

## CAPITAL PROJECTS ADVISORY COMMITTEE

### Minutes of the January 25, 1996 Meeting

Page 1

A regular meeting of the Capital Projects Advisory Committee was held on Thursday, January 25, 1996 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 6:00 p.m.

**PRESENT:** Chairperson Gary Sheerin  
Jenny Bacigalupi  
Richard Baker  
Kevin Honkump  
Ed Moran  
Craig Mullet

**STAFF:** John Berkich, City Manager  
Walter Sullivan, Community Development Director  
Barney Dehl, Undersheriff  
Dwight Dimit, Sheriff's Lieutenant  
Tim Hogan, Director - Detox Center  
Fran Smith, Recording Secretary  
(CPAC 1/25/96 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. CALL TO ORDER** - Chairperson Sheerin called the meeting to order at 6:05 p.m. A roll call was taken and a quorum was present although Members Mullet and Swirczek were absent. (Mullet arrived at 6:35 p.m.)

**C. PUBLIC COMMENT** - None.

### AGENDA ITEMS

**D-4 DISCUSSION AND POSSIBLE ACTION REGARDING THE DETOX CENTER PROGRAM (1-0005.5)** Tim Hogan, Executive Director of the Detox Center - Bruce Fullerton, Paul Danna, and Dan Allen of DMJM - Dan Carne, local DMJM representative - Barney Dehl, Undersheriff - Chairperson Sheerin reported that the architects had asked for direction on this program. A meeting had been held and the result was that the Detox people wished to use the money the City has set aside and do their own work on the building. Finance Director Mary Walker had agreed to this and Deputy District Attorney Paul Lipparelli will review this to determine if this can be done. The amount in question is \$77,649 and the architects' duties would be reduced to making sure the layout, utilities, and aesthetics are appropriate. Mr. Hogan pointed out on a drawing that they will be on the southeast corner of Musser opposite the jail. He described the location of the driveway and parking. He said they would be expanding to 14 beds and would guarantee the Sheriff an additional four CPC beds. He said they would also have more room for a treatment area. Chairperson Sheerin asked for input on how to amend the architects' contract. Mr. Fullerton explained that their matrix included a \$10,000 fee for handling the Detox part of the project and that they would now credit most of this back and that their remaining involvement would be to make sure Detox is coordinated with what the architects will be doing. Chairperson Sheerin clarified that the \$77,649 would be reduced to \$75,000 with \$2,500 going to the architects for the rest of their work on this. He said the \$75,000 would be used to move the existing Detox building, and build and landscape a new building. He added that this is contingent upon a legal opinion that the City can grant the funding to Detox. Member Honkump asked if the Davis-Bacon act would be involved and Mr. Carne said if something is less than \$100,000 it is not pertinent. Member Bacigalupi asked if moving the existing building is included in the \$75,000 and Mr. Hogan said it would be. Mr. Berkich suggested an agreement for this project be written up. Mr. Danna liked the idea and described how the building can be moved. Mr. Fullerton explained that part of their work on this would be to design the re-routing of the sewer line. Mr. Hogan then explained how they will use brick in front to tie in with the other buildings and said they will paint it to fit in and that the roof will also be coordinated. Mr. Sullivan said a special

## **CAPITAL PROJECTS ADVISORY COMMITTEE**

### **Minutes of the January 25, 1996 Meeting**

Page 2

use permit is required to move a building but in this case one already exists and merely has to be amended. Chairperson Sheerin solicited a motion contingent upon getting legal approval to fund the project and amend the architects' contract. Member Honkump moved that the Committee, upon a legal interpretation from the District Attorney's office, grant Detox \$75,000 and amend the architects' contract reducing it from \$10,000 to a \$2,500 fee as related to the Detox Center. Member Bacigalupi seconded the motion. Mr. Carne asked if in the motion is it presumed that the two parts of this project can be done for \$75,000 plus in-kind contributions. Chairperson Sheerin said if it couldn't then Detox would have to come up with private funding for the rest. Mr. Hogan said his board is aware of this possibility and has decided they can raise the money if necessary. Mr. Berkich suggested moving the existing building first in order to keep their operation going and then construct the new building. Mr. Hogan said the down time for the move would not be more than a week. Mr. Sullivan noted that there is a lease with the City which had been arranged through Parks and Recreation Director Steve Kastens. He suggested that Detox work with Mr. Kastens and also contact Mr. Lipparelli to revise it to reflect the new location. Chairperson Sheerin asked that Mr. Sullivan coordinate this and also tell Mr. Lipparelli of the action taken by the Committee on this. It was also noted that the City will own the new building. Motion carried 5-0.

**D-1 DISCUSSION, DIRECTION AND POSSIBLE ACTION REGARDING THE SCHEMATIC DESIGN PHASE OF PUBLIC SAFETY/COURTHOUSE COMPLEX AND STATUS REPORT OF COMPLETED WORK - (1-0340.5)** The architects had the scale model and drawings of the project. Mr. Danna said some detailed tuning of the site plan had been done in recent weeks in conjunction with meetings with the user groups and consultants. He pointed out some of the changes that evolved since the previous meeting with the Committee. He said the building needs to have dignity, clarity with respect to how it is used, and needs to be functional. He noted that the building needs to be a link between the State complex and the adjacent residential area and also exhibit some relationship with the history of the City. He then explained the views shown in the drawings. He also talked about the facade, cornices, building materials, columns, and the change in how much glass will be used. Chairperson Sheerin asked about the location of the Work Release area. Mr. Danna said it is still in the plan and pointed it out. Mr. Fullerton said they had made an effort to keep it as a piece of the project if it is built at a later date. Mr. Danna visually pointed out the entry and security areas, the stairs, and where the elevators had been relocated.

**Member Mullet arrived at 6:35 p.m. during the above discussion.**

(1-0729.5) Mr. Fullerton then used the drawings to describe the inside of the first floor. He pointed out where the Recorder and Public Administrator functions had been moved to the ground floor. He said this is because of the high volume of visitors and that security will not be involved. He noted that marriages, elections, and payments areas are combined and behind counters.

(1-0775.5) He said the jail is basically the same as it had been at the last meeting with some fine tuning. He talked about the changes in the booking area, Work Release, housing with connections to food service, jail administration, loading, and trash. Member Bacigalupi asked about the double doors near an elevator. Mr. Fullerton said they would be locked and that a card key access of some sort has been discussed. Chairperson Sheerin asked for comment from Mr. Liebert who said he had none at this time. He also expressed his feeling that the design is getting close. Mr. Fullerton pointed out they had met with people from the Building Department and Maintenance earlier in the day and had gotten input that they are on track with code related issues. Mr. Dehl said they feel it is a very effective and efficient looking facility.

(1-0850.5) Mr. Fullerton next talked about the second floor. As before, he visually pointed out the location of the courts, the court clerk, the District Attorney's office, attorneys' areas, judges' offices, and clerical areas. He also mentioned the area of public access and noted they can get to the person they want to see without crossing the private circulation.

(1-0899.5) He went to a discussion on the third floor. Included were the location of the jury assembly room, District Court Clerk records, judges' offices, jury deliberation rooms, records management, clerical, and an area for

## **CAPITAL PROJECTS ADVISORY COMMITTEE**

### **Minutes of the January 25, 1996 Meeting**

Page 3

court reporters.

(1-0950.5) Mr. Fullerton said they believe they have this at a stage where more detailed feedback is the next step. He added that the positive reception and comments they have received will be incorporated before they next present their schematic design. Member Bacigalupi asked if there is private access for the judges. Mr. Fullerton pointed out on the drawing the staff entrance and that this will be secured access in and out. Member Honkump asked for clarification of the secured entry. Mr. Fullerton reiterated what he had said regarding card key access. Chairperson Sheerin solicited comments from the Committee and Member Baker said he was happy with the progress. He felt the meetings earlier in the day were very productive and agreed with Mr. Liebert and others who feel they are coming close to a workable design.

(1-1019.5) Mr. Danna mentioned their upcoming presentations to the public on February 8 and to the Board of Supervisors on February 15. He asked for ideas from the Committee on what material they would like them to present. Chairperson Sheerin felt that Mr. Sullivan could help with this and said the drawings they had been using could be situated around the meeting room where the public could study them. Mr. Berkich said this would be advertised in the newspaper as an informational meeting and not necessarily a public hearing. Mr. Sullivan suggested starting at 5:30 p.m. lasting approximately an hour. He noted there are people who will want to make an official statement to the Committee and then at 6:30 p.m. there could be a presentation on television during which there could be more public comment. Discussion ensued on how the public will perceive the project by looking at the model and drawings. Member Honkump suggested the street names be shown on the model for easier identification by the public. Member Mullet commented on the windows and bars and said it almost looks like a prison. Member Bacigalupi asked about the timing on the facade. Mr. Danna felt it will be several months. Mr. Fullerton said before they start the construction documents they will need approval from the Committee and felt at that point it will pretty much look like what is desired for the finished product. Chairperson Sheerin asked that the drawings be left here so that the Board of Supervisors can study them prior to any meeting. The architects agreed to this and Mr. Berkich said he will see that they are sent back as soon as possible. Member Moran asked that it be emphasized at the presentation to the Board that there will be no exposure of inmates to the public. Mr. Fullerton said they welcome any suggestions from the Committee. No formal action was taken.

#### **D-2 DISCUSSION AND POSSIBLE ACTION REGARDING THE PUBLIC SAFETY/COURTHOUSE COMPLEX SCHEDULE TIMEFRAMES, LIAISONS, LINES OF AUTHORITY AND MEETING DATES - Continued.**

#### **D-3 DISCUSSION AND POSSIBLE ACTION REGARDING FINANCING ALTERNATIVES FOR THE PUBLIC SAFETY/COURTHOUSE COMPLEX - Continued.**

**F. REPORT FROM STAFF (NON-ACTION)** - Mr. Sullivan reiterated the time and date for the public meeting which was discussed earlier. He also confirmed that they will go before the Board of Supervisors on February 15 at 6:00 p.m. during the regularly scheduled meeting of the Board.

**E. COMMITTEE MEMBER REPORTS (NON-ACTION)** - Member Bacigalupi commended the architects and Mr. Liebert for the way they have come up with solutions to problems on the project.

**APPROVAL OF MINUTES** - Member Baker moved to approve the Minutes of the January 11, 1996 meeting. Member Bacigalupi seconded the motion. Motion carried 6-0. Chairperson Sheerin adjourned the meeting at 7:35 p.m.

The Minutes of the January 25, 1996 meeting of the Capital Projects Advisory Committee

ARE SO APPROVED \_\_\_\_\_ 3/7 \_\_\_\_\_, 1996

**CAPITAL PROJECTS ADVISORY COMMITTEE**

**Minutes of the January 25, 1996 Meeting**

Page 4

/s/

Gary Sheerin, Chairperson