CAPITAL PROJECTS ADVISORY COMMITTEE Minutes of the September 12, 1996 Meeting

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A regular meeting of the Capital Projects Advisory Committee was held on Thursday, September 12, 1996 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 5:30 p.m.

PRESENT: Vice Chairperson Jenny Lopiccolo

Kevin Honkump Ed Moran Craig Mullet

STAFF: Walter Sullivan, Community Development Director

Jay Aldean, Public Works Director

Barney Dehl, Undersheriff

Bill Callahan, Chief Deputy Sheriff Jerry Mather, Chief Deputy Sheriff Dwight Dimit, Sheriff's Lieutenant Fran Smith, Recording Secretary (CPAC 9/12/96 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Vice Chairperson Lopiccolo. 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 - Vice Chairperson Lopiccolo called the meeting to order at 5:33 p.m. A roll call was taken and a quorum was present although Chairperson Sheerin and Members Baker and Swirczek were absent.

AGENDA ITEMS

DISCUSSION AND POSSIBLE ACTION REGARDING FUNDING FOR A 3,200 SQ. FT. SUPPLEMENTAL EVIDENCE STORAGE BUILDING TO BE CONSTRUCTED AT THE CITY'S CORPORATION YARD IN AN AMOUNT NOT TO EXCEED \$70,000. FUNDING IS AVAILABLE FROM SUPPLEMENTAL CITY-COUNTY RELIEF TAX FUND - (1-0019.5) Mr. Callahan reported that District Attorney Noel Waters supports this because it is a dual effort. He provided photos as examples of the types of evidence they are asked to hold as evidence for the District Attorney for processing. He added that they are required to hold these items in a secure area. He also pointed out some other evidence that will not fit in the Sheriff's evidence room. He said they had hoped to share the Communications Building at Fire Station 2 but the fire station is going to keep it for their own use and the Sheriff's office has no place to store these items. He reported that Finance Director Mary Walker had been approached to see if there are any funds available to build a metal building. He said he had gotten a price on a building of this type and size of \$18.00 per square foot. He added that Ms. Walker had advised there were some available SCCRT funds that are which could be used to fund the building. He then said that Mr. Aldean and the City have given them 1-1/4 acres at the Corporate yard for the building and said the site would be fenced. Mr. Sullivan reported that the building will have electricity and perhaps water and sewer if there is money left from the purchase of the building. He also noted that gas would be available at the site. He also they are running of construction time and expressed a hope that this project can be completed by December or January. Member Honkump moved that the Committee approve Item C-4 and recommend to the Board of Supervisors that they approve funding for the Sheriff's Office for a supplemental evidence storage building in an amount not to exceed \$70,000. Member Mullet seconded the motion. Motion carried 4-0.

C-2 DISCUSSION AND POSSIBLE ACTION REGARDING REVIEW OF CONSTRUCTION/MANAGEMENT/CLERK OF THE WORKS SELECTION FOR THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT - (1-0083.5) Bruce Fullerton of DMJM - Ken Harms of Vanir Construction - Mr. Aldean reported that the Sub-Committee had interviewed the three companies that had been short listed. They were Turner, Vanir Construction, and a consortium from Taylor/Morse Diesel. He added

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that the Sub-Committee had voted 5-1 to recommend that Vanir Construction be the construction manager for the project and that Ken Harms of Vanir was present at this meeting to answer any questions the Committee might have. Mr. Alden then said Chairperson Sheerin and Member Baker would be on a team to negotiate a contract with Vanir. He noted that he and Assistant Purchasing Director John Iratcabal would also be members of that team. He said they would both be out of town until September 24 and he would try to set up a meeting with them shortly after that. He added they anticipate going to the Board of Supervisors at the second Board meeting in October with a contract. He had provided copies of a memo he had written to the Board advising them of the selection and the negotiations and that they anticipate taking the contract to the Board at one of the October meetings.

- (1-0137.5) Mr. Harms thank the Committee for the opportunity and support. He reported they felt time is of the essence and have already begun their work. He said they are ready to begin negotiating so that they can start moving as fast as they can. He added he would be the officer in charge for Vanir. Member Moran asked Mr. Harms what the anticipated savings would be. Mr. Aldean said they have identified approximately \$400,000 and \$600,000. He added that not only would there be savings but it would also come in the form of getting the job done right to begin with.
- (1-0193.5) Member Honkump said basically the Sub-Committee had three motions. He added that the first one was whether they wanted construction management or a clerk of the works and said he was the sole vote for the clerk of the works. He explained that the clerk of the works would cost approximately \$150,000 and construction management would be approximately \$600,000. He noted there could potential a \$450,000 swing in cost at a savings that the Committee could only hope would be there. He added that the Members have talked to a lot of people who have built jail facilities and all have suggested getting a construction manager.
- (1-0219.5) Member Honkump then reported that the second vote was unanimous in favor of a single prime.
- (1-0231.5) Member Honkump then said the third motion was also unanimous for the selection of Vanir. He explained Vanir had a lot of homework and was more ready than the others. He also noted that Vanir felt local contractors could serve the purposes of a prime. He said another plus was that they have on-site personnel who have come from hands on experience in the construction business.
- (1-0255.5) Mr. Fullerton felt if there is a contractor who is difficult then having a construction management company will help when it comes to evaluating requests for change order monies, etc. He commented on the concern that the City will get the savings they are paying for said only time will tell. Mr. Dehl said he had visited the Nevada City, California jail that had been built three years ago without a construction manager and this had resulted in a \$600,000 retrofit because the electrical work had not been put in properly and had been overseen by only staff.
- (1-0315.5) Vice Chairperson Lopiccolo said although she had not been involved in the selection but had been when the architects had been interviewed. She had contacted the references the architects had provided and said the overwhelming response was to hire a construction manager.
- (1-0325.5) Mr. Aldean expressed his feeling that a construction manager would provide full-time presence on the job site. He also talked about the responsibilities of the contractor and that the construction manager would have the time to look at equipment and work and see if they are satisfactory. He added it was the recommendation Public Works to go with a construction manager.
- (1-0385.5) Member Mullet said he was the dissenting vote on the selection and said he had voted for Turner first with Vanir second. He added his primary reason he had voted for them was because they did have more of the hands on in the construction side; however, he felt that Vanir has strong management background. He added he was pleased to hear Mr. Dehl's positive comments on having a construction manager. He said when the Committee had toured the Nevada City jail it they heard complaints about how long it had taken to get the security

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system working and were talking about how to modify things.

- (1-0415.5) Mr. Harms explained that Vanir's on-site construction manager, Gordon Graham, although he has a degree in architecture, has lots of field experience and lived on-site at the San Benito project.
- (1-0429.5) Member Honkump then moved that the Committee form a sub-committee of City staff and CPAC Members Gary Sheerin and Dick Baker, Jay Aldean, and John Iratcabal to enter negotiations with Vanir on a construction management agreement. Member Mullet seconded the motion. Motion carried 3-1. (Member Moran voted naye.)
- C-6 DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED CONTRACT EXTENSION FROM LIEBERT AND ASSOCIATES (1-0461.5) Mr. Sullivan said this is the fourth amendment. He added that Purchasing does not quite have the contract extension ready. No formal action was taken.
- C-1 DISCUSSION AND POSSIBLE ACTION REGARDING THE CONSTRUCTION DOCUMENTS PHASE OF THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT AND BUDGET RELATED MATTERS (1-0479.5) Mr. Fullerton reported they had reviewed the security of the jail with the Sheriff's Department, Mr. Liebert, and DMJM today with another meeting scheduled for tomorrow. He said he had good feelings that they are making progress in completing documents for the jail on schedule. He expressed his desire to schedule a meeting with the judges soon and said he would be interested to know when the Committee might be meeting again so that he could coordinate his travel and meet with both groups. He said at that time he wanted to have the presentation DMJM owes the Committee for the materials for the interior of the courthouse and also present colors and materials for the interior of the jail.
- (1-0501.5) He added they now have an updated site plan on traffic that Public Works has approved. He noted they had lost a few parking spaces but did get a layout which the Sheriff and Public Works are happy with. He also said he had received notification from the Parks and Recreation Department that they have changed landscaping specifications and said a meeting needs to be scheduled to go over landscaping issues. He said they have also been discussing the specifications for the project with Mr. Iratcabal. This has to do with the front end of the specifications, e.g., the boiler plate the City wants in the documentation. He felt that Mr. Aldean should probably be brought into those discussions. He said he had forwarded to the State his response to the fact that there are plumbing fixtures within 25 feet of the drinking water well. He added he has not heard back and needs to follow up.
- (1-0530.5) Mr. Fullerton also said he did not have a formal response on the issue of vacuum toilets the Committee had previously discussed. He noted the system is very expensive and there is only one company who manufactures it and the City would have to stay with them. He also commented on the problems it would cause because it has to be stored in tanks and then ground up and said the Water and Sewer Department has said they do not want a grinder but rather wanted a screen so that nothing could get into the system in the first place. He said if the City felt that the Sheriff should not be dealing with screening sewage and reverse the Sewer Department's request not to use the grinder, then the vacuum system might be an option. However, he did not feel it would be cost effective. Discussion ensued on the use of plastic pipe or cast iron which Mr. Fullerton said is currently in their documents. Mr. Aldean felt that the Sewer Department would listen to reason if it is a viable system and prevents the Sheriff's Department from having to have a custodian to handle the grinding. Mr. Harms felt that the City could go with the grinding system. Mr. Dimit said he had seen the vacuum system demonstrated and said the advantage over a gravity system is that it cannot be plugged up and provided details. Mr. Fullerton said he would try to get more information for the Committee.
- (1-0875.5) Member Mullet asked about the screening process. Mr. Fullerton explained it has a device that stops anything large from getting into the toilet but it uses more water. Member Mullet said if the City goes to the vacuum system there is water savings and asked if it was also installed in the courthouse complex would it be cost

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effective and Mr. Fullerton said the vendor did not feel it would be. Mr. Liebert expressed his belief that the grinder should be in either system. Mr. Harms said his experience has been that most jails have a grinder. No formal action was taken.

- C-3 DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A REVISED PROJECT SCHEDULE INVOLVING THE CONSTRUCTION DOCUMENTS AND PERMITTING/BIDDING PHASES OF THE PUBLIC SAFETY/COURTHOUSE COMPLEX PROJECT (1-1039.5) Mr. Fullerton reported that the construction documents were basically fifty percent complete as of the end of August. He added it did not look like they would be able to submit them for a plan check review on October 1. He added they would like to submit this around October 22. He provided a revised scheduled which incorporated the October 22 date. He noted there is a ground breaking corresponding with the Board of Supervisors meeting on December 19 and that Ms. Walker had suggested awarding the contract in March. He emphasized that nothing is changed except the plan check submission date. No formal action was taken.
- C-5 DISCUSSION AND POSSIBLE ACTION REGARDING CARSON DETOX CENTER AND ITS DEVELOPMENT SCHEDULE AND IMPROVEMENTS (1-1091.5) Mr. Sullivan reported they are going to the Planning Commission for an upgrade on the number of beds. He confirmed for Vice Chairperson Lopiccolo that they have gone out to bid on moving the building.
- **D. COMMITTEE MEMBER REPORTS (NON-ACTION ITEM)** None.
- **E. REPORT FROM PROJECT ARCHITECT (NON-ACTION ITEM)** Vice Chairperson Lopiccolo felt that Mr. Fullerton had covered this earlier.
- F. REPORT FROM STAFF (NON-ACTION ITEM None.
- **B. PUBLIC COMMENT** None.
- G. AGENDA ITEMS FOR FUTURE CAPITAL PROJECT ADVISORY COMMITTEE MEETING Vice Chairperson Lopiccolo noted that Ms. Walker was originally scheduled to be at this meeting and suggested she be invited for the next meeting and Mr. Sullivan confirmed she would be. The Committee agreed it will be October 2.
- H. APPROVAL OF MINUTES: SPECIAL JULY 3, 1996 MEETING WITH THE CARSON CITY BOARD OF SUPERVISORS AND MINUTES OF THE SPECIAL AUGUST 19, 1996 SUB-COMMITTEE MEETING None.
- **I. ADJOURNMENT** There being no further business Vice Chairperson Lopiccolo entertained a motion to adjourn. Member Mullet moved to adjourn. Member Honkump seconded the motion. Motion carried 4-0. Vice Chairperson Lopiccolo adjourned the meeting at 6:45 p.m

The Minutes of the September 12, 1996 meeting of the Capital Projects Advisory Committee

ARE SO APPROVED	10/15, 1996
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