BALLROOM CONSTRUCTION REVIEW COMMITTEE OF THE RENO CITY COUNCIL
BRIEF OF MINUTES
December 10, 2007

The Ballroom Construction Review Committee of the Reno City Council held a meeting at 11:05 a.m. on Monday, December 10, 2007 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 – December 10, 2007.

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

Motion carried.

1.C. APPROVAL OF THE MINUTES – October 29, 2007.

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 distributed an updated financial statement, and discussed proposed budget adjustments.

Councilperson Aiazzi and Mr. Cooley discussed the Contingency Fund balance.

Councilperson Aiazzi asked if issues regarding the ceiling tiles have been resolved.

AGENDA
ITEM
NO.

2. Status report on the Ballroom Project – continued

John Wallace, Clark & Sullivan Constructors, discussed issues regarding the color of the paint and ceiling tiles.

Discussion ensued regarding custom colors, minimum order restrictions, the painting and delivery schedules, and possible cost overruns.

3. Change Order (CCA) #10 $14,449.00

10a: Smoke Fire Damper $465.00 - Added (1) fire damper in Room B204 in order to meet code requirements.

10b: Additional Framing East Roof/Catwalk $231.00 - Filled small area that did not have roof deck and framed an opening in the same area in order to allow surface water to flow to roof drain on same roof level.

10c: GFI Circuits for Street Lights $3,355.00 - Added circuits in order to provide convenience outlet power to the street lights along the perimeter of the facility.

10d: Revised Curtain Wall Parapet Detail $16,069.00 - Revised curtain wall parapet detail due to the curtain wall manufacturer's requirement that no loads be imposed on the curtain wall system.

10e: Ductile Iron Pipe Required at 4th Street Hydrant $441.00 - Cost to upgrade from PVC to ductile iron pipe for the fire hydrant installed on E. Fourth Street. This was required by the Truckee Meadows Water Authority (TMWA) due to number of utilities in E. Fourth Street.

10f: Revised Restroom Entrance Ceiling Elevation $294.00 - Cost to adjust fire sprinkler drops that were installed prior to lowering the ceilings in the entrances of the main restrooms due to a structural conflict.

10g: Add Door and Frame at FCP Alcove $1,094.00 - Due to conflicts existing prior to the change adding an alcove at the fire command panel (FCP), the alcove provided for the FCP had to be reduced in size. After review of the field conditions, the Fire Department requested that a door be installed at this location, which was part of their original request during the permit process.

10h: Change Glazing Supplier ($7,500.00) - Credit to the City for allowing a change in glazing suppliers due to timely delivery issues cause by malfunctioning equipment at the manufacturer's plant.

Mr. Cooley stated that the credit for the glazing (10h) is $8,476.00, which changes the grand total to $13,473.00.

Councilperson Aiazzi and Randy Brown, Morris & Brown Architects, discussed the revised curtain wall parapet detail (10d) expense.

Discussion ensued regarding whether the requirement is standard and was known when the job was bid.

AGENDA
ITEM
NO.

3. Change Order (CCA) #10 $14,449.00 – continued

Jon Shipman, Deputy City Attorney, stated that he will investigate the issue and report back.

It was moved by Councilperson Aiazzi, seconded by Councilperson Dortch to approve CCA #10 with item 10h amended to reflect an $8476.00 credit and the grand total amended to $13,473.00.

Motion carried.

4. Discussion of the Audio Visual Modifications and potential direction to staff.

Discussion ensued regarding project delays and cost overruns related to the audiovisual closet doors.

Councilperson Aiazzi asked Mr. Shipman to explore the possibility of recovering the cost overrun expenses from the steel company since the delays were created by their inability to deliver the steel on schedule.

Discussion ensued regarding the change order amount being over the limit the Subcommittee can approve.

THE RECORDING EQUIPMENT MALFUNCTIONED, AND THE FOLLOWING IS BASED ON THE CITY CLERK'S NOTES.

It was moved by Councilperson Dortch, seconded by Councilperson Aiazzi to allow audio-visual modifications to move forward subject to City Attorney approval of process and form.

Motion carried.

MEETING ADJOURNED AT 11:50 A.M.