

**BALLROOM CONSTRUCTION REVIEW COMMITTEE
OF THE RENO CITY COUNCIL
BRIEF OF MINUTES
March 27, 2008**

The Ballroom Construction Review Committee of the Reno City Council held a meeting at 11:04 a.m. in the 7th Floor Caucus Room (Room 709) in City Hall.

PRESENT: Councilpersons Dortch and Aiazzi and Mayor Cashell.

ABSENT: None.

ALSO PRESENT: Deputy City Attorney Shipman and City Clerk Jones.

1.B. APPROVAL OF THE AGENDA – March 27, 2008.

It was moved by Councilperson Dortch, seconded by Councilperson Aiazzi to approve the agenda.

Motion carried.

1.C. APPROVAL OF THE MINUTES – January 16, 2008.

It was moved by Councilperson Dortch, seconded by Councilperson Aiazzi to approve the minutes.

Motion carried.

1.D. Public Comment

NO ACTION WAS TAKEN ON THIS ITEM.

2. Status report on the Ballroom Project, including construction progress, budget and financial status.

Rick Cooley, Harris & Associates, City of Reno construction manager representative, presented a construction progress update. He also distributed and discussed the updated financial statement.

Discussion ensued regarding details of the outstanding expenses associated with the Ballroom project, including the transfer of money from the construction fund to the public art maintenance fund.

AGENDA
ITEM
NO.

2. Status report on the Ballroom Project – continued

Councilperson Aiazzi asked if the project budget is in the ‘red.’

Mr. Cooley stated that if the liquidated damages on the project are not retained, there will be a project deficit of approximately \$110,000.

Skip Leedy, Public Works Senior Civil Engineer, and Mayor Cashell discussed the lane closure on the north side of Fourth Street near the Silver Legacy that was necessitated by project construction, and stated that it cost approximately \$20,000.

Councilperson Aiazzi requested an estimate of liquid damages.

Mr. Cooley responded that approximately \$190,000 in liquid damages (38 days x \$5,000 per day in late fees) are pending review.

Mr. Leedy explained that the project was scheduled for completion on January 8, 2008, one day was granted because of inclement weather, and the City took possession of the building on February 15, 2008.

Discussion ensued regarding Clark & Sullivan’s belief that additional days should be granted because of delays caused by Fire Department requirements regarding ductwork bracing that were included in the shop drawings and permit review process, but not incorporated into the contract. The Fire Department’s seismic bracing requirements were discussed at length.

Mr. Leedy said that Morris & Brown Architects did not follow up with some notes regarding seismic bracing for hangers over six inches long that were on the back of the permit.

Discussion ensued regarding who should be financially responsible for delays related to the seismic bracing, and why the requirements were not discovered until December 20, 2007.

Mayor Cashell stated that this issue should be discussed in the upcoming settlement agreement conference.

Jaime Schroeder, Senior Management Analyst, and Councilperson Aiazzi discussed the availability of funding for installing solar panels on the roof of the Reno Events Center.

AGENDA
ITEM
NO.

3. Discussion of Harris and Associates Contract Amendment No. 2 in the amount of \$42,300 and potential recommendation to the City Council.

Discussion ensued regarding hourly wages and other details of the additional charges.

Councilperson Dortch noted that Harris & Associates has been paid approximately \$1 million (or 5% of the contract amount) for their work on this project.

Discussion ensued regarding the cost of construction management services for the Reno Events Center.

It was moved by Councilperson Aiazzi, seconded by Councilperson Dortch to approve Amendment No. 2 to the Contract with Harris & Associates in the amount of \$42,300.

Motion carried.

MEETING ADJOURNED AT 11:30 P.M.