

## **CAPITAL PROJECTS ADVISORY COMMITTEE**

### **Minutes of the December 19, 1996 Meeting**

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A regular meeting of the Capital Projects Advisory Committee was held on Thursday, December 19, 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 Jenny Lopiccolo  
Richard Baker  
Kevin Honkump  
Ed Moran  
Craig Mullet  
Ron Swirczek

**STAFF:** Jay Aldean, Public Works Director  
Barney Dehl, Undersheriff  
Bill Callahan, Chief Deputy Sheriff  
Dwight Dimit, Sheriff's Lieutenant  
Fran Smith, Recording Secretary

**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 5:36 p.m. A roll call was taken and a quorum was present although Member Mullet had not yet arrived. (Arrived at 5:41 p.m.)

#### **AGENDA ITEMS**

**C-2 DISCUSSION AND POSSIBLE ACTION REGARDING VANIR CONSTRUCTION MANAGEMENT, INC. RECOMMENDATIONS FOR PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT AND OTHER RELATED MATTERS** - (1-0019) Chairperson Sheerin noted that the Committee had authorized he, Member Baker, and Mr. Alden to talk to Vanir about \$10,000 value engineering. He said Vanir wanted something more than that. He felt that the Committee should put that on hold pending what happens at this meeting.

Member Mullet arrived at 5:41 as this discussion was starting.

**C-1 DISCUSSION AND POSSIBLE ACTION REGARDING THE CONSTRUCTION DOCUMENTS PHASE OF THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT AND BUDGET RELATED MATTERS INCLUDING THE COST ESTIMATE REPORT** - (1-0027.5) Bruce Fullerton of DMJM - Chairperson Sheerin commented on the shortage discussed at the previous meeting and asked Mr. Fullerton for an update. Mr. Fullerton said he had better news than before. He noted he had come to that meeting with the cost estimate without having had the opportunity to study it or review it with their cost estimator. He expressed his belief that the estimate he brought to this meeting is accurate. He explained that since they were here they had found some things that they had intentionally or inadvertently added to the project in the process of doing the documentation. He also reported they had found some misunderstandings on the basis that the cost estimator had been working from their documents which were approximately eighty percent done and there were some things such as the quality of equipment which were not clear on those documents.

(1-0045.5) Mr. Fullerton said in a lot of cases the estimate line items went down in cost. He also said they had found they had to add money back into the project which the estimator had not seen. He added in the end it balanced out to being somewhat of a lower estimate than it had previously been. However, he noted they were still over budget and at this point the estimated amount is \$17,300,000 and said because they are splitting off the site and sewer line work there is a \$50,000 savings because the general contractor will not be on the site during that

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time and won't be charging markup on that. He then discussed options on the market at the time the project goes to bid.

(1-0087.5) Mr. Fullerton then mentioned a list of things that could be add alternatives in the event the bids were low. Otherwise they would not be included. He noted they go from some relatively easy things such as landscaping to the work release which he had included because it has always been an item that could be part of the project. He noted several other items that could possibly add up to \$500,000. He commented on eliminating the brick and said they would basically want to put something back in which would have some character but said there would not be a lot of money saved there and said \$50,000 would be a figure to consider.

(1-0117.5) He said the mechanical system change that Vanir had suggested, which DMJM thinks would work but did not feel would be as cost effective for the City in the long term, would save money up front of approximately \$220,000. He added that would be eliminating the cooling towers and the central plant having package units throughout on the roof of the courthouse for air conditioning and evaporative cooling for the jail. He said the redraw on these could be done fairly quickly but anything else would mean a fairly long down time. He said what he had heard from Vanir was that their cost estimator had heard from local subs is that there is a window of opportunity for a favorable bid time now and in the near future. He noted that a favorable bid time could mean a low bid amount and DMJM could be on budget. He said they were basing this on Vanir's and their cost estimator's observations of the marketplace. An extensive discussion ensued on the information Mr. Fullerton had presented. This included design contingency, the new impound building for the Sheriff, utilities, the window of opportunity, a possible delay for redrawing, the existing cooling system at the jail, alternative fuel, the plan check and bidding timetables, landscaping, paneling, building materials, air circulation, and the possibility of using curtain walls. No formal action was taken.

**B. PUBLIC COMMENT** - (1-0957.5) Frank Page, a neighborhood resident, asked about the brick exterior. Mr. Fullerton said they would try to put it out to bid with the brick intact and hope that the market is favorable. He explained the process used for curtain walls and said if these were used it would be a much cheaper building and would not last as long.

Doreen Mack, also a neighborhood resident, referred to the preferences in Visioning study done in 1993 and expressed the hope that the building could be what the public had said they wanted to see.

**D. COMMITTEE MEMBER REPORTS (Non-Action Item)** - None.

**F. REPORT FROM STAFF (Non-Action Item)** - (1-1057.5) Mr. Aldean reported he would be signing the contract for the new impound building on December 20 and Mr. Callahan reported on the progress made on cleaning the site where the the PAL building will be demolished.

**E. REPORT FROM PROJECT ARCHITECT (Non-Action Item)** - (1-1089.5) Mr. Fullerton asked for clarification on the work release item. It was noted that this would be treated as an add alternate and would be designed.

Member Baker expressed his belief that there are too many small add alternate items and suggested they be lumped together. Member Lopiccolo agreed.

Mr. Fullerton referred to the electrical courtroom audio equipment item and suggested possibly talking to the courts about whether they can find a budgetary way to pick up the equipment and not have it be part of the project.

**G. AGENDA ITEMS FOR NEXT REGULAR CAPITAL PROJECTS ADVISORY COMMITTEE MEETING** - The next meeting is scheduled for January 14 and agenda items are to be determined.

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**H. APPROVAL OF MINUTES** - None.

**I. ADJOURNMENT** - There being no further business Chairperson Sheerin entertained a motion to adjourn. Member Swirczek moved to adjourn. Member Baker seconded the motion. Motion carried 7-0. Chairperson Sheerin adjourned the meeting at 6:55 p.m.

The Minutes of the December 19, 1996 meeting of the Capital Projects Advisory Committee

ARE SO APPROVED\_\_\_\_1/14\_\_\_\_, 1997

/s/\_\_\_\_\_  
Gary Sheerin, Chairperson