A regular meeting of the Capital Projects Advisory Committee was held on Thursday, February 27, 1997 in the Community Center Bonanza Room, 851 East William Street, Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Gary Sheerin
Vice Chairperson Jenny Lopiccolo
Kevin Honkump
Ed Moran
Craig Mullet

STAFF: John Berkich, City Manager

Walter Sullivan, Community Development Director

Jay Aldean, Public Works Director
John Iratcabal, Purchasing Director
Barney Dehl, Undersheriff
Jerry Mather, Chief Deputy Sheriff
Katherine McLaughlin, Recording Secretary
(CPAC 2/27/97 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. CALL TO ORDER - Chairperson called the meeting to order at 5:45 p.m. A roll call was taken and a quorum was present although Members Baker, Lopiccolo and Swirczek were absent.

E. REPORT FROM PROJECT ARCHITECT (NON-ACTION ITEM) - (1-0039.5) Bruce Fullerton, DMJM - Chairperson Sheerin asked for a report on the illusory health requirements. Mr. Fullerton reported that he, Noel Waters, and Jay Aldean he had met with people from the State Health Department and the Carson City Health Department. He noted that the State is re-writing their standards and that since they are in effect now probably the best thing to do is to apply for a variance and that is what has been done in other jail facilities in the state. He said, based on the discussion, it seemed there is concurrence there was a good basis for a variance. He added that in the City's project there is some non-compliance in terms of the cells, when they are double bunked, being too small for the standards. He said in terms of overall area in the housing unit there is such a large dayroom that he did not think there would be an issue getting a variance. He commented that Mr. Waters is putting together an application for the variance. However, in terms of getting a permit the discussion concluded that the way the code is written the City would go forward with the non-compliance with the assumption that they could get the variance and it should not cause a hold up in getting the building permit. He said he would follow through with copies of area calculations and some plans of the jail to go along with the application. Mr. Aldean said the approval would be based on the fact that the State would grant the variance so it is conditional approval. A lengthy discussion then ensued on state and Federal rules, regulations, standards, and the variance covering the bunking and related square footage. Chairperson Sheerin then expressed his desire to get the variance right away.

C-1 DISCUSSION AND POSSIBLE ACTION REGARDING STAFF RECOMMENDATIONS FOR A CONSTRUCTION MANAGER FOR THE PUBLIC SAFETY/COURTHOUSE FACILITY AND OTHER MATTERS RELATED THERETO - (1-0935.5) Gordon Graham and Mani Subramanian, Vanir - Mr. Aldean said staff discussed possible options for the Committee to consider. He noted they had decided to consider negotiating with Vanir to see what kind of number they could come up with. He said John Berkich is willing to pursue additional funds to meet the overages that are obvious in the line item for the clerk of the works. He added that Vanir was the most familiar with the project, have reviewed it extensively, and said the negotiated price was $300,000 for their services. He also said the City would have to pay for expenses but Vanir would be putting most of those expenses into the contract for the contractor, e.g. the construction trailer, phone, computer, etc. He commented that the City would get a deal in the fact that there were some hours allocated for pre-bid, bidding, and those types of services that were not part of the construction contract. He said they were part of the original contract the City had with Vanir but they agreed to chip in 160 hours of Mr. Graham's time. At this point Mr. Aldean said staff would recommend to the Committee that they recommend to the Board that they contract with Vanir because staff feels they are the best choice in securing the contract and making it come in at the bid price. A discussion then took place during which the figures in Vanir's proposal were reviewed at length. These included those which had been changed or deleted. They also discussed the length of the contract and Vanir's billing procedure.

(1-2391) Chairperson Sheerin suggested the following motion: To approve in concept a construction management contract with Vanir Construction; the scope of work being a minimum of Items 3.3.1.11 through 3.6.1.15 of the document dated September 26, 1996, prepared by Vanir including 180 hours of non-charged time to help Carson City and our Architect with the bidding process with a price of not to exceed $300,000 for 19 months of construction management services with Carson City furnishing a secretary for the construction manager and providing a trailer and other necessary expenses of the construction manager to be set forth in a detailed itemized list delivered to John Iratcabal within five days of this date. Member Honkump noted his criticism of Vanir, however, if its direct costs are doubled, which is the rule of thumb, the cost is real close to where it is at this point. The scope of work is real reasonable. If the Committee had picked anyone who was high on the list of respondents, this would have been a good price range. Chairperson Sheerin agreed and requested a motion. He then passed the gavel to Vice Chairperson Lopiccolo. Chairperson Sheerin then indicated he would make his suggestion a motion. Member Mullet seconded the motion. Following Mr. Berkich's request for clarification on the funding source, Chairperson Sheerin amended his motion to include the funding source is to be the earmarked sales tax fund as long as it is available, when those funds are not available, we will look to the City General Fund. Member Mullet continued his second. The motion was then voted with the following result: Ayes - Mullet, Sheerin, Honkump, and Lopiccolo. Nayes - Moran. Motion carried 4-1.

C-2 DISCUSSION AND POSSIBLE ACTION REGARDING THE SHERIFF'S OFFICE IMPOUND YARD AND EVIDENCE BUILDING LOCATION, CONSTRUCTION TIME FRAMES: CONSIDERATION OF INTERIM RENTAL SPACE, AND OTHER MATTERS RELATED THERETO - (1-2875.5) Mr. Aldean gave the Committee copies of a memo detailing additions, deletions, changes, and problems encountered in the preparation of the design for the building. A lengthy discussion ensued during which he provided details for the Committee. Member Honkump then moved to authorize $3,600 for the storage. Member Lopiccolo seconded the motion. Motion carried 5-0.

D. COMMITTEE REPORTS (NON-ACTION) - None.

F.. REPORT FROM STAFF (NON-ACTION) - (2-0401.5) Regarding Detox Mr. Aldean said the re-location of the utilities is in essence complete and that they are down to paving which cannot be done until the weather is warmer. He also noted it came in on budget.

G. AGENDA ITEMS FOR NEXT REGULAR CAPITAL PROJECTS ADVISORY COMMITTEE MEETING WHICH IS SCHEDULED FOR MARCH 25 (ITEMS TO BE DETERMINED).

B. PUBLIC COMMENT - None.

H. APPROVAL OF MINUTES - None.

I. ADJOURNMENT - There being no further business Chairperson Sheerin entertained a motion to adjourn. Member Lopiccolo moved to adjourn. Member Honkump seconded the motion. Motion carried 5-0. Chairperson Sheerin adjourned the meeting at 7:30 p.m.

The Minutes of the February 27, 1997 meeting of the Capital Projects Advisory Committee

ARE SO APPROVED__________, 1997

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Gary Sheerin, Chairperson