

McConnell Center Oversight Committee

Friday, March 3, 2006 8:00 AM McConnell Center Site Supt. office

Present: Otis Perry, Bob Carrier, Don Andolina, Paul Mauceri, Gary Gilmore, Jack Buckley, Ken latchaw

Staff Present: Christopher Parker, Jack Steiner (Martini Northern), Gary Bannon, Peter Middleton, Dave White, Bill Boulanger, Steve Silver, and Mike Lassel

Meeting began at 8:00 am

1. Minutes Approval - Perry
 - a. Motion: Andolina Second: Buckley UA
2. Owner Meeting Update - Parker
 - a. Steiner passed out and described "look ahead"
3. Subcommittee Updates
 - a. Lease – Andolina
 - i. Reviewed lease negotiations
 - ii. Presented database of tenants "score card"
 - iii. Working to set meetings up with tenants to finalize leases
 1. Met with HUB 3/2/06
 2. Met with DALC 2/17/06
 3. Met with CATA 3/2/06
 - a. Issues regarding ability to pay for fit out and associated costs are being identified.
 - b. Construction - Perry
 - i. Have not met
 - ii. Approved one requisition. Second should be available Monday 3/6/06 to review
 - c. Tenant/Governance - Buckley
 - i. Have not met.
 - d. Kitchen - Mauceri
 - i. Met with School Dept. to review options 2/10/06
 - ii. Also have interest from Community Partners
4. Other Business
 - a. City Engineers Site Plan Amendment – White
 - i. Discussion on redraft of plan, which adds more parking spaces to St. Thomas St.
 - ii. Committee concerned about affect the spaces would have on aesthetics of the entrance.
 1. Committee thanked Dave for his efforts but chose not to move forward with the changes.
 - b. Air Conditioning
 - i. Parker explained that there is approximately \$220K in savings and that the AC, which had been priced at \$240K, was removed as part of the Value Engineering process was still available. It was explained how putting it in the Courtyard would save us \$65K on the overall AC cost.
 1. One stipulation is that the money comes out of savings and that if we ended the project today the savings is to be split 50/50 with

Martini. So, we only have \$110K, not \$175K, so we need Martini to agree to this.

- ii. DeDe expressed concern about the 50/50. He understood that we get 100% of the savings, and was very upset. It was explained that the agreed to contract calls for 100% of the contingency to remain with the City, not the savings.
- iii. Gilmore said we need the AC, and that the AC had been part of the original scope and shouldn't be considered as part of the savings, we should do it and then look at the savings at the end of the day.
- iv. Middleton spoke up and explained the need for a decision now and where things were. He said that Parker was correct about the savings breakdown and that it was a commonplace scenario. He explained that the project is OK today and should remain so.
 - 1. He said he feels that AC is a must and that personally he wants the committee to take the risk. He did ask for some assurance that if something happens he will have the committees support in coming up with money to fill in holes in the budget. The idea is that if the \$175K is used now, and we are short that much later, the committee will need to be supportive going back to the Council/Manager to ask for more money. He explained that the estimated budget was X, we came back through value engineering to meet the GMP of Y, and as part of that AC was removed from the project. By rights it should be a change order to add it back in.
- v. The consensus was that to not do AC "would be criminal" and that the risk was worth taking.
 - 1. Tenants expect AC and should have it
 - 2. It would be a disservice to not add it in and have money left at the end of the project.
- vi. Buckley said that he didn't feel that the Committee could make the commitment to get extra funds if they were needed in the future.
- vii. Parker said, that while not a voting member his advice is to not do the AC. It might be overly conservative but he doesn't know how he could feel right taking this money now, knowing that we can't get more and he said that he would not go back in front of the Council and say we had a budget and we added in a luxury that will be used for 3 months of the year, and now we need more money to cover shortfalls that could have been avoided.
- viii. Latchaw said that he would be willing to go forward and make that request.
- ix. Perry asked for a motion.
 - 1. "The McConnell Center Oversight Committee hereby authorizes Martini Northern and City Staff to release the funds to secure the AC for the building, and acknowledges that there might be some risk down the road."
 - 2. Motion: DeDe Second: Gilmore Passes 7-1 (Buckley in opposition).

c. Next meeting

- i. 3/17/06

5. Adjournment

- a. Motion: Gilmore Second: Buckley UA
 - i. 8:59 am