

CAPITAL PROJECTS ADVISORY COMMITTEE

Minutes of the July 30, 1996 Meeting

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A regular meeting of the Capital Projects Advisory Committee was held on Tuesday, July 30, 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
Kevin Honkump
Ed Moran
Craig Mullet

STAFF: Noel Waters, District Attorney
Walter Sullivan, Community Development Director
Jay Aldean, Public Works Director
Barney Dehl, Undersheriff
Bill Callahan, Chief Deputy Sheriff
Dwight Dimit, Sheriff's Lieutenant
Fran Smith, Recording Secretary
(CPAC 7/30/96 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 5:33 p.m. A roll call was taken and a quorum was present although Members Lopiccolo and Swirczek were absent.

C. PUBLIC COMMENT - None.

AGENDA ITEMS

D-2 DISCUSSION AND POSSIBLE ACTION REGARDING CONSTRUCTION MANAGEMENT/CLERK OF THE WORKS REQUEST FOR QUALIFICATIONS FOR THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT - (1-0029.5) Bruce Fullerton of DMJM - Dan Carne, local representative of DMJM - Chairperson Sheerin indicated his desire to get the RFP on the street immediately. Mr. Waters had provided copies of the draft RFP which incorporated the changes made at the subcommittee meeting of July 23.

(1-0051.5) Mr. Waters commented that it was intended to be a request for proposal for a construction manager for the design phase services as well as the construction contract itself. He had sent a copy to Mr. Fullerton who had supplied his comments. He expressed his belief that some of those comments could also be incorporated into the document. In his comments Mr. Fullerton had used an estimated construction cost of \$16,335,000 and provided details on how that figure had been arrived at. Chairperson Sheerin wanted to use \$15,557,934 plus \$777,897.

(1-0161.5) Mr. Waters suggested adding something to the document with regard to availability of blueprints and Mr. Sullivan explained the process that is normally used.

(1-0239.5) An extensive review of Mr. Fullerton's comments ensued which incorporated additions and deletions to the RFP.

(1-0393.5) Member Honkump asked if there will be a prime or multiple primes. He suggested adding that the applicants should speak to this in their proposals. Mr. Waters said the City could contract with a construction manager firm to expand services with multiple prime contracts. He added that as long as the construction manager is not undertaking to perform some aspect of the work himself he did not think a lowest bidder situation would be

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gotten into. Mr. Carne said there are more ways than one where multiple primes can work and provided details. Chairperson Sheerin suggested adding a paragraph to the effect that the proposer might be asked to also perform duties along the prime contractor's concept. He also suggested a paragraph that asks the proposers if they have been involved in any job with multiple primes. Chairperson Sheerin commented that this has been discussed over and over. He did not want to do it again and said he wanted to get it out at this meeting. They continued on the subject, both pro and con. Mr. Waters suggested putting it in the RFP to see what the proposers have to say. Mr. Fullerton noted in this kind of situation the client will often allow the architect some participation in the selection of the construction manager. He said in the past they have been allowed to sit in on discussions but were not entitled to vote. Chairperson Sheerin said he felt Member Baker had a problem with the multiple prime concept. He added that he was not necessarily in favor of this but felt it is an option he wanted left open. Member Mullet commented that it would give locals more opportunity rather than have one big general out of another state who does all the work and the local economy does not see the benefit of what the City had paid for. Chairperson Sheerin said nobody is married to multiple primes or a construction manager and that he wants to analyze proposals and then make a decision.

Member Mullet then moved to approve the RFP for a general or a construction manager with the amended changes to the proposal seen at this meeting. Member Honkump seconded the motion. Motion carried 3-0-2. (Members Baker and Moran abstained.) Mr. Waters said he should be able to prepare the amended document and get it to Mr. Iratcabal by noon on July 31.

D-1 DISCUSSION AND POSSIBLE ACTION REGARDING THE CONSTRUCTION DOCUMENTS PHASE OF THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT AND OTHER BUDGET RELATED MATTERS - (1-0841.5) Mr. Fullerton said he had anticipated having some materials from their vendors but had not received it all. This was combined with some of their people being on vacation. He asked when the next regular meeting would be where he could make his presentation. Members checked their schedules and decided to meet on August 20.

(1-0901.5) The discussion turned to having the subcommittee review the proposals. Members Baker, Lopiccolo, and Mullet will be on it. Mr. Aldean will be there and suggested having Mr. Iratcabal, City Manager John Berkich, and Mr. Sullivan attend. He also said he would Fedex copies of the short list proposals to Mr. Fullerton. The meeting was scheduled for August 19. Chairperson Sheerin said the full Committee would have the subcommittee's recommendations at the August 20 meeting. No formal action was taken.

D-3 DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED CONTRACT EXTENSION FROM LIEBERT AND ASSOCIATES - (1-1057.5) Mr. Dehl reported that Mr. Liebert had amended his proposal as to his site visits but the bottom line was the same. Member Moran moved to extend Mr. Liebert's contract in an amount consistent with the \$7,600 as noted in the Sheriff's letter of July 8 plus an additional \$1,000 to pay for travel, lodging, and per diem for in and out of state jail administrators who have offered to help in any way they can. Member Baker seconded the motion. Mr. Sullivan suggested having Mr. Liebert send an amended contract.

D-4 DISCUSSION AND POSSIBLE ACTION REGARDING CARSON DETOX CENTER AND ITS DEVELOPMENT SCHEDULE AND IMPROVEMENTS - (1-1143.5) Mr. Sullivan referred to the letter in the packet from the architect on the project, Art Hannafin. He wanted it on the record regarding Item 2 of the letter relating to the two phases as to what the Committee would be paying for. He quoted from the letter "all utilities will be connected to existing City lines (water, sanitary). The low budget does not include additional curb cuts, asphalt pavement, landscaping/irrigation or removal of the existing foundations and utilities." He said the City can take care of the asphalt pavement, the foundation and utilities. He added that the landscaping will basically meet City requirements. Chairperson Sheerin felt the issue is that Detox was given \$75,000 to do their project. Mr. Fullerton said the letter was basically accurate and provided details as to what had been agreed upon at the meeting referenced in the letter. He felt the only issues not yet decided are as part of Detox meeting the City requirements they need to widen the existing driveway at the new site and the other is hooking up to the utilities. However, he

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noted that it might be cost effective for DMJM to add a sewer lateral for them if necessary. Mr. Aldean commented that Detox will be paying for their own water. Mr. Sullivan reported that the City will be doing almost all of the site demolition and suggested doing the old foundation and capping off the utilities. Mr. Fullerton noted it had been discussed that Detox should time their move to take place after the new sewer line is in place. No formal action was taken.

D-5 DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A REVISED PROJECT SCHEDULE FOR THE CONSTRUCTION DOCUMENTS AND PERMITTING/BIDDING PHASES OF THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT - (1-1381.5) Mr. Fullerton did not have the revised schedule and said he had misunderstood that this had to do with scheduling the pre-construction phase. Mr. Sullivan suggested agendizing this for the next meeting. No formal action was taken.

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

F. REPORT FROM PROJECT ARCHITECT - (Non-Action Item) - None.

G. REPORT FROM STAFF - (Non-Action Item) - None.

H. AGENDA ITEMS FOR FUTURE CAPITAL PROJECTS ADVISORY COMMITTEE MEETING -
None.

B. APPROVAL OF THE REVISED MINUTES OF THE JUNE 10, 1996 MEETING - Member Moran moved to approve the revised Minutes of the June 10, meeting. Member Baker seconded the motion. Motion carried 5-0.

Mr. Aldean reported he had seen a video on vacuum toilets for use at the jail. He recommended that the Committee look at it. He did not know what the cost would be but felt there could be some savings in water and that security issues could be related to this. Mr. Fullerton said he will look into this.

There being no further business Chairperson Sheerin entertained a motion to adjourn. Member Moran moved to adjourn. Member Baker seconded the motion. Motion carried 5-0. Chairperson Sheerin adjourned the meeting at 7:09 p.m.

The Minutes of the July 30, 1996 meeting of the Capital Projects Advisory Committee

ARE SO APPROVED _____ 8/20 _____, 1996

/s/ _____
Gary Sheerin, Chairperson