

CAPITAL PROJECTS ADVISORY COMMITTEE

Minutes of the February 8, 1996 Meeting

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A regular meeting of the Capital Projects Advisory Committee was held on Thursday, February 8, 1996 in the Community Center Sierra Room, 851 East William Street, Carson City, NV at 6:30 p.m.

PRESENT: Vice Chairperson Jenny Bacigalupi
Richard Baker
Kevin Honkump
Ed Moran
Craig Mullet
Ron Swirczek

STAFF: Walter Sullivan, Community Development Director
Noel Waters, District Attorney
Barney Dehl, Undersheriff
Dwight Dimit, Sheriff's Lieutenant
Tim Homann, Deputy Public Works Director
Fran Smith, Recording Secretary
(CPAC 2/8/96 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Vice Chairperson Bacigalupi. 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. PUBLIC REVIEW AND COMMENT REGARDING THE PUBLIC SAFETY/COURTHOUSE PROJECT DESIGNS - 5:30 P.M. - This was a display of drawings and scale models of the project which was inspected by the public from 5:30 to 6:30 p.m. There was no quorum of the Capital Projects Advisory Committee present during this time.

B. CALL TO ORDER - Vice Chairperson Bacigalupi called the meeting to order at 6:30 p.m. A roll call was taken and a quorum was now present although Chairperson Sheerin was absent.

AGENDA ITEMS

C-1 DISCUSSION AND POSSIBLE ACTION REGARDING AN APPROVAL RECOMMENDATION OF THE SCHEMATIC DESIGN PHASE OF PUBLIC SAFETY/COURTHOUSE COMPLEX AND STATUS REPORT OF COMPLETED WORK - (1-0007.5) Paul Danna - Bruce Fullerton and Dan Allen of DMJM - Dan Carne, local representative for DMJM - Mr. Danna presented a drawing depicting the result of their schematic design effort on the project. He pointed out that the project occupies a site that is bounded by Musser, Roop, Second, and South Harbin Streets. He said the total project area is approximately 126,000 square feet. He added that the project is basically two components - the courthouse and the jail and that they are linked together in one building. He also pointed out where the public and employee parking areas are located. He noted that the courthouse is a three story structure and the jail is a combination of one and two story structures. He said the other elements on the site are the existing police facility and the Detox Center which is proposed to be re-located to the corner of Harbin and Musser Streets. He explained that Detox is currently located near Roop Street and the plan is to move it and build an addition to accommodate future needs.

(1-0075.5) Mr. Fullerton had drawings of the floor plans. He pointed out the location of the court entry and that of the jail. He described the jail areas, public area of the courthouse on the ground floor, the location of the elevator and stairs for the public getting to the upper two floors of the courthouse, the access area for elections, marriage licenses, child support payments, and the Recorder-Public Administrator's office. He talked about the Work Release area that is designed to either be built with the jail or a phase for future construction. He indicated the location of the central control area that views into the housing areas around it. He mentioned the booking area and

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said it is accessed by a vehicle sallyport where the inmates are brought in. He said there will be a different entry for the public to visit inmates.

(1-0115.5) Mr. Fullerton then discussed the second floor. He noted that the jail has a mezzanine area where there are some additional cells. He talked about the vertical public circulation and a concourse where people can access the Justice Courts. He also pointed out the court support area. He emphasized the visual benefit of the transparency on the upper floors.

(1-0139.5) Mr. Fullerton said the third floor is similar to the second floor except it houses the District Courts and support staff areas. He also mentioned the corridor that runs from the ground floor of the jail and connects to stairs and an elevator taking inmates to holding cells prior to their court appearances. He added that this allows security and economy to be maintained and that it will also be concealed within the building.

(1-0167.5) Mr. Danna then commented that Mr. Fullerton had covered the building from the inside and he would be talking about what it will look like from the outside. He said the complex purpose of the project must not be compromised in that it is a public building for the community in an important location. He felt it has to be more than functional because it needs to command dignity and respect and present character and image to the community. He next talked about building materials and said they are proposing brick as well as other materials that are red and beige in nature. He mentioned the scale of the building and pointed out it will be situated somewhat in the middle of a residential neighborhood. He described the visual impact of the building when approached from Roop Street and that the jail is behind it. He also commented on the glass portion where the public can see the people on the inside and be able to understand where they are going when they enter.

(1-0235.5) He also pointed out the entry to the jail and stated it is separate to eliminate confusion with regard to where someone is going once they are inside. He mentioned the parking area facing the entry to the jail and another larger parking lot which will accommodate the courtroom traffic. He then talked about the facade of the jail stating it is subdued. He concluded his presentation by noting that the entire project will be landscaped to try and blend the elements together with the intent of making it look like one project. Mr. Fullerton then commented on how well Mr. Allen, Mr. Carne, Mr. Liebert, Mr. Dehl, and Mr. Dimit have all worked together on the project. At this point Mr. Sullivan solicited comments or questions from the Committee. Member Swirczek commented on the location of the cells and windows and asked if this poses a security problem. Mr. Danna said they have been working on the plan from the inside out and felt there are ways to resolve this. He also mentioned a proposed fence and landscaping to be located in front of the jail building between the sidewalk and the building itself. Mr. Liebert said there is a requirement for letting in natural light and said there could be a partial or complete translucency of windows to let the light in but at the same time will not allow the inmates to look out at the neighborhood below.

(1-0360.5) Vice Chairperson thanked the architects for the work, drawings, and models they have presented and noted that this meeting was basically for the benefit of the public. She entertained public comment at this point. Frank Page said he was speaking for his wife, Lorene, and the neighborhood. He commended the architects for their work and said the neighbors felt they have picked the most cost effective site in the City.

(1-0379.5) Vice Chairperson Bacigalupi then asked for a status report on the completed work. Mr. Fullerton said they are at a point where the design of the project shows the relationship and character of the building. He added they have tested the building against the program in terms of areas for the various departments and are meeting that goal and are working within the framework of the budget. He said the next step is design development where they will get much more specific with regard to how the building is put together i.e. how the spaces are laid out, the materials they will use, and how the electrical, mechanical, security, and plumbing systems will work. Mr. Sullivan talked about the formation of the Committee and thanked them for their job in selecting a site from 22 possible areas, their consideration of utilities, characteristics of the neighborhood and their concerns about the impact of the project. He also mentioned the Committee's determination of the program to be used, the space required for the courts, the size of the jail, and population growth in the next ten to twenty years. He also

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commended the consultants for their work on the jail and courts, the architects, and the subsequent design of the project. He stated the Master Plan phasing was completed in November, the schematic phase will be completed in a week, and the project will be presented to the Board of Supervisors at their February 15 meeting in an evening session. He added once the approval is given for this phase the next phase will be design development. He also said the project has been through three Major Project Reviews. Member Baker then moved that the Committee recommend to the Board of Supervisors approval of the Schematic Design phase and commend the architectural team and the consultants. Member Moran seconded the motion. Member Honkump suggested that the Committee hear comments from the user groups. Mr. Dehl said the Sheriff's Office is pleased with the progress to date with only minor concerns regarding windows. Mr. Liebert commented that the plans as designed comply with the program and said he is pleased with the status. Mr. Waters said he is well pleased with the progress of the architectural team to date. He also expressed his pleasure with layout of his space requirement and adjacencies. Motion carried 6-0. Mr. Sullivan also said, for the record, he was speaking for Mr. Glover who is also pleased with the work to date and has only indicated some minor changes he would like to see. He added that the judges echoed the same satisfaction with the design and progress made to date.

C-2 DISCUSSION AND POSSIBLE ACTION REGARDING THE PUBLIC SAFETY/COURTHOUSE COMPLEX SCHEDULE TIMEFRAMES, LIAISONS, LINES OF AUTHORITY AND MEETING DATES

- (1-0559.5) Mr. Sullivan said the timeframes are on schedule and that the design phase should terminate in mid December with the opening of the construction phase. He added his belief that the liaisons are working very well. He said the judicial liaisons are meeting with Member Baker and himself and that Mr. Dehl, Mr. Waters, and Mr. Glover are doing the same. He felt that after the February 15 meeting with the Board of Supervisors the next Committee meeting will probably be in late February.

(1-0585.5) Mr. Sullivan asked Mr. Fullerton to review the next phases. Mr. Fullerton reported that after the next meeting they will officially go into the design development phase where they will get closer to defining the elements of the building. He said this will take them approximately three months. At that point they will present the results of the effort of all the people involved. He added that, based on approval of that phase, they will start the on the construction documents which will be the actual drawings the contractor will use. He said there will also be a set of books containing specifications that will list all the materials for the project. He commented that this part will last through the summer and in the fall the project will be put out for bid to select a contractor who will, hopefully, start work in mid December. He noted that the permitting process will also be in the fall. Mr. Sullivan said one of the commitments made to the Board of Supervisors was that as each phase is completed it would be taken to them for their approval. No formal action was taken.

C-3 DISCUSSION AND POSSIBLE ACTION REGARDING FINANCING ALTERNATIVES FOR THE PUBLIC SAFETY/COURTHOUSE COMPLEX - (1-0625.5) Mr. Sullivan said this is a continuing item per the request of Chairperson Sheerin who is desirous of exploring all possibilities. He also noted that the project is on schedule with regard to costs. No formal action was taken.

C-4 DISCUSSION AND POSSIBLE ACTION REGARDING THE DETOX CENTER PROGRAM - (1-0635.5)

Tim Hogan, Director of the Center, reported his board had met with Community Development for a review of the plan. He said it stands pretty much the same and no one had seen anything that would stop the site plan. He added it now needs to go for additional drawings and that permit costs need to be established. He said there is some work the engineering people want to do with the architects. He noted they want to get moved in August or September before bad weather sets in. He also said they are on schedule and that they should be out of the way before the major project begins.

(1-0670.5) Mr. Sullivan reported that the major project review went well. He noted that the engineering concerns will be dealt with. Regarding the utility, concerns he felt that the project is at a point where the existing building will be utilized and that it will be moved to the northeast corner of the site. He reported that Mr. Hogan has a rendering that shows what the exterior appearance of the building will be and said it blends well with the existing and new buildings. He noted that the Detox project will require a special use permit which will have to go to the

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Planning Commission and that staff plans to submit both projects for review by the Planning Commission at the same time. He felt the earliest this could probably be is March or early April. He said at that time they will be noticing the neighborhood and will discuss the generalities of what was discussed at this meeting. He added they will also review utility usage and traffic concerns and commented that NDOT has completed their traffic study and it came in very well. Member Mullet asked Mr. Hogan if he and his people are satisfied that the Committee is meeting their present and future requirements. Mr. Hogan said yes and commented that they are increasing their ability to handle more people and have been running close to capacity. However, he said they occasionally have a problem furnishing the Sheriff with CPC beds because of filling them with detox people but under the new plan they will maintain four beds for the Sheriff at all times. He also said he is happy with the additional room they will have and noted it will make things easier for his staff. No formal action was taken.

D. PUBLIC COMMENT - None.

E. COMMITTEE MEMBER REPORTS (NON-ACTION ITEM) - None.

F. REPORT FROM STAFF (NON-ACTION ITEM) - None.

G. AGENDA ITEMS FOR NEXT CAPITAL PROJECTS ADVISORY COMMITTEE MEETING WITH THE BOARD OF SUPERVISORS ON FEBRUARY 15 (EVENING SESSION) IN THE SIERRA ROOM, COMMUNITY CENTER, 851 EAST WILLIAM ST., CARSON CITY, NV - Mr. Sullivan reported he had put one item on the agenda and that is approval of the Schematic Design phase of the Public Safety/Courthouse Complex and work completed thus far. He reiterated that this is scheduled for an evening session February 15 starting at 6:00 p.m. He also said the presentation would be similar to the one discussed at this meeting. He advised that staff and the architects would be available before the start of that meeting in the event any of the public would like to ask questions or make comments.

H. APPROVAL OF MINUTES - None.

I. ADJOURNMENT - There being no further business Vice Chairperson Bacigalupi entertained a motion to adjourn. Member Moran moved to adjourn. Member Baker seconded the motion. Motion carried 6-0. Vice Chairperson Bacigalupi adjourned the meeting at 7:25 p.m.

The Minutes of the February 8, 1996 meeting of the Capital Projects Advisory Committee

ARE SO APPROVED _____ 3/7 _____, 1996

/s/ _____
Gary Sheerin, Chairperson