing to work with the Committee, the architects, and the construction manager in any way they can. Chairperson Sheerin asked who will be doing the value engineering for Roche. Mr. Allen said their chief estimator is Bob Revis and along with him they would like to have their project manager, Marty Mitcham, be involved because he would be involved in day to day activities. Mr. Aldean said Mr. Mitcham had already contacted him and had site visits and added his confidence in Mr. Mitcham. Chairperson Sheerin asked if he was comfortable with the nine percent contingency and Mr. Allen said it is fine in this project. Mr. Sullivan commended the Committee on how often they have met to accomplish their task. He thanked all the departments involved for their work and also noted that Ms. Walker had been there to provide financial information when it has been needed. He also commended and thanked Purchasing Director John Iratcabel for the tremendous undertaking he had experienced with the RFPs and the latest bidding. Chairperson Sheerin asked Mr. Park about the potential need for change orders. Mr. Park said DMJM has had good experience in dealing with change orders. He noted in this case it would be a joint effort between the construction manager and general contractors. He noted issues that might become problems should be acted upon beforehand so that there would be no need for change orders. Mr. Subramanian felt that the contingency should not be spent unless it was necessary and provided reasons why he felt that way. Supervisor Smith noted that no other committee or commission has retained its original members throughout their assigned task and said the City is fortunate to have them. Mayor Masayko echoed this comment and thanked the Committee for their dedication and good work. Supervisor Tatro then moved that the Board of Supervisors approve the revised budget for the construction of the Public Safety Complex in a total amount of \$22.5 million dollars. Supervisor Bennett seconded the motion. Motion carried 5-0.

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At this point Mayor Masayko noted there was no further business for the Board of Supervisors to consider in this segment of the meeting and Supervisor Tatro moved to adjourn. Supervisor Smith seconded the motion. Motion carried 5-0. Mayor Masayko adjourned this portion of the meeting at 7:15 p.m.

The Minutes of the Board of Supervisors segment of the May 8, 1997 special joint meeting with the Capital Projects Advisory Committee

ARE SO APPROVED ___7/3___, 1997

/s/ _____
Ray Masayko, Mayor

ATTEST:

Alan Glover, Clerk-Recorder