

CAPITAL PROJECTS ADVISORY COMMITTEE

Minutes of the November 4, 1996 Meeting

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A regular meeting of the Capital Project Advisory Committee was held on Monday, November 4, 1996 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 5:30 p.m.

PRESENT: Chairperson Gary Sheerin
Vice Chairperson Jennie Lopiccolo
Richard Baker
Kevin Honkump
Ed Moran
Craig Mullet
Ron Swirczek

STAFF: Walter Sullivan, Community Development Director
Jay Aldean, Public Works Director
Barney Dehl, Undersheriff
Jerry Mather, Chief Deputy Sheriff
Katherine McLaughlin, Recording Secretary
(CPAC 11/4/96 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. ROLL CALL - Chairperson Sheerin called the meeting to order at 5:30 p.m. A roll call was taken and a quorum was present.

AGENDA ITEMS

C-1 DISCUSSION AND POSSIBLE ACTION REGARDING THE CONSTRUCTION DOCUMENTS PHASE OF THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT AND BUDGET RELATED MATTERS - (1-0005.5) DMJM representative in Reno Dan Carne -.Chairperson Sheerin reported that Bruce Fullerton of DMJM had called saying he had been trying to reach Gordon Graham of Vanir but had been unable to do so. He had been told by a Vanir employee that Mr. Graham was en route to Los Angeles on another project and Ken Harms of Vanir was on his way elsewhere. He added that Mr. Fullerton felt he did not feel it was worth it for him to come up without the Vanir people here to present their side of the story.

(1-0027.5) Chairperson Sheerin reported that Mr. Fullerton said the drawings are close to being done and submitted to Mr. Aldean for review for Public Works review. Chairperson Sheerin added that they are so close that they are being sent to DMJM's estimator. He added that now is the Vanir side of the issue. He noted at the last meeting the makeup of the structure had been discussed and one thing Vanir had proposed was a steel frame. Mr. Dehl said the Sheriff's Office had reviewed suggestions Vanir had made and felt that almost all of them had been discussed before. He said the only issue was the HVAC system. He added he had talked to Mr. Fullerton about it and it is something DMJM is checking into. Another item was going from 12" brick to 8" brick on the facade. Mr. Aldean expressed his feeling that the only thing that would really affect the Sheriff's Office was the HVAC. Mr. Dehl noted they had said staff has to have the same air conditioning center as the rest of the building whereas the inmates could be on an evaporative cooler. He noted their feeling that if there was no significant cost savings they would go for it but if not they felt the system should be left alone. He said the issue of windows on the outside and inside had been discussed previously. He added probably the only thing they went with was skylights in the trustee dorm. At this point Chairperson Sheerin felt the architects and construction manager still have some time before they come back together to review the changes. He added he had talked to Mr. Sullivan who had suggested the next meeting be November 14. Members looked at their schedules and agreed to that date in this room at 5:30 p.m.

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(1-0168.5) Mr. Carne noted that the HVAC is such a big item in the project and a big item the City will have to pay for. He explained the process of how an out of state engineer gets his license to work in Nevada. He felt it would be worth spending a small amount of money to get a basic review of the two mechanical systems both DMJM and Vanir are suggesting. Member Mullet mentioned that at the last meeting he had recommended that the Committee have Sierra Pacific Power come in and review the plans. He said he had mentioned the words evaporative cooling with some augmented heating and SPP had told him this has been used in recent years at UNR in quite a few of their upgrades and newer buildings and it has been very successful and the energy savings have been substantial. He suggested perhaps the Sheriff's people could go to Reno and talk to some of the people in those buildings. Mr. Dehl said the initial system at Hollister was terrible but the Mariposa people say theirs works fine. Discussion ensued on evaporative cooling vs. air conditioning. Mr. Aldean agreed with the remarks made by Mr. Dehl that staff should have the full air conditioning and comfort of an office building and not have to use evaporative cooling. He also commented that Mr. Fullerton has designed a full HVAC system.

C-2 DISCUSSION AND POSSIBLE ACTION REGARDING REVIEW OF CONSTRUCTION MANAGEMENT/CLERK OF THE WORKS CONTRACT FOR THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT WITH VANIR CONSTRUCTION MANAGEMENT - (1-0371.5) Vanir did not have a representative at this meeting and no discussion or action took place.

C-3 DISCUSSION AND POSSIBLE ACTION REGARDING VANIR CONSTRUCTION MANAGEMENT, INC. RECOMMENDATIONS FOR PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT, AND OTHER RELATED MATTERS - (1-0373.5) As with C-2 Vanir did not have a representative at the meeting. Therefore, no discussion or action took place.

(1-0375.5) At this point Mr. Aldean reported that the solicitation for bids on the utility relocation is on the street. He added there will be a pre-bid conference on November 6, they will be opened on November 19, and the contract will be awarded on December 5. He said they will not have the demolition ready for award on December 5 so it will tentatively be on the agenda for the December 19 Board of Supervisors meeting. On the demolition he explained that they are going to combine the asbestos removal with the demolition and that the demolition contractor has decided they want to do both.

(1-0411.5) Chairperson Sheerin asked for an update on the Detox Center. Mr. Aldean said they have gotten their permits and their contractor and are ready to pour the foundation.

- B. PUBLIC COMMENT** - None.
- D. COMMITTEE MEMBER REPORTS (NON-ACTION ITEM)** - None.
- E. REPORT FROM PROJECT ARCHITECT (NON-ACTION ITEM)** - None.
- F. REPORT FROM STAFF** - None.
- G. AGENDA ITEMS FOR FUTURE CAPITAL PROJECTS ADVISORY COMMITTEE MEETING** - This was discussed earlier.
- H. APPROVAL OF MINUTES** - None.
- I. ADJOURNMENT** - Member Lopiccolo moved to adjourn. Member Baker seconded the motion. Motion carried 7-0. Chairperson Sheerin adjourned the meeting at

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ARE SO APPROVED _____, 1996

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Gary Sheerin, Chairperson