

91014 PublicWorks

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF NEVADA
PUBLIC WORKS DIVISION VIDEO CONFERENCE MEETING
WEDNESDAY, SEPTEMBER 10, 2014
CARSON CITY, NEVADA

THE BOARD: TOM METCALF, Chairman
SEAN STEWART, Vice-Chairman
GUS NUNEZ, Administrator
CHRIS CHIMITS,
Deputy Administrator
JULIA TESKA, Director,
Department of Administration
WARD PATRICK, Chief of Planning
TITO TIBERTI, Member
ROY WALKER, Member
BRYCE CLUTTS, Member

FOR THE BOARD: SUSAN STEWART,
Construction Law Counsel

KEVIN BENSON,
Deputy Attorney General

MICHELLE SCHIERHOLT,
Administrative Assistant IV

REPORTED BY: CAPITOL REPORTERS
BY: Nicole Alexander,
NV. CCR #446
208 N. Curry Street
Carson City, Nevada 89703

CAPITOL REPORTERS (775) 882-5322
1

♀

91014 PublicWorks
AGENDA/INDEX

AGENDA ITEM	PAGE
1. Roll Call	3
2. Public Comment	4
3. For Possible Action: Discussion and Possible Action on the Administrator's Recommendation to the Board for the 2015 Capital Improvement Program.	4
4. For Possible Action: Discussion and Possible Action on Consideration of Alternate CIP Funding Sources.	60
5. For Possible Action: Board Comment and Discussion	93
6. Public Comment	94
7. Adjournment	97

CAPITOL REPORTERS (775) 882-5322
2

♀

1 CARSON CITY, NEVADA, WEDNESDAY, SEPTEMBER 10, 2014,
2 9:00 A.M.
3 -o0o-

91014 PublicWorks

4 CHAIRMAN METCALF: This is the date and time
5 of the State Public Works Board meeting for September
6 10th, 2014, starting at 9:00 a.m. Item Number 1 on the
7 agenda is roll call. Michelle?

8 MS. SCHIERHOLT: Good morning. Michelle
9 Schierholt, for the record. State Public Works Board
10 Meeting roll call for September 10th, 2014 at 9:00 a.m.
11 Chairman Tom Metcalf?

12 CHAIRMAN METCALF: Yes.

13 MS. SCHIERHOLT: Vice-Chairman Sean Stewart?
14 Member Bryce Clutts?

15 MEMBER CLUTTS: Present.

16 MS. SCHIERHOLT: Member Steven Kwan?
17 Member Tito Tiberti?

18 MEMBER TIBERTI: Present.

19 MS. SCHIERHOLT: Member Roy Walker?

20 MEMBER WALKER: Here.

21 MS. SCHIERHOLT: Member Julia Teska?

22 MEMBER TESKA: Here.

23 MS. SCHIERHOLT: Mr. Chairman, we have
24 reached quorum.

25 CHAIRMAN METCALF: Thank you very much,

CAPITOL REPORTERS (775) 882-5322

3

♀

1 Michelle. And before we get started here, please, I'd
2 like to remind everybody to turn off your phones. Don't
3 turn them down or to vibrate. Turn them off because they
4 mess up the audio and the video.

5 Also, especially because we're doing a

6 televised meeting and we have Board members down south
7 and possibly other people down south, if you could please
8 state your name before talking, especially the people
9 down south. We have a court reporter today.

10 So the next is item, Agenda Number 2, is
11 public comment. Is there any public comment at this
12 time? Anybody down south?

13 Okay. Next item. Item Number 3: Discussion
14 and Possible Action on the Administrator's Recommendation
15 to the Board for the 2015 Capital Improvement Program,
16 and I'd like to hand this over to Mr. Gus Nunez.

17 ADMINISTRATOR NUNEZ: Thank you,
18 Mr. Chairman. For the record, Gus Nunez, Administrator,
19 Public Works Division. Since we went to print on the
20 Board packet last week, a few things have happened. I
21 received a call from Director Greg Cox from the
22 Department of Corrections, and then last Friday at a
23 meeting with Director Julia Teska and Director of HHS,
24 Health and Human Services, Romaine Gilliland. The
25 facility needs for the juvenile population in the

CAPITOL REPORTERS (775) 882-5322

4

♀

1 corrections system was a topic of discussion.

2 We were then requested to meet with Child and
3 Family Services Division to finalize the CIP request.

4 This meeting was held this Monday, a couple of days ago,
5 and as a result of those meetings, the project at Summit
6 View, which is located in North Las Vegas that was a
7 housing unit, what we were calling a modified "T", in the
8 amount of \$15,461,937, and the planning project at

91014 PublicWorks

9 Northern Nevada Correctional Center in Carson City in the
10 amount of \$3,636,535 have been withdrawn.

11 In addition to that, four other projects at
12 the Nevada Youth Training Center in Elko have been added
13 to the recommendation. Just a word of caution here.
14 Project manager basically, we met on Monday at 10:00
15 o'clock. The meeting was done at about 11:30 with Child
16 and Family Services, and we needed to have everything
17 ready to go to print yesterday morning so we could get
18 everything ready for today, so our project managers
19 basically had about four to six hours to get those four
20 projects ready, NYTC, so what you'll see here today are
21 what I would call an order magnitude estimate for those
22 projects.

23 Our staff is continuing to do their due
24 diligence and refine, so the final numbers, I expect the
25 final numbers to be completely refined, I would say, by

CAPITOL REPORTERS (775) 882-5322

5

♀

1 the end of this week or early next week, we should have
2 them so there will be some -- well, the reason I'm saying
3 that is there will probably be some minor -- I don't
4 expect any major adjustment, but there will be some minor
5 adjustment to those costs. The narrative, in other
6 words, the scope will remain the same. It's just that we
7 haven't had a chance yet to really look into the details
8 of those projects, and there will be also a few minor
9 revisions that we caught during our review and
10 preparation of those documents since we sent those out to

11 print, and we'll bring those to your attention as we go
12 through the presentation today.

13 So there is today, you received a packet from
14 us. It's a new list of the Administrator's
15 recommendation and the project cost estimates and
16 narratives. That's also been included in that packet. I
17 will be using the revised documents that we handed out
18 today for our presentation this morning.

19 We've also, for our presentation, we've done
20 it in a PowerPoint format, and you have a copy of the
21 PowerPoint format with your packet this morning, and it's
22 available on the monitors so those members of the public
23 here can follow along if they would like to on the
24 monitor. At this point, I'll just stop real quick to see
25 if there are any questions from the Board on this, on

CAPITOL REPORTERS (775) 882-5322

6

♀

1 what we're doing here today.

2 COUNSEL STEWART: For the record, Member Sean
3 Stewart is present in the south. Glad you could sneak
4 in, didn't you?

5 VICE-CHAIRMAN STEWART: Yeah, tried to.

6 MEMBER TIBERTI: He just slipped in.

7 ADMINISTRATOR NUNEZ: If there are no
8 questions, I guess we can get started. Just a quick
9 overview before we get started. You know, in the past, I
10 typically would have included a statement to the fact
11 that the recommended projects will keep our facilities
12 functioning to meet the needs of the State in a safe
13 environment for the employees and the general public for

91014 Publicworks

14 the next biennium.

15 And while this is generally correct for this
16 biennium, we're pushing more and more maintenance down to
17 those responsible for the day-to-day upkeep of our
18 facilities. We're also not arresting deterioration
19 issues of our facilities with this recommendation to the
20 full extent that should be, which actually will impact
21 future costs of repairs.

22 Another item that I'd just like to bring to
23 your attention is the -- we continue to have discussions
24 with the Chancellor's Office is the issue of NSHE
25 maintenance projects because in the past, the only thing

CAPITOL REPORTERS (775) 882-5322

7

♀

1 that had been appropriated was the \$15 million HECC/SHECC
2 funding for them to take care of their maintenance.
3 They've been requesting that we -- that they need
4 assistance in those areas, and we've had various
5 discussions as to how we could do that and have their
6 projects compete with other State projects in an equal
7 footing, equal basis. And there's a couple of things we
8 probably need to keep in mind.

9 Number one, this process is the only source
10 of funding that we have for State projects, while I
11 believe NSHE has other options that they can exercise.
12 The other thing that we've been discussing and we looked
13 at them this time around, and in doing so, I find that
14 the Board of Regents' priorities versus how we, because
15 of the funding levels that we have, how we prioritize our

16 projects basically are not -- do not align with each
17 other. They're different criteria. They're different
18 footings here.

19 So however, and we did -- in an attempt to do
20 just that, to have their projects basically be on the
21 same footing with ours and see if they met our criteria
22 for funding, we did find that several of their projects
23 met our criteria and typically would have been funded in
24 here if we were competing on an equal-footing basis.

25 what I then did is the total amount of those

CAPITOL REPORTERS (775) 882-5322

8

♀

1 projects that fall within the needs based on the criteria
2 that we use for the State funding turned out to be a bit
3 less than \$15 million, so when you take the \$15 million
4 dollars off and say well, those \$15 million should fund
5 those projects that we typically would have funded here
6 with the funds that are available to the State, we come
7 up with no projects.

8 So therefore, in this recommendation, you'll
9 find that while there's some discretionary projects that
10 are included in here that are Nevada System of Higher
11 Education, they're what we call discretionary funding
12 because basically, we don't have the money to do them at
13 this point, at least not with general litigation bonds.
14 There's no -- this recommendation does not include any
15 maintenance projects for the Nevada System of Higher
16 Education.

17 So having said that, we'll move into the
18 presentation today of our recommendation. And the first

91014 Publicworks

19 thing that we wanted to go over real quick is the Board
20 criteria the Board has provided to the staff for
21 prioritizing our projects, and I just wanted to just
22 refresh our memories.

23 In the past, the Board criteria has been
24 let's take care of our existing facilities before going
25 out and building new facilities. Keep the facilities and

CAPITOL REPORTERS (775) 882-5322

9

†

1 approved programs operational, meet legal and
2 institutional requirements and recommend a Capital
3 Improvement Program within the allowable budget.

4 So that being the criteria, the priorities
5 that we've used for those to meet that criteria we have
6 that we have here, number one is life safety/code/legal
7 issues that we have to meet. We also have security
8 issues that we have to meet. We have HVAC/electrical
9 projects to keep our facilities functioning, and
10 arresting deterioration of facilities is included as an
11 item in here to keep things operational.

12 Then we have institutional requirements. And
13 then at the end here under the last two priorities, we
14 have discretionary for completion of existing projects.
15 There are some projects that the legislature approved for
16 design the last biennium, and this would be just a
17 continuation of those projects. And then we have
18 discretionary, which is strictly new projects that have
19 been proposed for this time alone.

20 There's also, in prioritizing our projects, I

91014 Publicworks

21 wanted to mention to you that are actually not shown here
22 are we basically, in prioritizing all of these
23 maintenance projects, we look at first at essential
24 facilities such as prisons, hospitals, what we call
25 governance facilities. Those receive a higher priority

CAPITOL REPORTERS (775) 882-5322
10

♀

1 in this process than, let's say, museum or park
2 facilities or Department of wildlife facilities.

3 Move to the next slide. A final refinement
4 of these priorities in the area of fire and life safety
5 is in the fire alarm/fire sprinklers portion of the
6 projects that are being requested and recommended.
7 Typically, the way we prioritize this, all of our
8 facilities have to have a working fire alarm. That is
9 priority number one.

10 The next priority would be, depending on
11 funding availability, is to sprinkle the building,
12 provide fire sprinklers in the building in accordance
13 with the fire marshal's laws and regulations. And in
14 prioritizing those fire code projects, dormitories and
15 institutional wards of the State would come first, then
16 museums, then others. That's typically the way that they
17 have been prioritized in the past.

18 Again, in looking at how we prioritize those
19 things that we call legal requirements, ADA is a legal
20 requirement that we must meet, and in prioritizing those,
21 what we typically do is any issues, current issues that
22 we know of with the Department of Justice of complaints,
23 anything that have been filed or letters that we've

24 received from complaints, those are addressed first.
25 Then from there on out, mental health, administration

CAPITOL REPORTERS (775) 882-5322

11

♀

1 facilities, museums, parks/wildlife and prisons in that
2 order.

3 And the reason you see, for instance, prisons
4 here at the end with respect to ADA is just because of
5 the fact that prisons can make -- are in a better
6 position to make special accommodations for their inmates
7 than, let's say, a mental health or administrative
8 facilities. They can move their inmates to -- if one of
9 their inmates became disabled, for instance, while
10 they're in there, they have the ability to move them into
11 a different facility that has ADA that can meet his
12 disability needs. Museums and parks also can make
13 special accommodations. Then it becomes more difficult
14 in the mental health or in our administration facilities
15 and in our office buildings. So that's part of the
16 reasoning why they're on that priority.

17 By the way, if you have any questions on
18 these as we move along, please just stop me at any time.
19 Again, with respect to the ADA issues, we try to remove
20 actual barriers. By that, I mean if a building does not
21 have a ramp, there are steps and there's no ramp, that is
22 considered a barrier, and that needs to be removed and
23 corrected. Things such as a landing or a sidewalk that
24 has to be -- cross grade has to be less than two percent,
25 and we go out there and we find that perhaps it's not two

♀

1 percent. It's 2.2 or 2.3. That's not a -- that would
2 not reach as high a priority as, let's say, not having a
3 ramp or an ADA parking space at a facility. Typically,
4 those we cover, take care of those either if we have a
5 complaint, we address those immediately, or we would do,
6 as we do our major remodels, once the sidewalk and
7 parking lot wears out and it needs to be redone, remove
8 and replaced, then that's the time when we do those
9 repairs that we take care of those minor discrepancies.
10 Again, unless there is a complaint, then we immediately
11 take care of that.

12 Then moving along into our projects that
13 we're recommending here today, starting with our highest
14 priority, life safety/code and legal issues, these here
15 are the projects that fall in those categories, which is
16 the fire station upgrades at the Kyle Canyon Fire
17 Station, the Statewide ADA Program, of course, to meet
18 the ADA needs, the Statewide Fire and Life Safety, and
19 the Statewide Indoor Air Quality.

20 If you need to see later on if we wanted to
21 look at which projects are actually included in those,
22 they're in the packet that was handed out to you this
23 morning. You can go through those projects and,
24 individual statewide projects that are attached, and so
25 if the Board -- we can either move on, or if the Board

♀

1 wants to, we can go to the actual projects, individual
2 projects in the packet, and look at those individual
3 projects to see what they're -- I mean, they were all
4 covered during the last presentation that we saw a week
5 and a half ago, but if the Board wishes, we can go
6 individually through each one of those projects.

7 CHAIRMAN METCALF: I think we're good.

8 ADMINISTRATOR NUNEZ: I think we're good, so
9 we'll move right along then. On the security issues,
10 again, this is within that priority number one, these are
11 the projects that fall within those, which is the upgrade
12 of door and control panels at Lovelock Correctional
13 Center, replace doors and locks at Florence McClure
14 Women's Correctional Center, and the security, safety
15 drainage improvements at the Nevada Historical Society
16 Building in Reno. Those are the projects that fall in
17 that category.

18 I would like to mention to you that as we
19 were going along, I was going to mention to you the
20 corrections that we made between now and then. For some
21 reason that I'm still looking into, the upgrade of door
22 control panels for Lovelock in the recommendation that
23 went out last week in your packet, it was actually -- it
24 said High Desert State Prison. That's been changed now
25 to Lovelock Correctional Center. It should have always

CAPITOL REPORTERS (775) 882-5322
14

♀

1 been Lovelock Correctional Center. The dollar amount is

2 basically the same. No changes there.

3 The difference -- and Chris just reminded me
4 there's a difference in cost of about a hundred thousand
5 dollars, but anyhow, the main thing is that Lovelock
6 Correctional Center is the project that needs to be done
7 this next biennium. The others can wait until the
8 following biennium. Just wanted to bring that to your
9 attention. We now get into what we call HVAC and
10 electrical. This first group here are all --

11 CHAIRMAN METCALF: Member walker?

12 MEMBER WALKER: On the security issues, the
13 M33, the drainage improvements, what were the -- the
14 Historical Society's submitted several different drainage
15 improvements. What were the draining improvements?

16 ADMINISTRATOR NUNEZ: There's two things
17 there. There is a security safety issue there that has
18 to do with the stairs and the handrails going into the
19 back.

20 MEMBER WALKER: I'm good with all of that
21 part. Is the drainage --

22 ADMINISTRATOR NUNEZ: Right. What we found
23 in further review during this last week is that there's
24 also a drainage issue behind the back of the building
25 that's affecting those improvements.

CAPITOL REPORTERS (775) 882-5322
15

♀

1 MEMBER WALKER: Is that the same building?
2 It's not the one out on the Boulder Highway?

3 ADMINISTRATOR NUNEZ: That's the same
4 building.

91014 PublicWorks

5 MEMBER WALKER: I'm good.

6 ADMINISTRATOR NUNEZ: And it's affecting
7 actually the structure of those improvements, and we
8 thought no reason in building something new there and
9 then putting them in jeopardy because the area doesn't
10 drain. So basically, the drainage improvements in the
11 back is actually basically very minor grading, almost
12 none. But basically, we're constructing a what I would
13 call a French drain in there to -- because the drainage
14 is being trapped in that area, and it's affecting the
15 structure, and then a pipe to direct that drainage away
16 from the foundation, so it's perforated and then to
17 collect the water inside the French drain and then
18 exiting out the system. That's what it is. It's all
19 actually a very minor part of the cost, but it needs to
20 be done. Any other questions on that?

21 Moving onto the HVAC/electrical. This first
22 group here are all of the electrical projects that are
23 included in our recommendation, and those are replace
24 distribution switchgear and panel board at Southern
25 Desert Correctional Center, replace switchgear and panels

CAPITOL REPORTERS (775) 882-5322
16

♀

1 at Lake's Crossing in Sparks, electrical system upgrades
2 at NYTC at the youth center in Elko, emergency power
3 system upgrades at Northern Nevada Adult Mental Health,
4 and the replacement of the emergency generator at the
5 Blasdel Building.

6 Moving on into the HVAC portion of this, we

91014 Publicworks

7 have the replacement of air handling units at Ely and at
8 Lovelock, also replacement of the rooftop units at
9 Florence McClure at the women's prison, the replacement
10 of the heat exchangers at Lovelock Correctional Center,
11 the replacement of warehouse freezers and coolers at
12 Southern Desert Correctional Center, replacement of
13 boilers and water heaters at Stewart Conservation Camp,
14 replacement of central plant warehouse and culinary
15 refrigeration units at Lovelock Correctional Center,
16 chiller replacement at Southern Nevada Child and
17 Adolescent Services; HVAC system renovation, Northern
18 Nevada Correctional Center; replacement of the central
19 warehouse refrigeration units at Northern Nevada
20 Correctional Center; HVAC replacement at DRC, Desert
21 Regional Center; HVAC renovation at Northern Nevada Adult
22 Mental Health system, building number two; ductwork
23 replacement at Lake's Crossing; and replacement of
24 chillers and boilers at the Supreme Court.

25 Replacement of the chillers and boilers at

CAPITOL REPORTERS (775) 882-5322

17

♀

1 NHP headquarters, Highway Patrol headquarters in Reno;
2 replacement of air handling, the air handling unit at the
3 Blasdel Building, and the replacement of the rooftop
4 units at the education building; replacement of the fan
5 coil units at Stewart Facility, Building 6 and 107; the
6 HVAC replacement at West Flamingo DMV; mechanical system
7 commissioning, recommissioning at the Nevada State Museum
8 in Las Vegas; central plant renovation, Clark County
9 Armory; the destratification fans at various locations

91014 Publicworks

10 for the military, and the reason that made it is
11 basically is the large amount of federal funding and just
12 a \$23,000 amount in the in-state funding.

13 HVAC replacement at Department of Wildlife in
14 Las Vegas; the upgrade of the basement heating and
15 ventilation system at the Nevada State Museum here in
16 Carson City; the installation of gas furnaces at the
17 Nevada Youth Training Center. This is one of the
18 projects that was added on Monday. The central plant
19 improvements, again at the Nevada Youth Training Center
20 in Elko. This is another project that was added on
21 Monday. And then the advance planning for the
22 replacement of the boiler plant and hot water
23 distribution upgrades at the Northern Nevada Correctional
24 Center, the central plant replacement at the Sawyer
25 Office Building brings to your attention that that

CAPITOL REPORTERS (775) 882-5322

18

♀

1 project is under the Statewide S08, the Energy Efficiency
2 Program. It meets that criteria, so that's why we place
3 it in there, and then also the central plant renovation
4 at Southern Desert Correctional Center. Just note that
5 that's an S08, which is the Statewide Energy Efficiency
6 Program. It's included in there because it meets that
7 criteria.

8 VICE-CHAIRMAN STEWART: Gus, Sean. I think
9 is the HVAC replacement at the West Flamingo DMV under
10 that same program?

11 ADMINISTRATOR NUNEZ: No, it's not.

12 VICE-CHAIRMAN STEWART: Where is that funding
13 coming from?

14 ADMINISTRATOR NUNEZ: Highway funding.
15 Improvements at the DMV's are eligible for highway
16 funding. We've checked with DMV, and they're telling us
17 that that project can be funded with highway funding, so
18 we included it in there.

19 MEMBER TIBERTI: Tito Tiberti, for the
20 record. Gus, at the end of your presentation, if you
21 don't mind, could you just go through and just -- it
22 might be only two or three categories and tell us when it
23 says "other," so I have a clear understanding, I
24 understand those two, but when you get through, I'd like
25 you to go through and just tell us briefly which one,

CAPITOL REPORTERS (775) 882-5322
19

♀

1 when you say "other," where it's coming from.

2 ADMINISTRATOR NUNEZ: Yes, sir. And I have a
3 slide here at the end that does that, so we'll fill --

4 MEMBER TIBERTI: Okay. Thank you.

5 ADMINISTRATOR NUNEZ: You're welcome.
6 Anything else?

7 MEMBER TIBERTI: No, thank you.

8 ADMINISTRATOR NUNEZ: That concludes that
9 section. And as you can see, there's some totals there.
10 There's \$6.9 million dollars in other funding and \$34 and
11 a half million dollars in State funding required for that
12 category.

13 Moving into the category of arresting
14 deterioration of facilities, we have the sanitary sewer

91014 PublicWorks

15 rehab at the Southern Nevada Mental Health Campus in Las
16 Vegas; the drainage improvements at the Vet Cemetery in
17 Boulder; the building upgrades at the Flamingo DMV, and
18 again, that's a hundred percent other funding, which is
19 highway funded by DMV, and that's the reason why those
20 building upgrades actually made it into this
21 recommendation is because it's under other category.
22 Exterior finishes, Lost City Museum; replace flooring,
23 Decatur, Donovan and Henderson DMV's. Again, highway
24 funded. Building exterior energy retrofit at NYTC.
25 This is another project that was requested,

CAPITOL REPORTERS (775) 882-5322
20

♀

1 came in on Monday for the Elko Youth Center, and then
2 after that, we have the Statewide Roofing Program, and
3 the reason that they're broken up is because of the fact
4 that there's other funding involved in some of the
5 roofing program, for instance, from the military. The
6 Statewide Paving Program, and some of it is a hundred
7 percent State funded. Some of it is -- part of it is
8 highway funded because it's for NHP Highway Patrol
9 facility.

10 And then we have the also -- well, the rest
11 of those, there's actually a paving program, and they're
12 with various fundings, and that's why it's been broken
13 apart. And that's the way we've been requested to do it
14 from an accounting perspective here in-house that they
15 can, once a CIP is approved by the legislature, if it's
16 approved in this fashion, makes it a lot easier to track

17 the dollars. So that's why we break it up even at this
18 point for the Board recommendation.

19 Moving along, we get into institutional
20 requirements, and we have on under that category, we have
21 the renovation of Building 3 at the Southern Nevada Adult
22 Mental Health and the renovation of Building 3A at
23 Southern Nevada Adult Mental Health. Both of those
24 projects, we're currently working on them under emergency
25 contract and some funding that -- emergency funding that

CAPITOL REPORTERS (775) 882-5322
21

♀

1 was approved by the legislature to convert those into
2 mental health facilities. Some of them will not only be
3 remodelled, but hardened to meet the security needs of a
4 forensic facility.

5 And the State -- basically, there is a
6 lawsuit as a result of the State not having the number of
7 beds that were required, so we're on notice to basically
8 take care of those issues, and this is the plan to finish
9 up those projects which is included here in the CIP. The
10 remodel of the administrative building to accommodate the
11 execution chamber at the Ely State Prison is also an
12 institutional requirement. The deferred maintenance that
13 the HECC/SHECC funding to go to the Nevada System of
14 Higher Education, it's in here. The advance planning for
15 the Nevada Guard Readiness Center in North Las Vegas.
16 And again, that's -- it does say a hundred percent State,
17 but it's a hundred percent reimbursable from the military
18 once the project is approved for construction. Then we
19 have the Statewide Advance Planning Program, which is --

91014 PublicWorks

20 MEMBER CLUTTS: Excuse me, Gus. Bryce
21 Clutts, for the record. I just had a question on that
22 reimbursement. Does that get credited back to future
23 funding, or how does that work?

24 ADMINISTRATOR NUNEZ: We ran into that just
25 in timing this last time around during the session, and

CAPITOL REPORTERS (775) 882-5322
22

♀

1 what was done was that the dollars were then re --
2 instead of getting new dollars for the CIP, the dollars
3 were reallocated into the 2013 CIP by the legislature.

4 MEMBER CLUTTS: Okay.

5 ADMINISTRATOR NUNEZ: We just reallocated and
6 included it in part of the funding.

7 MEMBER CLUTTS: Thank you.

8 VICE-CHAIRMAN STEWART: Gus, Sean Stewart,
9 for the record. What happened to the juvenile correction
10 facility? We had a lot of discussion of that in Carson
11 City. It looks like it's disappeared.

12 ADMINISTRATOR NUNEZ: Yes, it has. At the
13 beginning of the project, I mentioned that I guess the
14 judicial panel met with --

15 COUNSEL STEWART: Beginning of the meeting.

16 CHAIRMAN METCALF: You said beginning of the
17 project.

18 ADMINISTRATOR NUNEZ: At the beginning of the
19 meeting, I covered that real quick, Sean, and what
20 happened is the judicial panel met with the staff. The
21 Directors of Corrections and HHS, I believe, participated

91014 Publicworks
22 on that. And then I got a call from Director of
23 Corrections on Thursday, and then I had a meeting with
24 Director Julia Teska and the director from HHC, Romaine,
25 and at that meeting, they indicated that the housing

CAPITOL REPORTERS (775) 882-5322
23

♀

1 facility at the youth facility in North Las Vegas and the
2 planning project here in Northern Nevada and at NNCC were
3 to be withdrawn, and we needed to meet with the Division
4 of Child and Family Services to strengthen the NYTC, the
5 Northern Nevada Youth Center in Elko, and to strengthen
6 that project to a 60-bed facility. We then met with the
7 Division of Child and Family Services on Monday, and we,
8 as a result of that, we included four more projects in
9 this recommendation.

10 VICE-CHAIRMAN STEWART: Okay. Thank you.

11 ADMINISTRATOR NUNEZ: So those projects went
12 away.

13 VICE-CHAIRMAN STEWART: We'll do a better job
14 of trying to update him next time.

15 ADMINISTRATOR NUNEZ: Thank you. It's our
16 black sheep. I apologize.

17 CHAIRMAN METCALF: You're going to have to
18 stay after school, Sean.

19 ADMINISTRATOR NUNEZ: This time on this
20 particular page here, I thought it would be best to
21 provide you with a summary of where we're at to this
22 point in dollars for life safety, security, HVAC/
23 electrical, arresting deterioration of facilities and
24 institutional requirements, and as you can see on State

25 funding, we're at \$68, 9 basically, \$69 dollars. So I

CAPITOL REPORTERS (775) 882-5322
24

♀

1 think at this point, we are -- based on what we were told
2 at the last meeting of the Board that at that point, we
3 had \$65 million, but there would be another update in
4 November of this year, and there may be some very minor
5 adjustments at that point.

6 These projects fall in that ballpark of the
7 projected funding most likely, which we don't know the
8 final exact final number yet may be in this general area.
9 So later on during discussions after my presentation, we
10 can talk about whether we want to bring this thing back
11 down to \$65 or not.

12 Although some of the things here in the past
13 like most of the effort in the advanced planning
14 projects, which allows us, provides the funding for us to
15 develop the Capital Improvement Program for the next
16 biennium, has been funded with cash in the past instead
17 of General Obligation Bond, so there's some dollars in
18 here. Usually -- we don't know yet what will happen this
19 time around -- usually they're funded with the General
20 Fund cash money instead of general obligation bonds. But
21 at this time, basically, I wanted to throw this slide in
22 here because at this point, unless the project is a
23 hundred percent non State funded, we're basically out of
24 money at this point with the projects that we have
25 outlined to you that need to be done this next biennium

CAPITOL REPORTERS (775) 882-5322
Page 23

♀

1 that rose to the highest top of the priority list.

2 So unless there's any questions at this
3 point, I'll just move on to the other projects.

4 Mr. Chairman?

5 CHAIRMAN METCALF: Yes. Go ahead, Gus.

6 Sorry.

7 MEMBER WALKER: I have some questions.

8 CHAIRMAN METCALF: Member walker?

9 MEMBER WALKER: Roy walker, Member walker.

10 With this in the maintenance, I'm assuming, as in the
11 past, the M before the number means it's a maintenance
12 project, P is a planning, and C is construction?

13 ADMINISTRATOR NUNEZ: Yes.

14 MEMBER WALKER: And S is statewide?

15 ADMINISTRATOR NUNEZ: Yes. Correct.

16 MEMBER WALKER: Is there any -- Do you have
17 any total of the maintenance projects out of this total?

18 ADMINISTRATOR NUNEZ: Yes, we do. If you go
19 to the --

20 MEMBER WALKER: You're deluging me in paper.

21 ADMINISTRATOR NUNEZ: I'm sorry. So if you
22 go to the --

23 MEMBER CHIMITS: Page seven.

24 ADMINISTRATOR NUNEZ: -- to the packet that
25 we gave to you today, and if you go to --

♀

91014 Publicworks

1 MEMBER WALKER: The binder or the --
2 ADMINISTRATOR NUNEZ: Excuse me. The binder.
3 If you go to the binder and you look under administrative
4 recommendation tab --
5 MEMBER WALKER: Okay.
6 ADMINISTRATOR NUNEZ: -- there is a summary
7 of all of the projects, and you can see the first ones
8 there under rank, I've provided the typical numbering,
9 which you'll see CMPS, and on the second page, the M's
10 start on the second page, and they go all the way to page
11 seven. And on page seven, you'll see a total for all of
12 the M's, which is that \$10 million in other funding and
13 \$53 million in State funding.
14 MEMBER WALKER: Okay.
15 ADMINISTRATOR NUNEZ: Page seven. And then
16 to that, if you go to the -- to page eight is the
17 beginning of the statewide's, and then you got a subtotal
18 on page nine of the statewide's, which is \$24 million in
19 other funding and \$10.9 in State funding. So the other
20 funding is \$24, and the State, that's \$10.9. If you add
21 both of those together, the one that's on page seven, the
22 \$53 and the \$10, which is --
23 MEMBER WALKER: \$64 million, rough numbers.
24 ADMINISTRATOR NUNEZ: Rough numbers.
25 MEMBER WALKER: And our budget is \$65. I'm

CAPITOL REPORTERS (775) 882-5322
27

♀

1 starting to get a picture here.
2 ADMINISTRATOR NUNEZ: That was on -- that was

3 a good question because that's something that we look at
4 very closely, where are we at with the maintenance. So
5 right now, we have the M's, and the S's add up to \$63
6 million, and we are within the \$65 that we were told that
7 we would have. Then we have the other. The reason
8 that's up is because you do have the institutional
9 projects for which are under the C's, which is the
10 renovation of Building 3 at Southern Nevada Adult Mental
11 Health and 3-A, Southern Nevada Mental Health. And those
12 too, we pretty much are compelled to do. I think that if
13 we don't, I think some judge is going to tell us to do it
14 anyhow, Tom.

15 DEPUTY ADMINISTRATOR CHIMITS: Chris Chimits,
16 for the record. Now this has kind of been exposed and,
17 Member Walker, you kind of indicated that you're seeing
18 the picture here. Back to an opening statement Gus made,
19 I think it's probably important that it be restated now
20 with the kind of this understanding is that in the past,
21 we've been keeping up with maintenance. And this year,
22 we're starting to see a slip. We're starting to lose
23 ground in terms of keeping up with our maintenance. When
24 you've had a couple of sessions in a row that are around
25 \$65 -- what was the last one? \$62 million from \$65?

CAPITOL REPORTERS (775) 882-5322
28

♀

1 ADMINISTRATOR NUNEZ: The one before that was
2 less than \$30, so --

3 DEPUTY ADMINISTRATOR CHIMITS: So what we're
4 seeing is that maintenance, it's starting to build up,
5 and we're losing that.

91014 Publicworks

6 CHAIRMAN METCALF: The next agenda item. Go
7 ahead.

8 MEMBER WALKER: With that, Chris, I'd take
9 exception. I believe we are well behind our maintenance
10 from sitting here a number of years. We're well behind
11 our maintenance. We have not funded all of the
12 maintenance that was in this book.

13 DEPUTY ADMINISTRATOR CHIMITS: You're right.
14 It's just that we're slipping more now.

15 MEMBER WALKER: Correct. We're accelerating
16 our decline on our maintenance of our buildings.

17 DEPUTY ADMINISTRATOR CHIMITS: That is
18 correct. That's a good way to say it.

19 MEMBER WALKER: And I would ask the Chairman
20 now on Agenda 4, I have an -- I'll take -- the rest of my
21 conversation will be on Agenda 4.

22 CHAIRMAN METCALF: This is Chairman Metcalf.
23 Maybe to tag onto what we're all saying here is between
24 now and Agenda 4, is there somebody that could possibly
25 quantify what we've approved in maintenance and

CAPITOL REPORTERS (775) 882-5322
29

♀

1 statewide's compared to what was requested? In other
2 words, what percentage?

3 ADMINISTRATOR NUNEZ: We can certainly -- we
4 could probably give you ballpark, if I can.

5 CHAIRMAN METCALF: The ballpark is fine.
6 That would help quantify everybody's assuming statements
7 for discussion in Item Number 4. Thanks, Gus.

8 ADMINISTRATOR NUNEZ: You're welcome.

9 CHAIRMAN METCALF: You may continue.

10 ADMINISTRATOR NUNEZ: Thank you. In moving
11 along to the next part of the presentation, we have this
12 here what we call discretionary-completion, and what we
13 mean by this is these are projects that were approved by
14 the legislature for design last biennium with the
15 assumption that they would be funded the following
16 biennium. And like I said, it was through final design
17 on this one. Usually, if we're not planning on funding
18 in the next biennium, it's questionable. Typically, they
19 only fund those through schematic design.

20 These are projects that were funded through
21 final design and plan checking. So, in other words,
22 they, by the end of the -- by the beginning of next
23 session, they would be ready to go to construction. And
24 those are the first two, no problem. We have them as the
25 replacement of the DMV at East Sahara and the building

CAPITOL REPORTERS (775) 882-5322
30

♀

1 renovation at Metro Building. They're under proposed
2 under "other" funding.

3 The next two, the Northern Nevada State
4 Veterans Home, it's \$34 million dollars in federal
5 funding and \$14 million dollars in State funding, and the
6 Hotel College at UNLV, that's \$20.8 million dollars in
7 other funding and \$31 million dollars in State funding.
8 Those again are under discretionary because right now, as
9 far as what we have here at Public works, we don't have
10 -- it would have to come from other sources of funding

91014 Publicworks

11 besides geo bonds, so that later on, we may want to get
12 into a discussion here.

13 The Board may want to discuss how they want
14 to frame their recommendation to the Governor on some of
15 these projects that were approved the last time but not
16 within the geo bond affordability of the State this time
17 around. It's up to the Board as to how they may want to
18 do this.

19 MEMBER TIBERTI: Gus?

20 MEMBER CLUTTS: Bryce Clutts, for the record.
21 Not being here in the last biennium, I'm curious. How
22 much, if you can recall, how much was recommended or
23 requested in maintenance last biennium versus how much
24 was approved or recommended to where some of these other
25 projects that are new construction projects were approved

CAPITOL REPORTERS (775) 882-5322
31

♀

1 for design versus the position that we seem to be in
2 today, which is a discussion about whether we could even
3 have that discussion because we can't even fund the
4 maintenance projects? Do you recall how much was
5 requested versus how much was recommended last time that
6 allowed for some of these other projects?

7 ADMINISTRATOR NUNEZ: The percentage of
8 requests, maintenance requests versus what was funded,
9 I'm going to have to go back and dig that up a bit.

10 CHAIRMAN METCALF: Member Clutts, this is
11 Chairman Metcalf. If we could get these kind of
12 questions for Agenda Item 4, I think we're going to have

13 91014 Publicworks
some homework for the staff.

14 MEMBER CLUTTS: Fair enough.

15 ADMINISTRATOR NUNEZ: Thank you,
16 Mr. Chairman. So these are the projects that basically
17 fall into what we've called discretionary category versus
18 the ones that we've been discussing, which we are
19 basically saying those are the must-do projects to keep
20 our facilities running.

21 And then at this point, what we thought we
22 would do is give you another just a quick look at what
23 those projects would do in dollars. And you can see here
24 that we've added the discretionary, which you have here
25 under this discretion -- that category of discretionary

CAPITOL REPORTERS (775) 882-5322
32

♀

1 slash completion. You've got \$85 million in other
2 funding and \$45 million dollars in State funding for a
3 total of \$119 million in other funding and \$114 million
4 dollars in State funding.

5 Now, moving onto other projects that the
6 Board may want to consider in their recommendation under
7 discretionary are a couple of new projects that we wanted
8 to bring to your attention, and those are overall
9 priority C06 and C07. Both of those are military
10 projects. They come with federal funding, and the reason
11 for bringing those to your attention is that it doesn't
12 take -- you're talking about a total of approximately \$67
13 million dollars to -- pardon?

14 DEPUTY ADMINISTRATOR CHIMITS: \$67,000.

15 ADMINISTRATOR NUNEZ: Excuse me. \$67,000 to
Page 30

91014 Publicworks

16 almost a million dollars worth of work, so it's highly
17 leveraged there. And then another project that was
18 brought to our attention as being very important to the
19 state was the Cultural Center and Welcome Center at the
20 Stewart facility, and we included that for your
21 consideration. In there, however, as indicated before,
22 there's no funding -- at this point, geo bonds would not
23 be able to fund that particular project.

24 Now, in the next one here, what we've done is
25 we've given you basically a total here of what we call

CAPITOL REPORTERS (775) 882-5322
33

†

1 the top five priority items with a subtotal there, the
2 \$68 million, which in our opinion, those are projects
3 that should be funded for this next biennium. Then we
4 have the two discretionary categories for completion and
5 new, and you can see the grand -- what that does to the
6 grand total down below. You have \$117 million dollars in
7 State funding and \$120 million dollars in other funding.

8 If there's no questions on that, we can move
9 onto what was requested by Member Tiberti just a little
10 bit ago about to cover where the other funding moneys are
11 coming from, and this particular slide here is an attempt
12 to do that.

13 So the first one is the hundred thousand
14 dollars from Risk Management that they always provide for
15 indoor air quality issues, to address those. The next
16 one is the Agency donation, that's from UNLV for the
17 Hotel College in the amount of \$20.8 million. The next

18 one is a new funding source that we're identifying here,
19 which is Certificate of Participation. We typically
20 refer to those as COP's, and that includes the last -- I
21 don't know if you recall from last biennium. At this
22 time last biennium, we were told that we had no -- that
23 the ad valorem tax that supports the geo bonds for the
24 state could not support anymore, was basically the
25 affordability showing that we had no bonding capacity at

CAPITOL REPORTERS (775) 882-5322

34

♀

1 the beginning of last biennium.

2 There was a lot of discussions at that time
3 about other funding sources to fund the Capital
4 Improvement Program. Director Mullencamp at that time
5 came up, had a concept of using a current revenue stream
6 that was stable and had a long history to apportion that,
7 to use that toward backing additional general obligation
8 bonds. The treasurer's office offered another solution,
9 which was to use a Certificate of Participation to fund
10 some of the maintenance projects.

11 So in this case, what we're proposing is that
12 those projects that have a payback due to energy savings
13 of 15 years or less, that they be funded with COP's, and
14 that the agencies receiving that benefit would be
15 responsible for paying back those -- paying back or
16 paying the debt service on that financing. Those
17 projects, just to -- are a list of projects that are
18 included in the Statewide Energy Efficiency Program that
19 are in your packet. You can go through those.

20 A lot of them are -- there's a good section

91014 Publicworks

21 of them are in dollars, particularly. That includes all
22 of the high-mast lighting through the State of our
23 prisons, to convert them to LED's. That high-mast
24 lighting typically has ten fixtures on each pole. Each
25 fixture is around a 1,000 watts. We can get the same

CAPITOL REPORTERS (775) 882-5322
35

♀

1 illumination with LED with about 450 watts, so we're
2 going from something that has from about a thousand watts
3 per lamp times ten per pole to 450 per lamp times ten per
4 pole. So the payback on those are, we're finding out
5 that it's less than 15 years.

6 we have discussed this with the Department of
7 Corrections, and they have no issues with respect to
8 funding those particular projects out of their savings.
9 And then we have a few others in there that also meet
10 that criteria that I've included under the Certificate of
11 Participation funding. Some of those, we also have an
12 allocation, I believe -- ward, did that come from the --
13 is that allocation to the State from the Department of
14 Energy in the QECB, Qualified Energy Conservation Bonds?

15 CHIEF PATRICK: It's a federal -- ward
16 Patrick, for the record. It's a federal law that was
17 part of kind of the pre-American Recovery and
18 Reinvestment Act from 2008.

19 ADMINISTRATOR NUNEZ: Anyhow, I believe that
20 there was a little over \$20 million dollars that was
21 allocated to the State, and as part of that, the State
22 then divvied it up into local government and the State.

23 The State is eligible for three and a half million
24 dollars of that, and what it is is the federal government
25 subsidizes the interest on that loan. So if we

CAPITOL REPORTERS (775) 882-5322
36

♀

1 obviously, we would issue certificate COP's for that
2 amount, and then the federal -- let's say if the COP's
3 came in at a rate between four and a half and five
4 percent, the federal government would cover, I believe,
5 two, two and a half percent of that rate. So we, instead
6 of paying four and half to five, we maybe paying two and
7 a half percent on that loan.

8 So and again, those projects that are planned
9 are in the S08 program, and they have the simple payback
10 is less than 15 years on those from the energy savings
11 that are included in that program. There is one other
12 project that's included in that Certificate of
13 Participation amount for COP's and the \$26 million
14 dollars. There's approximately a seven and a half
15 million-dollar project to renovate the Metro basically in
16 Las Vegas, so this would allow the existing -- when the
17 new DMV gets built, which is the Sahara.

18 Excuse me. The Sahara DMV, the new Sahara
19 DMV is built, and it requires the existing B&G Building
20 where B&G is housed at now will have to be razed, demoed,
21 moved out of the way. So in looking for moneys to do
22 this, and geo bonds didn't look feasible to us, so the
23 concept in looking at that \$7 and a half million dollars,
24 if it was financed over 25 years at five percent, it
25 would add .7 of a cent to the B&G rent rate. However,

♀

1 that does not include -- it's strictly the financing
2 charts. The \$7 and a half million at five percent for 25
3 years does not include the cost of document preparation,
4 because I'm sure there will be costs with that with bond
5 counsel and others, and it does not include finance
6 charges on that, which I'm not -- not being knowledgeable
7 in that end, did not include it.

8 If that amounts to be up to 30 percent, then
9 it would be a full cent. It would be one penny, one cent
10 on the B&G rate. So this biennium, if we're charging 95
11 cents, then the rate in the future not next biennium, but
12 the following biennium, then it would be that one penny.
13 It would add one penny to the rate that we would charge
14 to the State.

15 That takes us to the next one is federal
16 funding from the Veterans Administration in the amount of
17 \$34 million. The next one is on federal -- on that for
18 federal funding from the military, Guard projects in the
19 amount of \$2 million dollars. \$27 million dollars in
20 highway funds are included in this recommendation. The
21 majority of that, a little over \$20 million, is for the
22 construction of a new DMV on East Sahara.

23 Then there is the \$5 million dollars in slot
24 tax. We discussed the QECB bonds, the Qualified Energy
25 Conservation Bonds already, and then the Statewide

♀

1 Building Efficiency Programming, \$924,000. That is what
2 the building official would be charging to other agencies
3 that are doing projects on their own to plan check and
4 inspect projects for other agencies that are being done
5 on state land, state-owned land or held in trust for the
6 State. We act here as the building official for the
7 whole State of Nevada, so as the building official and
8 basically would be very similar to someone building in
9 the private sector.

10 You go to your local building department,
11 they basically come here to our building official for
12 plan check and inspection of all of those projects to --
13 it's a third-party assurance to make sure that things are
14 built to code. And that number is based on what we've
15 done, the average of what we've done in prior bienniums.

16 And at this time, unless there is any
17 questions, that concludes my presentation, Mr. Chairman,
18 and I guess I can turn it back over to you.

19 CHAIRMAN METCALF: Are there any questions
20 from Board members? If not, I'd like to take a five or
21 ten-minute break before we get to Item Number 4, if
22 possible. We've been going an hour.

23 COUNSEL STEWART: As a point of order, the
24 Board would need to make a decision on the manager's
25 recommendation.

CAPITOL REPORTERS (775) 882-5322
39

♀

1 CHAIRMAN METCALF: Oh, before we --
Page 36

91014 PublicWorks

2 COUNSEL STEWART: Well, no. You can do it
3 before you come back.

4 CHAIRMAN METCALF: No. Let's do it now.

5 ADMINISTRATOR NUNEZ: Or actually provide
6 direction.

7 COUNSEL STEWART: Only one person at a time
8 can talk.

9 MEMBER WALKER: Member walker. I can't do
10 that now. I have to convert my list stuff that I
11 prepared and convert it to this before I can --

12 ADMINISTRATOR NUNEZ: Move on --

13 MEMBER WALKER: -- do that. So if I had five
14 minutes, I can do this conversion.

15 CHAIRMAN METCALF: Okay. Then I'd say let's
16 take a break, and we'll go back to Item Number 3. It's
17 Chairman Metcalf.

18 ADMINISTRATOR NUNEZ: Can I just mention one
19 more thing? We did schedule a meeting for the 18th, just
20 in case. So what -- oh, excuse me. For the record, Gus
21 Nunez, Administrator. So we could today, you could
22 either make a final decision, or you could tell us what
23 you want to do and in formulating, you know, provide
24 direction to the staff as to how you want to formulate
25 your recommendation to the Governor, and we could either

CAPITOL REPORTERS (775) 882-5322

40

♀

1 try to do it today here or we can do, you know, per your
2 direction, bring something back in a little more formal
3 and finished product based on your direction for the

4 meeting on just a quick meeting on the 18th for you to
5 just say yep, that's what we want and vote on it.

6 Either way, but I just want to throw this out
7 there as options for the Board to consider when we come
8 back.

9 CHAIRMAN METCALF: Chairman Metcalf. Yes,
10 Member Clutts?

11 MEMBER CLUTTS: Bryce Clutts, for the record.
12 So I just want to confirm that my questions that I have
13 are best to be asked in Item Number 4; is that correct?

14 CHAIRMAN METCALF: Yes, that's my opinion.

15 MEMBER CLUTTS: Okay. Thank you.

16 CHAIRMAN METCALF: Okay. We're in recess for
17 ten minutes.

18 (Recess was taken.)

19 CHAIRMAN METCALF: We're still on Item Number
20 3, which is Discussion and Possible Action on the
21 Administrator's recommendation to the Board for the 2015
22 Capital Improvement Program. And I'll just read for the
23 record. "In accordance with NRS 341.191, the Board shall
24 submit before October 1st of each even-numbered year its
25 recommendations for projects for capital improvements in

CAPITOL REPORTERS (775) 882-5322

41

♀

1 the next biennium."

2 So at this time, if we'd like to have any
3 Board discussion on Agenda Item Number 3, I'll open it
4 up, and I'm going to -- I was going to throw it to the
5 south, but if you don't mind, we'll start with the south
6 and then work our way north. How is that? Anybody in

91014 PublicWorks

7 the south have any statements or questions?

8 VICE-CHAIRMAN STEWART: Sean Stewart, for the
9 record. I would just put on the record that again, this
10 time around, this is a pretty depressing outlook, that we
11 definitely need to figure out some way to get some of
12 this maintenance at least done. I did find it
13 interesting last night as I was adding these up that
14 under the Highway Fund usage, which is a pet peeve of
15 mine, we have about \$400,000 actually going towards
16 highways. The rest of it's all going towards DMV, which
17 is one of my favorite places to be. But other than that,
18 I just would say that this is another tough year. I
19 don't know how we're going to accomplish what we've been
20 asked to do with the limited funds we have.

21 CHAIRMAN METCALF: Thank you. Any other
22 comments down south?

23 MEMBER TIBERTI: Well, I want to echo part of
24 what's -- Tito Tiberti, for the record. I'm sorry. I
25 think that you guys and staff have done a great job

CAPITOL REPORTERS (775) 882-5322

42

♀

1 because it's not fun allocating such a huge quantity of
2 needs and allocate them down to something that makes
3 logical sense when you talk about safety and other
4 federal requirements we have to do, and I think it's a
5 difficult task, and I support your thought process.
6 Thank you.

7 CHAIRMAN METCALF: Okay. Bring it up north.
8 Member walker?

9 MEMBER WALKER: Member walker. I'd like to
10 ask, is there any update from the Governor's office on
11 the \$65 million?

12 ADMINISTRATOR NUNEZ: No. I think the last
13 time we heard -- and I don't know if Director Julia Teska
14 may want to, you know, tell us something different, but
15 the last time we were told that it would be November
16 before there would be -- their committee would meet and
17 to take a look at projections.

18 MEMBER TESKA: This is Julia Teska. Yeah, we
19 don't have any -- we met in August with the most recent
20 property tax information. That's what drives,
21 essentially affords the 17-cent collection. And that
22 would -- that was wrapping up collections for Fiscal Year
23 2014 and looking at '15, '16, '17, and then where would
24 we go from there. We will not have new information until
25 it's probably -- we will not wrap up that number until

CAPITOL REPORTERS (775) 882-5322

43

♀

1 closer to December in terms of where we think we're going
2 to land on property taxes, and that will drive the
3 affordability. It's typically -- we typically settle on
4 the property tax number shortly after the Economic Forum,
5 and the Forum is on December 1st.

6 CHAIRMAN METCALF: Any other questions or
7 comments? Member walker?

8 MEMBER WALKER: The total that the
9 Administrator's recommendation is \$68 million rounded to
10 numbers; is that correct?

11 ADMINISTRATOR NUNEZ: Yes, sir. For the

91014 PublicWorks

12 record, Gus Nunez.

13 MEMBER WALKER: I would like to add to that
14 the three projects. Two of those, you already have in
15 the discretionary under the new on page 16, and the third
16 is another -- it costs us \$24,000, and we get roughly
17 \$200,000 out of work.

18 To me, this is about putting people to work
19 and trying to build a tax base for the future as we have
20 shown by doing the design work for the 97,000 square foot
21 readiness center that we will fund this year, but the
22 next biennium, the building will be built with federal
23 funds. So it's a very wise investment that we take out
24 of our limited budget to do that.

25 So the other -- well, \$24,000, I believe,

CAPITOL REPORTERS (775) 882-5322

44

♀

1 where did my notes go? I can get to that. That's on
2 page four of 20 in what we submitted before. So I will
3 find it in the new one. It is project 5414, military at
4 Stead. It's on -- out of the book that we were --

5 CHAIRMAN METCALF: It's C07.

6 ADMINISTRATOR NUNEZ: 5414?

7 MEMBER WALKER: Yes.

8 ADMINISTRATOR NUNEZ: 5414.

9 MEMBER WALKER: Is that C07?

10 CHAIRMAN METCALF: Yes, in the new book.

11 MEMBER WALKER: That's security fence
12 addition C07. This should be replace domestic water
13 heaters, costs us \$23,700. We get \$190,000 funded

14 91014 PublicWorks
federally. It's in that.

15 CHAIRMAN METCALF: You're saying it didn't
16 make the list?

17 MEMBER WALKER: It did not make the list.
18 And for \$23,000 of additional budget, I don't think we'll
19 break Member Teska's budget in December for \$23,000 if we
20 can get \$200,000 of federal money out of this.

21 CHAIRMAN METCALF: This is Chairman Metcalf.
22 Member walker, what number was that again?

23 MEMBER WALKER: Well, it was project number
24 5414. It was on page -- of what was submitted in
25 preparation for today's Board meeting -- on page 4 of 20.

CAPITOL REPORTERS (775) 882-5322
45

‡

1 COUNSEL STEWART: Okay. And, Member walker,
2 if I can, for just a minute, on the document that Member
3 walker is looking at, I believe is the Administrator CIP
4 recommendation to the Board. September 10, 2014, under
5 Agenda Item Number 3, it is in the additional critical
6 projects tab.

7 MEMBER WALKER: Yes.

8 COUNSEL STEWART: And it is page --

9 MEMBER WALKER: Four of 20.

10 COUNSEL STEWART: -- 4 of 20, top of the
11 page. And actually, the very top of the page in the
12 project number is 5414.

13 MEMBER WALKER: And also look at 5415, which
14 another \$51,000, we can get \$400 and some thousand of
15 federal funding.

16 DEPUTY ADMINISTRATOR CHIMITS: So you're
Page 42

91014 PublicWorks

17 adding four projects?

18 CHAIRMAN METCALF: Two.

19 MEMBER WALKER: Two.

20 CHAIRMAN METCALF: And this is Chairman
21 Metcalf. With what Member Walker just said, projects
22 number 5414 and projects number 5415 on the PowerPoint
23 presentation, project overall priority on page 16,
24 projects number C06 and C07, I was going to see if we
25 could throw that into a motion.

CAPITOL REPORTERS (775) 882-5322
46

♀

1 And Member Walker, rightly so, got right into
2 it and then added two more, which I personally agree
3 with, so I would like to see if maybe somebody would like
4 to make a motion for the recommendation for the
5 Administrator's presentation possibly pushing our -- not
6 pushing, but adding to our request that we find room for
7 those four projects.

8 Member Stewart, for the record. I'll make
9 that motion.

10 CHAIRMAN METCALF: Is that clear,
11 Ms. Stewart?

12 COUNSEL STEWART: Yeah. We might need a tiny
13 bit of clarification. Gus, do you want to go ahead
14 and --

15 ADMINISTRATOR NUNEZ: Yeah, I believe that
16 what we're talking about is --

17 COUNSEL STEWART: Page 16. Page 16.

18 ADMINISTRATOR NUNEZ: -- right here. If I'm

19 wrong is to add -- ^{91014 Publicworks} first of all, it's on page 16. What
20 we're talking about is page 16 of the PowerPoint
21 presentation under discretionary-new is to include in the
22 Board's recommendation, to include what we have labeled
23 on page 16, which is project C06 and C07, which is C06 is
24 the organizational parking lot lighting of Floyd Edsall
25 Training Center in the amount of \$745,101, total project

CAPITOL REPORTERS (775) 882-5322
47

♀

1 costs, of which \$698,994 would be military funding and
2 federal funding, and \$46,170 would be State funding.

3 And the security fence addition at Stead
4 Training Center, which the total project cost is
5 \$223,195, and of which \$202,086 is military federal
6 funding, and \$21,109 would be State funding. In addition
7 to that, funding for under project 5414, which is the
8 replacement of water heaters at the Army Aviation Support
9 facility in the Stead area, and that would be -- that
10 project in military funding would be \$190,460, and State
11 funding would be \$23,744.

12 And project number 5415, replacement of the
13 domestic hot water heaters, State Regional Training
14 Institute, in the amount of \$423,951 in military federal
15 funding and \$50,694 in State funding.

16 CHAIRMAN METCALF: Member Stewart, do you
17 agree with that?

18 COUNSEL STEWART: Member Stewart, for the
19 record. Yes.

20 VICE-CHAIRMAN STEWART: For the record, Sean
21 Stewart. Perhaps I can reframe the motion if you don't

22 mind, Member Stewart.

23 COUNSEL STEWART: Go ahead.

24 VICE-CHAIRMAN STEWART: The motion would be
25 to accept the Administrator's recommendation as provided

CAPITOL REPORTERS (775) 882-5322
48

†

1 with the addition of four projects: Projects C06, C07,
2 that are included on the PowerPoint presentation as
3 discretionary, and also add projects number 5414 and 5415
4 as previously discussed.

5 CHAIRMAN METCALF: Member Stewart?

6 VICE-CHAIRMAN STEWART: Member Stewart, for
7 the record. Yes, I so move.

8 CHAIRMAN METCALF: Okay. We've got a motion.
9 Looking for a second.

10 MEMBER TIBERTI: May I have a discussion?
11 Tito Tiberti, for the record.

12 CHAIRMAN METCALF: After your second. I'm
13 sorry, sir. Looking for a second first.

14 MEMBER WALKER: I'll second.

15 CHAIRMAN METCALF: Okay. Member Walker
16 seconded. Is there any discussion? Member Tiberti?

17 MEMBER TIBERTI: Yes. Tito Tiberti, for the
18 record. At the risk of showing my youth, like the two
19 next to me, do I understand we're over the Governor's
20 stated amount of \$65 million by close to \$4 million? And
21 if that's correct, then we're adding these items -- my
22 question is, I'm all for this. I was just curious if we
23 -- if the Governor or somebody starts cutting back, where

24 would these three items fit into the cutback?

25 ADMINISTRATOR NUNEZ: For the record, Gus

CAPITOL REPORTERS (775) 882-5322

49

♀

1 Nunez, Administrator. In this area, what's happened in
2 the past, I'm not going to say -- it's hard to predict
3 the future, but the way it's been done in the past, the
4 request typically from the Governor's office have been,
5 and it's been various governors, and it's been pretty
6 much along those lines, is and we need to, in the must-do
7 areas, we need to cut back to this amount, give us a
8 recommendation, and then we come back with a
9 recommendation.

10 we've also received direction from the
11 Governor's office in the past being we need to include
12 these other projects in the recommendation, give us
13 options as to where that -- where we could get the money
14 from if no additional money or if we throw in this much
15 money, additional funding can you give us some
16 alternative for the rest of the funding. And then we've
17 come back with alternatives for the Governor, but we've
18 always been involved in that process, Member Tiberti, so
19 I think hopefully, this time around, if there's a need to
20 cut back and/or add that, usually, we would be consulted
21 with in putting the recommendation together.

22 I would hope that that would happen again.
23 My guess is that it would. We would be requested to
24 assist in that effort. However, we always provide
25 options. When this has been requested, we provide -- we

♀

1 don't give them just one final. We say, here's a couple
2 of various ways of going, and here is one way that our
3 preference would be or our recommendation would be to go
4 this way.

5 MEMBER WALKER: I have one more.

6 CHAIRMAN METCALF: Member walker?

7 MEMBER WALKER: Let's -- after this one. I
8 still have another question after this. It's not a
9 discussion.

10 CHAIRMAN METCALF: Can we do that? Once you
11 vote, do we -- are we done with that item, or can we
12 still discuss?

13 COUNSEL STEWART: Sure. For the record,
14 Susan Stewart. Just because we vote, doesn't mean we're
15 leaving the agenda item.

16 CHAIRMAN METCALF: Anybody down south have
17 any more questions or discussion on the motion?

18 MEMBER CLUTTS: Yeah. Member Clutts, for the
19 record. Just excuse my ignorance, but I just want to
20 confirm that if we take this vote, then that means that
21 we are -- this is the recommendation that will be
22 submitted to the Governor, and so help me understand --
23 I'm not a very patient guy -- what happens in the Agenda
24 Item Number 4 in terms of discussion? I just want to
25 make sure that I don't have any questions relative to

♀

1 this prior to the vote that will be done after the vote.

2 CHAIRMAN METCALF: This will be our
3 recommendation -- Chairman Metcalf -- for these projects
4 that will go to the Governor's office. And if I'm not
5 mistaken, any modification, they'll be brought back to us
6 through the process just like what happened between our
7 August meeting and this meeting. Did I reach too far?

8 ADMINISTRATOR NUNEZ: No. This is --

9 CHAIRMAN METCALF: This is our
10 recommendation, Member Clutts, to the Governor.

11 MEMBER CLUTTS: Okay. Member Clutts, for the
12 record. With all due respect, Mr. Chairman, I'm going to
13 go ahead and ask a question just because I just feel
14 compelled to.

15 CHAIRMAN METCALF: Sure. No problem.

16 MEMBER CLUTTS: And so if I could just get
17 clarification on the funding aspect, can someone advise
18 me of as to where the funding source for these Capital
19 Improvement Projects comes from, number one, and then
20 number two, and maybe this is a silly question, but why
21 these decisions have to be made before we actually know
22 what our funding is?

23 MEMBER TESKA: Sorry. This is Julia Teska.
24 In addition to the Director of Department of
25 Administration, I'm the State's Budget Director.

CAPITOL REPORTERS (775) 882-5322
52

♀

1 Certainly, that's part of how we do our budget-building
2 process. We're by law, in the executive branch, required

91014 Publicworks

3 to build a budget based on the Economic Forum's
4 projections for revenues. The Economic Forum meets in
5 December. The Governor has to present his budget to the
6 legislature by the middle of January.

7 If we waited to build the budget until after
8 the Economic Forum told us the revenue, we'd never get a
9 budget presented on time. So what we do is we make our
10 best estimates in advance, and we build -- the Agency's
11 presented their requests both for capital facilities
12 projects, and in our regular -- the operating budget
13 process based on the best information that we had
14 available and what their needs were.

15 And then this process that we're going
16 through here is part of the process that we're going
17 through in my day job, if you will, in terms of looking
18 at the resources that are available and prioritizing what
19 fits within the resources that are available and what is
20 outside of that, and in this case, we have \$65 million.
21 We're estimating, at this point, that there's \$56 million
22 dollars available in the bond affordability.

23 To go back to your first question, which is
24 the where does that money come from, there's actually a
25 dedicated 17-cent property tax that goes directly to our

CAPITOL REPORTERS (775) 882-5322

53

♀

1 bond interest and redemption fund, and it's used to pay
2 for the general obligation bonds that the State issues,
3 and so that's how come property tax forecasts are
4 critical to the process that we're going through here

5 because they determine the bond funding and the
6 affordability as far as the availability of bond funding
7 for the current period. So I hope that answer your
8 question.

9 MEMBER CLUTTS: Bryce Clutts, for the record.
10 Thank you, Director Teska. It does. I just have one
11 follow-up question. If the amounts come back to be
12 higher, say, \$70, \$80 million, what have you, and the
13 recommendation is \$69, plus or minus, what happens at
14 that point? Does the Governor take into consideration or
15 does he come back to Gus and his team and then ask for
16 these other discretionary items? Which of those do they
17 want to throw in and then we come back to us, or how does
18 that work?

19 ADMINISTRATOR NUNEZ: Gus Nunez, for the
20 record. Once your recommendation of October 1 goes to
21 the Governor, everything that happens after October 1
22 then becomes the Governor's recommendation, which is then
23 presented to the legislature and is presented to the
24 legislature as the Governor's recommendation, which it's
25 no longer the Board. Yeah, right. Will no longer be the

CAPITOL REPORTERS (775) 882-5322
54

♀

1 Board rec.

2 So basically, the Governor will have between
3 October 1 and the beginning of the session. Hopefully,
4 he won't wait that long, but to tell us what direction he
5 wants to go so we can prepare these books and get them
6 ready to go along with the budget that goes to the
7 legislature. But so we -- he would basically, that's his

91014 PublicWorks

8 opportunity to then take your recommendation into
9 consideration and decide what he wants to do, if anything
10 different than that from the recommendation that you made
11 to him, which leads me to maybe after this vote is taken,
12 I would probably ask for authority to work with the
13 Chair, as to we typically write a letter to the Governor
14 on behalf of the Board saying here's what the Board
15 recommends in formulating that letter as to what's in it
16 regarding here's what -- at the time of our
17 recommendation, this is what we were told that the
18 funding was available. we're recommending that that be
19 part of the funding, and additional funding maybe should
20 be provided for these other projects that you're
21 recommending, and the reasons for that, perhaps some
22 leeway in that.

23 we could work -- I could work with the Chair
24 in formulating that transmittal letter to the Governor,
25 or we could have another meeting on the 18th, and I can

CAPITOL REPORTERS (775) 882-5322
55

♀

1 come back with suggestions to you as to for the Board to
2 vote on as to what that's going to look like when we
3 transmit your recommendation to the Governor.

4 CHAIRMAN METCALF: This is Chairman Metcalf.
5 Before we finish with Member Clutts's question, if it got
6 answered, is the 18th meeting mandatory, or is that a we
7 decide to have it? It's a place holder.

8 ADMINISTRATOR NUNEZ: It's a place holder.
9 It's up to you.

10 COUNSEL STEWART: And for the record, just to
11 clarify, the Governor typically would work with staff in
12 developing the Governor's recommendation. It would not
13 come back to the Board for the Board's consideration.

14 The other thing, Gus, I would suggest is, if
15 it's acceptable to the Board, is that we could vote on
16 the current recommendation, and then you can get specific
17 direction from the Board as far as how you want to craft
18 the letter to the Governor that presents, you know,
19 programs we could do that today. So just a suggestion.

20 CHAIRMAN METCALF: Member Clutts, did that
21 answer your questions?

22 MEMBER CLUTTS: Yes, sir.

23 CHAIRMAN METCALF: Okay. Member walker?

24 MEMBER WALKER: Okay. From the forest to a
25 tree. It was project 5137, which I believe is project

CAPITOL REPORTERS (775) 882-5322
56

♀

1 M17 on page 8.

2 CHAIRMAN METCALF: Of what?

3 MEMBER WALKER: In the --

4 COUNSEL STEWART: PowerPoint?

5 MEMBER WALKER: PowerPoint. This project is
6 replacing switchgear control systems for existing
7 emergency generators. In the last biennium, I remember
8 we were replacing two generators with switchgears, and it
9 was a little over a million dollars, and it came back
10 with a revised budget of replacing one generator and not
11 doing anything on the other generator and doing
12 switchgears. Now, this one is here. I need -- what did

91014 PublicWorks

13 we do last biennium, and what are we doing now?

14 ADMINISTRATOR NUNEZ: Are you referring to
15 M15, Member Walker?

16 CHAIRMAN METCALF: It's 17.

17 ADMINISTRATOR NUNEZ: M17. M17 at Northern
18 Nevada.

19 DEPUTY ADMINISTRATOR CHIMITS: Or 27. Are
20 you talking the generator budget?

21 MEMBER WALKER: Yeah, the emergency power
22 system upgrades for \$1,179,000, which was, by our old
23 item or old project, number 5137.

24 ADMINISTRATOR NUNEZ: And let me go to 17.

25 MEMBER WALKER: And that's on page four of

CAPITOL REPORTERS (775) 882-5322
57

♀

1 nine in the Administrator's recommendation. Yeah. So
2 are these -- Is this an intermingled project that we're
3 improving what we did last biennium, or am I in the wrong
4 generators?

5 DEPUTY ADMINISTRATOR CHIMITS: I think you
6 were thinking of Desert Willow. We did a generator at
7 Desert Willow.

8 MEMBER WALKER: Is that what I'm thinking?

9 DEPUTY ADMINISTRATOR CHIMITS: I think so.
10 This is --

11 CHAIRMAN METCALF: At Dini.

12 DEPUTY ADMINISTRATOR CHIMITS: At Northern
13 Nevada Mental Health.

14 MEMBER WALKER: Okay. If I'm at two

15 different projects, I'm good. My question is answered.

16 CHAIRMAN METCALF: Is there any further
17 discussion?

18 ADMINISTRATOR NUNEZ: Member walker, just if
19 you go to M17 in the folder that was handed to you this
20 morning, it's actually page 59 of 148. And if -- this
21 one, yeah. This one here. Page 59 under estimates in
22 there. If you look on the background information on the
23 narrative, which is the last paragraph, it kind of gives
24 you an idea as to what's going on there. I want him to
25 know what this is.

CAPITOL REPORTERS (775) 882-5322
58

♀

1 MEMBER WALKER: I think I was thinking of
2 another generator.

3 ADMINISTRATOR NUNEZ: Okay.

4 CHAIRMAN METCALF: Okay. We have a motion on
5 the floor, and it's been seconded. We've had discussion.
6 Is there any further discussion on this item? Okay. I'm
7 looking for a vote. Again, we've had a motion and a
8 second. All of those in favor signify by saying aye.

9 THE BOARD: Aye.

10 CHAIRMAN METCALF: Opposed? Motion carried.

11 COUNSEL STEWART: Get that man a gavel.

12 CHAIRMAN METCALF: Let's go to change orders,
13 Guys. Okay. And we're still on Agenda Item 3.
14 Ms. Stewart mentioned that we could talk about if there
15 was any input that we had that we could possibly intimate
16 to staff on how to write the letter to the Governor.

17 COUNSEL STEWART: Does anyone have any input
Page 54

18 or comments on that?

19 MEMBER CLUTTS: Mr. Chairman, Bryce Clutts,
20 for the record. I don't know of any recommendations per
21 se for additional funding as I sit here, but -- and maybe
22 it's been done and I'm new to the game, but I think it is
23 worth bringing to the Governor's attention the amount of
24 money that is available in additional funding sources to
25 build many projects that will put a lot of people to work

CAPITOL REPORTERS (775) 882-5322
59

♀

1 and identifying those additional revenue sources which,
2 if you look at the overall budget proposed by or the
3 overall recommendation proposed by Gus and his staff,
4 it's almost an equal split between State funding and
5 additional sources of funding.

6 And I just think it's worthy of noting that a
7 lot of money is coming from other places to fund these
8 projects. And if as a state we could identify, you know,
9 how to get just a little bit more money, and I believe
10 there's way to do it, I just don't know where those are,
11 that we could put a lot of people to work and we could
12 take care of a lot of critical needs within the state.
13 So I just wanted to make that comment.

14 CHAIRMAN METCALF: Thank you, Member Clutts.
15 Is there any other comments at this time? Okay. Let's
16 move onto Agenda Item Number 4 for possible action. This
17 is discussion and possible action on consideration of
18 alternate CIP funding sources, and verifying this is the
19 agenda item that was requested at the end of our two-day

20 CIP presentation, Agency presentations by the Board. So
21 I would like to open it up to the north first. Member
22 walker?

23 MEMBER WALKER: Okay. Member walker. We're
24 definitely underfunded within the State within
25 maintenance. The maintenance projects that are suggested

CAPITOL REPORTERS (775) 882-5322
60

†

1 will begin through this accelerated maintenance costs
2 that we have. We need some other sources from funding.
3 But before I believe we can tackle this animal, all I can
4 refer to is maintenance. I have no idea of how big this
5 animal is. I think we, as the State Public Works Board,
6 have to define the animal before we can come up with
7 solutions to the animal for the funding of it.

8 And I would first, to begin the discussion,
9 is to direct staff to begin to define what is our
10 maintenance of the State. Second would be if I put
11 myself into a department head and I was running whatever
12 you'd want to run, I would, in order to balance my
13 internal budget, I would stick more to the Public Works
14 Board and less to my internal budget. So I believe we
15 need some policy in that particular area of department --
16 what is department maintenance and what is our
17 maintenance.

18 CHAIRMAN METCALF: Thank you, Member Walker.
19 Actually, I'm going to jump in. I've written some notes
20 that maybe could help a little bit on this topic, and
21 then I'll let everybody else jump in. And I'm saying
22 this for Member Tiberti, Member Walker and myself that

23 have actually been here since just after the '06 CIP.

24 So, Member Clutts, we've actually been here

25 '08, '10, '12, and now '14. This is our fourth CIP. And

CAPITOL REPORTERS (775) 882-5322
61

♀

1 we came in after the '06 CIP. And just to jog
2 everybody's memory, it was like \$830 million dollars in
3 new projects. And then immediately in '08, we went below
4 \$100 million. '10, I think we were at around \$30
5 million. '12, we were at \$60 million, plus or minus, and
6 guess what? We're at \$68 million this biennium.

7 So, Member Clutts, that kind of -- I'm using
8 you as an example because you're new. That's kind of
9 been our roller coaster ride. And what I would like to
10 know is because I know within those four bienniums, we
11 have asked, what is the definition of taking care of
12 existing facilities before construction of new
13 facilities? Because we have asked as Board members in
14 the past, is it our job to pay for deferred maintenance?
15 what is deferred maintenance? what is our job as State
16 Public Works to pay for the care of the existing
17 facilities before the construction of new facilities, and
18 what would be in somebody else's budget to, say, help pay
19 for what could be called deferred maintenance.

20 And I'd asked this question before this
21 agenda item. How much is -- what percentage of the \$664
22 million of maintenance and State requests of what was
23 asked for. In other words, we had about \$64 million
24 dollars in M&S projects. what was requested out of that,

91014 Publicworks
25 I think, what was it? \$570 million. Did somebody figure

CAPITOL REPORTERS (775) 882-5322
62

♀

1 that out?

2 ADMINISTRATOR NUNEZ: well, Gus Nunez, for
3 the record. And, ward, correct me if I'm wrong along the
4 way here. I think the original request from all of the
5 agencies including new facilities was approximately this
6 time around, was -- well, it was over \$570. It was
7 beyond that.

8 we then met with the agencies, and after our
9 meetings with them, there was some rethinking of on their
10 part of their needs, and that came down to \$570, about
11 \$570 of our meetings with them on their request, but that
12 includes both maintenance and new projects. I can tell
13 you that there is one thing that we always ask our
14 project managers is to tell us, in their opinion, because
15 they're the most intimate with the projects that are
16 being proposed, they are the ones that go out and look at
17 the projects and decide what needs to be done and cost
18 estimate those projects.

19 CHAIRMAN METCALF: Gus, let me clarify my
20 request. Out of the \$69 million, \$64 million is
21 maintenance and statewide projects of roofing and parking
22 lots and things like that. Out of the \$570 million
23 ballpark, how much would have been in those categories if
24 we had all of the money that would have been maintenance
25 and statewide projects? Is it a hundred million, is it

CAPITOL REPORTERS (775) 882-5322
63

♀

1 \$200 million, or was it \$64 million and we covered it
2 all?

3 ADMINISTRATOR NUNEZ: well, the RPM's felt,
4 of the projects that were submitted that need -- that
5 they felt that should be done this next biennium was
6 approximately \$211 million.

7 CHAIRMAN METCALF: Okay.

8 ADMINISTRATOR NUNEZ: So let's say, just for
9 ballpark figures, \$200 million is what I believe they
10 came up with and said this is what should be done.

11 CHAIRMAN METCALF: So, Gus, the math I wanted
12 to do was -- and this is Chairman Metcalf -- is if we
13 take, let's call it \$200 million minus \$60 million is
14 \$140 million, so let's roughly say we were able to fund a
15 third of our projects, and what Chis Chimits was, I
16 think, saying earlier is we are falling behind. While
17 doing that math, we can only fund a third of the
18 requests.

19 How that snowballs in the future is what I
20 think we're asking, and part of the global question of
21 this agenda item, how is it going to be funded, how much
22 is it really. And the 800-pound gorilla in the room the
23 last meeting was that gentleman from NSHE that said,
24 "Hey, we're \$1.5 billion behind in deferred maintenance
25 in just the college campuses alone." And we, as

CAPITOL REPORTERS (775) 882-5322
64

♀

1 contractors up on the Board, looked at each other and
2 went, "well, that means something." So I think that's
3 kind of why we're here. So I'd like to throw it back to
4 the Board.

5 COUNSEL STEWART: Chairman Metcalf, I just
6 want to confirm that you're talking about -- when you say
7 a third, you're talking about a third of the maintenance
8 projects?

9 CHAIRMAN METCALF: Yes, ma'am.

10 COUNSEL STEWART: Not a third of the overall
11 requests?

12 CHAIRMAN METCALF: Yes, ma'am. In other
13 words, \$60 million is approximately a third of \$200
14 million. It's actually a little more, but --

15 COUNSEL STEWART: Thank you.

16 CHAIRMAN METCALF: Down south?

17 MEMBER TIBERTI: Member Tiberti. I think
18 it's all interesting and it's a great discussion because
19 I think it's human nature proclivity to want to build new
20 things and not look at repairs and hope somebody else
21 does it. And I think Chris Chimits and Roy Walker
22 talking about the ability to have the agencies or
23 whoever, owners of the building have a tendency to defer
24 the maintenance and ask somebody else to clean up their
25 house and fix their air conditioning, which they defer to

CAPITOL REPORTERS (775) 882-5322

65

♀

1 us, and I think it's an education process.

2 I'm not sure how you do this, but I do think
3 maybe the NSHE guy at \$1.5 billion is a hyperbole, is an

91014 Publicworks

4 exaggeration for effect, but if you cut it a third off or
5 50 percent off, you're still at \$5 or \$600 million, which
6 is probably somewhat correct. That's just one group of
7 buildings. If we take this whole state, I think we need
8 to somehow get these legislatures and the public educated
9 that I know in Clark County, we had a great road system,
10 but in the last five, six, seven years, I'm noticing we
11 have huge traffic loads, and it's starting to take its
12 toll, and things like that aren't even in the taxpayer's
13 purview to see.

14 I mean, we physically see it and touch it,
15 but you go to some of these buildings, and we sit and
16 look at each CIP every two years, I look at these
17 photographs, and it's a lot of deplorable, I would say,
18 maintenance not getting done or not getting funded, and I
19 think it's coming home to roost. I think Chris, Roy and
20 myself, everybody else probably -- I think we could only
21 do so much, but if we don't bring it to the forefront, I
22 think it's going to accelerate, and it's -- some of these
23 buildings are your electrical, and some of these air
24 conditioning and roofs, they're talking about 20, 25, 30,
25 35, 40 years old even. At some point, you do have a

CAPITOL REPORTERS (775) 882-5322

66

♀

1 collapse of the maintenance of these things, and they
2 become unusable, and then they want a new building, and I
3 think it's cheaper in the long run to try and fix and
4 maintain these, but it's being deferred out of the other
5 budget to this budget, and it's not there.

6 So I just want to be on the record with
7 saying I think we've got to do a better job of calling
8 this out, but I don't know how we do it, but I think we
9 need to start. Thank you.

10 CHAIRMAN METCALF: Member Tiberti, this is
11 Chairman Metcalf again. One of the things I keyed on is
12 a week before the meetings that we had at the legislative
13 building in August, I was in, I'll call it, a peer group
14 in Phoenix, Arizona, and it was intimated to me that this
15 group had a lot of dealings with the K through 12 schools
16 in the State of Arizona, and that since the economic
17 downturn, the deferred maintenance that they were
18 starting to talk about just in the schools in Arizona,
19 were not a billion and a half, but in the billions, and
20 that it had not come to roost yet with the legislature of
21 how they were going to address this, and they were just
22 starting to grapple with it. And I think when I heard
23 the NSHE gentleman say \$1.5 billion, I said well, wait a
24 minute. We're in a similar situation.

25 MEMBER TIBERTI: Member Tiberti. You know,

CAPITOL REPORTERS (775) 882-5322
67

♀

1 we have the, as I mentioned, roads down here. But we
2 also had a huge school building program in the last 25
3 years, and that would fit into what your peer group
4 was -- I mean, we have nothing to do with the State and
5 State Public works, but we've also got a big deferred --
6 our Clark County School District, which is huge, and that
7 fits right into it. There's other items besides roads
8 and schools and also State Public works Board. There's a

9 tremendous amount of -- I don't think the public is -- I
10 don't know. It's a curious problem. It's big.

11 CHAIRMAN METCALF: Any other comments down
12 south?

13 MEMBER CLUTTS: Member Clutts. Gus, if I
14 could clarify something. So identified plus or minus
15 \$200 million dollars worth of needs and maintenance. So
16 if I understand correctly, if the budget or the allocated
17 funds we had to work with was, say, \$200 million, then we
18 basically would be approving maintenance, and there still
19 would be no funding for anything new; correct?

20 ADMINISTRATOR NUNEZ: Basically, yes, that
21 would be correct. Yes.

22 MEMBER CLUTTS: Thank you.

23 ADMINISTRATOR NUNEZ: And just to put it into
24 context, you know, one of the things that -- and we
25 didn't look at those in detail like on the statewide's,

CAPITOL REPORTERS (775) 882-5322
68

♀

1 which are maintenance, last time that you looked at this
2 thing was just a group of statewide projects in each one
3 of the statewide categories that we've requested that
4 fell into those categories.

5 The PM's basically, they narrowed down in
6 each one of those categories as to what they felt should
7 be done next biennium. And after looking at those
8 statewide's, we were a little bit -- a few million
9 dollars higher in maintenance than we're at right now,
10 you know, in the what we call the must or what we

11 recommend to you, the must fund in that \$68 million. We
12 were over \$70, and so and I got together back with
13 statewide coordinators.

14 We discussed various projects and the risk of
15 not doing some of those to get things back into a closer
16 to that \$65 million dollars that we were requested with
17 respect to the funding that was available. And what we
18 did is we reduced those, but in exchange for reducing, I
19 think we took about two, at least \$2 million dollars, my
20 recollection from the statewide from what the PM's were
21 recommending, and those \$2 million was in one case one of
22 those was replaced by a \$100,000 in emergency repairs and
23 another \$150,000 dollars in emergency repairs. Because
24 we are taking a risk with some of those, with some of the
25 projects that were in the statewide by waiting a couple

CAPITOL REPORTERS (775) 882-5322
69

♀

1 of years, but I wanted to get this recommendation a bit
2 closer to the money that was available, and that was one
3 of the things, one of the decisions that we made here at
4 the staff level with the PM's. Okay. If we don't do
5 this particular statewide, what are the risks, and what
6 sort of moneys would we need to repair that facility. So
7 we cut a few million dollars off of the \$68.

8 It's -- we were -- what I'm trying to say, we
9 were really scrutinizing ourselves quite a bit to get it
10 down closer to the \$65, but our goal was to get it to the
11 \$65. We obviously didn't make it there. We're closer to
12 the \$69 dollar -- \$69 million-dollar figure than the \$65
13 million, but we couldn't squeeze any more out. That's

91014 Publicworks

14 some of the strategies that we may say well, we'll make
15 that particular one wait, and if something fails or some
16 partial failure comes in there, what would be the cost of
17 repairing that over the next two years. And we put some
18 money in there to handle that. So this is what I'm
19 trying to say, this is kind of like bare minimum here to
20 try to get it down as close as we could do the \$65
21 million-dollar figure.

22 CHAIRMAN METCALF: Gus, let me jump in. What
23 we're looking at is more of a \$30,000 view because we
24 know we've got \$60 plus million approved, but we also
25 know, and I'm going to talk about Member Tiberti and

CAPITOL REPORTERS (775) 882-5322
70

♀

1 Member walker and myself that have been here for four
2 bienniums now plus, four plus, but actual four CIPs.
3 We've seen these projects before. That's why Member
4 walker wanted to know about an emergency generator.
5 Because it all sounds familiar. It's all the same --
6 not all, but a lot of the same projects.

7 We also know around 30,000, if we do the
8 math, if we're not taking care of \$140 million dollars in
9 quote, "deferred maintenance" this year, it's going to
10 cost ex times percentage more in two years, and what's
11 that number? And is it our job to figure out whether
12 it's a broadbrush or we're the funnel. We're at the
13 bottom of the funnel, and all of this information is
14 coming down to us.

15 Do we disseminate some usable information to

16 the stakeholder, which is the legislature and the
17 Governor, who need to make future decisions. Is that
18 going to be part of what we want to tackle? And one of
19 the things I wanted to throw out there is are there
20 things that we can start with like a working
21 subcommittee. We used to have subcommittees. That was
22 back in the day when we used to have money to spend.

23 But maybe we should do a subcommittee now to
24 help talk about the critical issues facing our state
25 along with every other state in the nation going forward,

CAPITOL REPORTERS (775) 882-5322

71

♀

1 and then possibly work with staff. And maybe what we're
2 going to need is a statewide analysis. Maybe it's a
3 funded RFQ. Maybe it's something. But I think this is
4 our first meeting to discuss this. I'm going to shut up,
5 throw it back to the south if anybody wants to add onto
6 what either Gus or I said. Okay. Member walker?

7 MEMBER WALKER: Okay. And in the bond
8 maintenance money, I believe we have to define what that
9 is because not only the way that we're currently funding
10 it is the direct cost and the increased cost when we use
11 the bonds to fund it, we're paying an interest rate on
12 top of our maintenance. And I believe our interest --
13 our maintenance should come out of some kind of cash
14 issue, but I don't know what the executive branch would
15 think of that. But if we have to borrow money to fund
16 our maintenance, I believe we're doing something
17 inherently wrong, and that's what we've just done with
18 \$60,000 or \$60 million dollars of borrowed money to do

91014 PublicWorks

19 maintenance. And I believe that's wrong.

20 CHAIRMAN METCALF: And, Member Walker, I did
21 have something circled on my messy notes here. We just
22 asked in the '14 CIP process that \$211 million were
23 requested. \$64 million were funded. What was that in
24 '12? What was that in '10? What was that in '08, and
25 what was it in '06? Are we trending in a way that is

CAPITOL REPORTERS (775) 882-5322

72

†

1 getting out of control not only for us as the Board, but
2 actually for the State, and is this something that we
3 want to assist in identifying to go forward, or are we
4 just going to sit here in 2016 and whoever is left on
5 this Board, and we're going to do a chunk of that \$140
6 million with added maintenance on top of it, and that's
7 what we're going to do for the foreseeable future?

8 But we also have to be educated on where the
9 funding sources come in because I know there's some bonds
10 that will be retired, maybe not the next biennium, but
11 the biennium after that, and there might be some future
12 money left. But can we project that far ahead?

13 COUNSEL STEWART: This is Susan Stewart, for
14 the record. I just have a quick question actually for
15 Gus or Chris. When the project managers are doing their
16 due diligence with the agencies, do they look at -- is
17 this normal maintenance that the agency should be
18 performing? This is something that they should be taking
19 care of, or is it a major repair that falls under Public
20 works' purview?

21 91014 PublicWorks
ADMINISTRATOR NUNEZ: Gus Nunez,
22 Administrator, for the record. One of the things that we
23 look at is in determining whether this should be
24 something that Public Works does in the CIP or not,
25 irregardless of where the funding comes from, is does

CAPITOL REPORTERS (775) 882-5322
73

♀

1 this require architectural engineering services and
2 bidding and contracting and getting into contracting
3 including prevailing wage and all of the contract
4 requirements that are included in the law, which is what
5 our expertise is at Public Works. So we look at that.

6 If it's something that you need to replace,
7 some carpeting or do some interior painting or
8 re-caulking and sealing, those sort of things, you know,
9 you don't need Public Works to do that for those
10 agencies. So if we get requests like that, that's part
11 of what happens when we meet with these agencies ahead of
12 the presentation to the Board. We tell them we realize
13 that, you know, that you're requesting these things in
14 the CIP. We don't recommend that you do so, and they
15 usually will withdraw those. That's why a lot of those
16 requests goes down. So that's one of the things that we
17 look at.

18 Not that -- so as to whether we tell the
19 agencies to, you know, proceed forward and bring it here
20 for funding out of the Capital Improvement Program,
21 again, irregardless of the funding, where this has
22 nothing to do, should it be geo bonds, should it be
23 General Fund money, should -- whatever. It's just that's

24 typically what we -- how we look at these projects. And
25 if you look at NRS 341, it actually says that that's what

CAPITOL REPORTERS (775) 882-5322
74

♀

1 we're supposed to be doing. We're supposed to be
2 providing, you know, architectural, engineering services
3 to all of the agencies in the State. That's our mission
4 as it calls out in NRS 341.

5 CHAIRMAN METCALF: And, Gus, Chairman
6 Metcalf. You know, we understand permitted maintenance
7 as builders and owners and owners of businesses in the
8 private sector. We also know what pushing off deferred
9 day-to-day deferred maintenance does to pressure that
10 permitted maintenance in the future, and that's kind of
11 what we're hearing here.

12 And some of us have been on the Board long
13 enough that that's all we've been dealing with. And at
14 the same time, again, I go back to when the NSHE guy says
15 \$1.5 billion in deferred maintenance, whether it's a
16 third of it, half of it, or double that, it's a number,
17 and it's out there. And again, I'm just saying in the
18 30,000 foot view, is there -- do we have any kind of
19 direction?

20 Maybe we could all talk about that we could
21 go forward to help out to do what we were appointed by
22 the people that appointed us to do to help out. Chris?

23 DEPUTY ADMINISTRATOR CHIMITS: Thank you,
24 Chairman. Chris Chimits, for the record. We can get
25 together and get you the data that you've asked for from

♀

1 maybe the past two sessions about the amount of
2 maintenance requested and the amount that was funded so
3 that you can see that if you're gaining on it, or is it
4 gaining on you.

5 And we've already stated at the beginning
6 that it's gaining on us. I think that a subcommittee,
7 you know, with finances looking at alternate sources of
8 financing of costs, these other venues, I don't know.
9 That's a tough nut in my mind to turn on this deal.

10 MEMBER CLUTTS: Chairman Metcalf? Bryce
11 Clutts, for the record. I'm still trying to figure this
12 out, so excuse me, but on page two of the slide
13 presentation, it outlines what is called Board's
14 Criteria. And I'm curious, is this mandated by statute,
15 or is this a desire?

16 ADMINISTRATOR NUNEZ: For the record, Gus
17 Nunez. This is what had been expressed to the staff by
18 boards that we've had since I've been here.

19 CHAIRMAN METCALF: Member Clutts, you --

20 ADMINISTRATOR NUNEZ: It's not law.

21 CHAIRMAN METCALF: This is Chairman Metcalf.
22 That's why my first statement was, what is the definition
23 of taking care of existing facilities before constructing
24 new facilities, and I didn't clarify it. I was referring
25 back to page number two of the Board's criteria. And

♀

1 that was kind of a question because I, you know, as an
2 older Board member, we do know that we kind of give
3 direction to the Board, and that's kind of why hey, let's
4 start from the beginning: where we were in the past, how
5 do we want to go forward and educate all of us again and
6 kind of wrap it all, you know, try to wrap it up in a
7 ball. But exactly what you were getting at, Member
8 Clutts --

9 MEMBER CLUTTS: Okay. Bryce Clutts again,
10 for the record. So my question would be if this is a
11 recommendation rather than a mandate, what would
12 happen -- and I'm learning more as I go along here --
13 what would happen if we said we respect and appreciate
14 staff's recommendation. However, we believe that it's in
15 the best interest of the State to have a healthy mix
16 between new projects and maintenance projects, and it's
17 time for the burden to be placed upon the individual
18 agencies to begin to assume some of the responsibility
19 for the maintenance, and we're just not going to kick
20 this can down the road anymore.

21 CHAIRMAN METCALF: Member Clutts, this is
22 Chairman Metcalf. I think that's kind of why we wanted
23 to have this agenda item to bring it out into the open
24 and then possibly have some action that carries it
25 further. We would like, but it's not going to be solved

CAPITOL REPORTERS (775) 882-5322
77

♀

1 overnight. And it's something -- that's why I mentioned

2 a possible working subcommittee working with staff in the
3 future, and then we could also, as a subcommittee, bring
4 our findings back to the full Board at any time we would
5 like. I mean, we can actually agendize a board meeting,
6 if I'm not mistaken, any time we desire.

7 COUNSEL STEWART: That is correct.

8 CHAIRMAN METCALF: Yes. I'm looking at Susan
9 for that. And I would like Member Teska to have the
10 floor.

11 MEMBER TESKA: Thank you. Julia Teska. Just
12 a few things is one, we're talking about, you know, to
13 frame this discussion, we're talking about what was
14 actually requested. That's not necessarily reflective of
15 the need. As we were talking, a couple of us during the
16 break, it takes quite a bit to put together these CIP
17 requests. And if you know that there's many more
18 millions of dollars in needs and requests than there is
19 in available funding, it discourages agencies from
20 actually putting forward what the full need is.

21 So I'm not sure that we can really look at
22 what was requested and determine that that is what the
23 outstanding need is. We're trying to get our arms around
24 what's the total deferred maintenance needs of the State.
25 I don't think looking at the requests that were submitted

1 is going to give us an accurate picture of that, so
2 that's the first issue. The second is, I think we hit
3 the policy question on the head, which is what is
4 department maintenance responsibility and what should be
Page 72

91014 Publicworks

5 deferred to this Board for funding through these
6 alternate sources.

7 And at the risk of -- I will try not to get
8 into too much of a bureaucratic discussion here, but part
9 of our problem and our struggle in that area is we have a
10 very mixed system in terms of who owns and is technically
11 responsible for our facilities. There are a lot of
12 facilities that are owned, and it's the responsibility of
13 specific agencies. And then we have other facilities
14 that are owned by and ultimately, the State Public works
15 Division is ultimately responsible for their upgrade,
16 upkeep and maintenance.

17 And so having that kind of hybrid system of
18 ownership is, I think, creating something of a disconnect
19 between responsibility and accountability, which is, I
20 think, goes back to is an underlying complicating factor
21 of the well, who is responsible for -- what's the
22 Department responsible for, and what is the State Public
23 works responsible for? I think that is a question that
24 needs to get answered before we can actually start
25 determining how are we going to pay for this stuff.

CAPITOL REPORTERS (775) 882-5322
79

♀

1 Because who has responsibility for it should play into
2 how does it get paid for. Who pays for it.

3 CHAIRMAN METCALF: And, Member Teska, that's
4 all the information we'd like. And also, I think to
5 clarify on our deferred maintenance and looking in the
6 past, we as past Board members just kind of want to see,

7 has it changed in the past bienniums, you know? Is there
8 more, quote, "deferred maintenance" that has jumped on
9 because of the economy and it's just for a little bit of
10 past history? But, you know, again, I don't think we're
11 going to solve it today, but I'd like to know if there is
12 an appetite to set up a subcommittee to talk about this.
13 I think we're fully in the right to ask for that, and I
14 think we're at least fully in the right to pursue this as
15 far as we'd like to.

16 COUNSEL STEWART: Mr. Chairman, and if I may
17 for just a minute, Susan Stewart, for the record. Just
18 to kind of help summarize a little bit, there is some
19 clear statutory authority, what Publicworks is supposed
20 to do, what we don't do. That's something that I'd be
21 happy to put together.

22 I heard a discussion about the size of the
23 animal, and we may not know the size of the animal, but
24 there's certainly information that we can put together
25 and at least identify oh, well, this is what we know.

CAPITOL REPORTERS (775) 882-5322
80

♀

1 This is what we don't know so that we can identify the
2 issues a little more fully and then go from there, and
3 certainly, you know, as construction law counsel, I'd be
4 willing to participate in, you know, putting some of that
5 information together if there is an appetite to go
6 forward. Member walker?

7 MEMBER WALKER: I think -- I believe it's our
8 responsibility to do this just because of statute, and
9 second, it's well over 95 percent of our budget. And I

91014 Publicworks

10 believe we have to define the animal and we have to
11 start, and that's our responsibility. So I don't know if
12 this requires a motion, but I would serve on the
13 subcommittee to begin a start of defining what animal
14 this is.

15 COUNSEL STEWART: The Board can vote to
16 create a subcommittee for this purpose.

17 CHAIRMAN METCALF: would it be okay if maybe
18 you disseminated information to the subcommittee and kind
19 of, in other words, you said you were going to give us
20 some starting point. But maybe we just jump in and form
21 a subcommittee and then report back to the Board?

22 COUNSEL STEWART: That's how it would work.

23 CHAIRMAN METCALF: Okay. Just clarifying.
24 Thanks. And the definition of a subcommittee, it's been
25 so long. We cannot have a majority of the Board --

CAPITOL REPORTERS (775) 882-5322

81

♀

1 ADMINISTRATOR NUNEZ: well --

2 CHAIRMAN METCALF: -- correct?

3 COUNSEL STEWART: Go ahead.

4 ADMINISTRATOR NUNEZ: I think I would
5 recommend that you will follow in noticing, follow the
6 open meeting law. And therefore, I think all of the
7 members of the Board would be welcome to participate in
8 that subcommittee as they wish, you know, and add at the
9 call of the Chairman on the meeting, but unless you want
10 to specifically look for volunteers that are going to be
11 there all the time, but that would be, you know, one way

12 of having a committee and allowing all of the Board
13 members to participate as they wish.

14 CHAIRMAN METCALF: And again, it's been --
15 this is Chairman Metcalf. It's been a long time, and I
16 do remember that. And I would like to suggest if we're
17 really going to do this and follow through with it and
18 not just sit here and listen to ourselves talk, is that
19 we look at some kind of a motion. And maybe I as the
20 Chairman sit down with staff and then just have an open
21 meeting once a month with this one agenda item until we
22 decide what we need to do. I mean, does that make sense?

23 COUNSEL STEWART: That's fine. It's at your
24 pleasure. I did want to clarify that the subcommittee
25 can have as many members on it as you want. There's no

CAPITOL REPORTERS (775) 882-5322
82

♀

1 prohibition against having the full Board served as a
2 subcommittee. It's just designated for a certain
3 purpose.

4 CHAIRMAN METCALF: And it would also -- this
5 is Chairman Metcalf. If it is the full Board, it has to
6 follow the open meeting laws.

7 COUNSEL STEWART: Even if it's not the full
8 Board, it has to follow the open meeting law.

9 CHAIRMAN METCALF: See, it's been a long
10 time. So that's great. I just want, you know, one of
11 the members to try to bring something up with all of the
12 information that we just talked about.

13 COUNSEL STEWART: Right. We always follow
14 the open meeting law.

91014 PublicWorks

15 CHAIRMAN METCALF: Okay. We've been in a
16 little bit of a shell here in the last few years.

17 COUNSEL STEWART: I understand. I
18 understand.

19 CHAIRMAN METCALF: Any Board members who
20 would like to comment?

21 MEMBER TIBERTI: Tito Tiberti, for the
22 record. I'd like to just follow up with Member Teska's
23 comments. I'd like to ask you two questions. On the
24 first item, you mentioned that the agencies don't
25 necessarily bring everything forward. Would that

CAPITOL REPORTERS (775) 882-5322
83

♀

1 indicate by your comments that it would be higher if they
2 were allowed and encouraged to bring more items forward?
3 It wouldn't be less. It would be more; is that correct?

4 MEMBER TESKA: This is Julia Teska, and I
5 wouldn't say that they're not allowed to bring anything
6 forward. I would say that there are agencies who may
7 feel that it is not worth the -- that they look at their
8 chances of having a project funded are not good enough
9 to, in their eyes, to justify going through the
10 preparation process, and I would say that the needs are
11 probably higher than what we have before us, but that
12 there are needs that just haven't been submitted.

13 MEMBER TIBERTI: Fair enough. On the word
14 allowed, misspoken. The second thing is, let's just take
15 your other statement. I just want to use UNLV because
16 I'm on that foundation. Those buildings that are at

17 UNLV, I'm not sure, technically, that the State owns
18 those or compared to the State prison, let's just say,
19 compare UNLV with the State prisons and their budget.
20 You know, I know it comes from tuition and student fees
21 and, I guess, taxes.

22 I'm not here to discuss that as much as I'm
23 just curious as to they have a big operation. They have
24 a lot of buildings, a lot of grounds, and I know some of
25 the buildings are 40, 50 years old. I'm just curious,

CAPITOL REPORTERS (775) 882-5322
84

♀

1 and that is an example, where would our Board say, you
2 know, you should be including a lot of these items that
3 you'd like to bring forward and are going to come
4 forward, and more students using them every day, should
5 that be in their maintenance budget, or should it be, you
6 know, pushed off to us? I'm just curious what you think
7 about that.

8 MEMBER TESKA: This is Julia Teska, and I
9 think that's an interesting question. And I really think
10 that -- I'm not sure that that question entirely belongs
11 with this body in terms of that policy decision because I
12 think it's a farther-reaching policy decision than
13 ourselves because when we're saying -- when we're talking
14 about what is a department's responsibility, then we're
15 getting into agency operating budget, and that's kind of
16 outside of our purview here as the Board.

17 That's of great interest to me in my role as
18 the Budget Director in that ultimately, this ends up
19 being paid for out of one, funding needs are needs and

91014 Publicworks

20 they end up being paid for out of one funding source or
21 another. The question is, how are -- I think Member
22 walker put it perfectly. If I'm trying to balance an
23 agency budget, if I can find someone else to pay for
24 something that my agency needs, that's my priority. I'm
25 going to try and get someone else to pay for something.

CAPITOL REPORTERS (775) 882-5322
85

♀

1 And my question, from a policy perspective,
2 and I think it rests more with my office and the
3 administration, is what are we doing there that is
4 essentially deferring requests to this body that may be
5 overstating what this group needs to be responsible for
6 and understating what the people are responsible for, the
7 facilities, the maintenance of the facilities, especially
8 when I see some of the requests on here. Seems like
9 things that really should be agency responsibilities on a
10 number of the items, and I'll use on example.

11 On the buildings that are owned and
12 maintained by the Buildings and Grounds, we put a couple
13 million dollars a year into the budget to do maintenance
14 of those buildings. And so things like I was in a state
15 facility in my prior job that had a significant issue
16 with paving in the parking lot, and that was taken care
17 of under the Buildings and Grounds portion of the budget
18 as opposed to becoming a we need to take it to State
19 Public works and the State as a whole needs to figure out
20 how to pay for it.

21 And so what of that is going on at the

22 agencies, and the individual agencies that own facilities
 23 and are responsible for the maintenance of them versus
 24 what of those items then linger or don't get taken care
 25 of and then become a deferred maintenance project that

CAPITOL REPORTERS (775) 882-5322
 86

♀

1 this Board has to consider. And that's what I say when
 2 there's a significant policy question there in terms of
 3 what should agencies be responsible for if they own and
 4 are supposed to maintain buildings, and what should this
 5 body be responsible for.

6 CHAIRMAN METCALF: And, Member Teska, to add
 7 to that, I agree completely. And I used the analogy
 8 earlier, not clearly as we're kind of the bottom of a
 9 funnel. We have to be told -- not told, but advised of
 10 what's going to come down to that little choke point of
 11 us, and what we can handle and not handle.

12 But again, I go back to the lay members of
 13 the Board. We don't know everything, say, you do or Gus
 14 does or Susan or Chris, but we're out there in the world.
 15 We own buildings, we own business, and we understand what
 16 we understand. We just want to try to help and do the
 17 right job. That's all. Not all, but go ahead, Member
 18 walker.

19 MEMBER WALKER: That statement, "That's all"
 20 concerned me. Member walker. Tito, this is one
 21 particular point that I was going to discuss in the
 22 future that may help to answer your question. If I was
 23 the department head of Parks or wildlife, I wouldn't
 24 submit a thing to this Board in any way in any manner

25 because I know I'm wasting my complete staff time. They

CAPITOL REPORTERS (775) 882-5322
87

♀

1 are such a low priority, they have had one of their
2 offices burned down. They put their own modular on it
3 that fell apart, and we can't fund a new office for them
4 because others take the priority, so I wouldn't even
5 submit that.

6 But because of that, that is a hole in this
7 whole process that we have is -- I'm with Member Teska
8 that I don't believe everybody submits all of the stuff,
9 and the proof to me is in Parks and wildlife. They're
10 five and six in priority. Why do anything? Why submit?
11 It's basically dead on arrival because we don't have the
12 money.

13 CHAIRMAN METCALF: But, Member Walker, I
14 think one of the ideas is we're trying to be open and
15 transparent and --

16 MEMBER WALKER: Yeah, as a department head, I
17 wouldn't spend travel time.

18 CHAIRMAN METCALF: We're going to see
19 examples of both sides of the coin. We're going to see
20 agencies that pile on, and we're going to see agencies
21 that hey, why fight. Member Walker?

22 MEMBER WALKER: Whole different issue.
23 Public/private financing. Since we're spending -- I
24 haven't done the numbers, 95 percent of our money on
25 maintenance, I don't see that that is going to change

CAPITOL REPORTERS (775) 882-5322
Page 81

♀

1 between now and the next biennium, that I would also like
2 to explore the possibilities of new correction buildings,
3 public/private financing in some particular manner so we
4 can get something built in the future with other funding
5 mechanisms. And I would like to include that into this
6 discussion also.

7 CHAIRMAN METCALF: Member walker, this is
8 Chairman Metcalf. That's highly appropriate, in my
9 opinion, and I want other Board members to ring in. But
10 and I think that's something that, you know, through our
11 peer groups out in the public that other people, there's,
12 you know, other states that do it. There's other
13 municipalities that do it throughout, and how can we help
14 or how can we be a part of the process. And that's
15 something that I know would go to the legislature, you
16 know, whether it's an SB or an AB or something like that,
17 one of the bills, but I know it was presented last
18 biennium, and I'm sure there's going to be discussion on
19 it, and I agree. Let's get on board, jump on board.

20 Down south, any other comments?

21 MEMBER TIBERTI: On that item there, I'd just
22 like to ask the question by making a statement. It's
23 really a question, and not to be discussed. We can move
24 on here. But when we were building one of our hotel
25 casinos down here, I had a budget item for a big huge \$5

♀

1 million-dollar sign, and I have -- \$5 million dollars,
2 picking a number here just for example. My partner said,
3 "well, we're going to lease the sign." I said, "well, I
4 don't care if we buy it and get a loan and pay it off or
5 if we lease it. We have to have, you know, \$500,000 a
6 year coming from someplace to pay for this sign, which we
7 have to have, or we're not going to be competitive."

8 So I kind of look at that as an example in my
9 mind. Just thinking out loud here. If you had a private
10 way to go get the funds, but the State is going to --
11 Member Teska is going to say we still have to find the
12 income to pay the rent on that building or that joint
13 venture, or we go buy bonds cheaper than anybody else can
14 borrow it, and we borrow it ourselves and pay it, so I
15 just want to know that if we have this meeting as a
16 discussion, is there really -- I'd love to build a
17 building and lease it to the State, but I know they can
18 borrow money cheaper than me, most likely.

19 And even if our bond capacity is full, is
20 that an off-budget balance sheet item that really comes
21 home just to bite where you say you have huge leverage of
22 things off the balance sheet? Anyway, that's just a
23 statement as a form of a question for the future.

24 CHAIRMAN METCALF: And, Member Tiberti, I
25 think one of the things to say, too, is that our job as

1 being appointed members is to help, but we also need to
2 be educated. So it's a give and take, this whole

3 process. And I think it's going to be a journey, and
4 it's a road that we're going to see if we want to go
5 down, so I guess I'm looking for somebody that might be
6 able -- Susan?

7 COUNSEL STEWART: I just have a quick
8 question, Mr. Chairman. We can just set a regular board
9 meeting and put this on the agenda without necessarily
10 creating a subcommittee. That's an option that we can
11 just -- we'll just schedule the meeting, and this will be
12 the, you know, this will be an agenda item, and staff and
13 myself can, you know, put together all kinds of
14 interesting information for you to consider and, you
15 know, perhaps some suggestions for going forward.

16 CHAIRMAN METCALF: Well, and I know you
17 educated us on that or me, at least. And I like that
18 idea, and I still think that if we possibly could craft
19 something, let's just have a standing meeting once a
20 month. I know I'm not mistaken that the Chairman and
21 yourself Susan and Gus, the three of us could actually
22 set a meeting; correct? Myself as a chairman can set a
23 meeting?

24 COUNSEL STEWART: We can set a meeting any
25 time.

CAPITOL REPORTERS (775) 882-5322
91

♀

1 CHAIRMAN METCALF: Yeah, but I just want to
2 kind of throw this out to the Board and maybe do an
3 action item on this and, you know, maybe we listen to
4 Susan, and I'll shut up. Member Walker?

5 MEMBER WALKER: I'd like to request a Board
Page 84

91014 PublicWorks

6 meeting for next month to discuss the maintenance of the
7 State and begin a discussion.

8 CHAIRMAN METCALF: Maintenance of the State
9 is a little broad.

10 MEMBER WALKER: Maintenance of the state
11 buildings, and specifically, maintenance per department,
12 that this be broken down in a department basis for what
13 we currently know and just use our current knowledge to
14 try to begin to frame a maintenance issue and have that a
15 sole board meeting for Board discussion.

16 COUNSEL STEWART: And then a question
17 clarification. Would you also like us to report on P3
18 lease purchase in connection with other matters? We've
19 done quite a bit of research, what other states are
20 doing, and just kind of give a general, you know, maybe a
21 5,000 foot view of what's existing?

22 MEMBER WALKER: Public/private.

23 COUNSEL STEWART: Yes, maybe some possible
24 suggestions.

25 MEMBER WALKER: Yes.

CAPITOL REPORTERS (775) 882-5322
92

♀

1 COUNSEL STEWART: Okay.

2 CHAIRMAN METCALF: So I think what I'm
3 hearing is Member Walker is -- and I think maybe we'll
4 leave the date of the meeting to Gus and myself and
5 Susan, and we'll post that out, or like we've done in the
6 past with Michelle.

7 COUNSEL STEWART: Yeah. We'll typically,

8 what we'll do, we'll just poll the Board and get a date
9 when we have a quorum and schedule the meeting
10 accordingly.

11 CHAIRMAN METCALF: Is that a motion from
12 Member Walker?

13 COUNSEL STEWART: I don't think we need a
14 motion to set a meeting.

15 CHAIRMAN METCALF: Okay. Then let's move on
16 to Agenda 5. I'm all about expediency. Is there any
17 Board comment and discussion at this time?

18 MEMBER TIBERTI: Yes. I would like to --
19 Tito Tiberti, Member. I would like to ask if we have a
20 court reporter, if we get to request a typed copy of
21 that, of the minutes today.

22 MEMBER WALKER: The answer is yes, Member
23 Tiberti.

24 MEMBER TIBERTI: Thank you.

25 COUNSEL STEWART: And typically, Member

CAPITOL REPORTERS (775) 882-5322
93

♀

1 Tiberti, you'll get, in the next meeting's agenda will be
2 the minutes from the prior meeting to approve. We are
3 just a little behind because the meetings are coming so
4 fast around the CIP.

5 MEMBER TIBERTI: The reason I'm asking for
6 the court reporter typed, I'd like to try to go through
7 just the discussion we've had and pull out all of these
8 comments and try to boil it down into, you know, help
9 myself decide what we really should be discussing. I
10 think there's some good comments, but there's been a lot

11 of other discussion that I'd like to separate out. So if
12 I could read it verbatim, that would help me.

13 COUNSEL STEWART: We'll make sure that that
14 gets to you.

15 MEMBER TIBERTI: Thank you.

16 CHAIRMAN METCALF: Any other Board comment at
17 this time? Any public comment at this time? Anybody
18 down south? Anybody up north?

19 MEMBER CLUTTS: Chairman Metcalf, we have --

20 MR. LEFEVRE: For the record, Kent Lefevre,
21 Department of Corrections. I would like to just comment
22 on Item Number 4, and as some of the members have
23 mentioned, the gorilla in the room. I've been living
24 with the gorilla in the room for several years, and I can
25 tell you that it's getting bigger.

CAPITOL REPORTERS (775) 882-5322
94

♀

1 When we submitted our CIP requests for this
2 session for this body, it was in the neighborhood of a
3 hundred million dollars. That wasn't all of our
4 requests. We deliberately didn't request approximately
5 \$65 million dollars in CIP requests because, as one of
6 the members mentioned, we didn't think they would be
7 approved. And these were not requests just to build an
8 ivory tower for Corrections, but they were maintenance
9 requests that we felt like we could wait for another two
10 years before we came back to this body. So I would like
11 to actually -- I would be willing to volunteer for a
12 subcommittee if you want Agency participation on that. I

13 91014 Publicworks
would be happy to do that.

14 CHAIRMAN METCALF: Fantastic, sir. Thank you
15 very much for your comment.

16 COUNSEL STEWART: We'll make sure that you
17 get notice of the meeting.

18 MR. LEFEVRE: Thank you.

19 CHAIRMAN METCALF: Mr. Mark Davis.

20 MR. DAVIS: Mark Davis, for the record,
21 Division of State Parks, Department of Conservation
22 Natural Resources. I think I have to emulate Kent's
23 statement. I think that, you know, we would be happy to
24 participate, or I personally would be happy to
25 participate in the festivities of framing the beast, if

CAPITOL REPORTERS (775) 882-5322
95

♀

1 you will.

2 The division of -- State Parks Division of
3 Forestry, who I've represented both through the CIP
4 process and this process, I can say that we held back on
5 a number of projects that we did not put forward because
6 we knew darn well they wouldn't get through, and it would
7 be a waste of our time, and there was a tremendous amount
8 of time that went into it.

9 I also appreciate Mr. Walker's comment that,
10 you know, why do we even submit because we're so low. I
11 sit here, and I look at the projects that are in here,
12 and there's one project for NDF that takes care of a
13 building that is literally uninhabitable, but they're
14 inhabiting it anyway. There are projects that we've
15 submitted, as an example, down at Spring Mountain Ranch

91014 Publicworks

16 to just try to get the building envelopes tightened up so
17 we can try to get a handle on it. That's not in here.

18 We have other projects such as within the
19 paving program that we had asked for down at Cathedral
20 Gorge. I brought some photographs of our flooding that
21 occurred yesterday. You saw my slides in the
22 presentation. Well, these are pretty much a replication,
23 and those slides, the photos for those slides, were 2011
24 photos. These are 2014 photos. It's happening at least
25 every two to three years. And little by little, this

CAPITOL REPORTERS (775) 882-5322
96

†

1 building is going to deteriorate because of the volume of
2 mud that comes down the hill. Right now, we were lucky
3 this storm was a small storm. We only have a couple of
4 inches of mud to clean out, but any mud that got into the
5 building that affected the drywall or water that got into
6 that affected the drywall, we'll be cutting up two feet
7 of drywall around this whole thing, and we'll have to do
8 it again and again and again.

9 It's getting way ahead of us. It's not just
10 a little bit ahead of us. It's way ahead of us. And we,
11 at State Parks at least, are taking a proactive approach
12 on trying not to build anything new. We are replacing
13 things that are broken. We are fixing everything we can
14 possibly fix, and that is the edict.

15 CHAIRMAN METCALF: Mark, I really appreciate
16 it, and yourself, I know Mark Fraga and other architects
17 and engineers that a lot of us here on the Board have

18 91014 Publicworks
worked with for years, if not decades, we're all of like
19 mind. We all understand buildings. We all understand
20 that every day a building is sitting there, it's
21 deteriorating, and the surroundings around it.

22 Are there any further public comments at this
23 time? Looking for a motion to adjourn.

24 MEMBER TIBERTI: I'll make a motion to
25 adjourn.

CAPITOL REPORTERS (775) 882-5322
97

♀

1 MEMBER WALKER: Second.

2 CHAIRMAN METCALF: Motion and move to second.

3 All in favor, say aye.

4 THE BOARD: Aye.

5 CHAIRMAN METCALF: We're adjourned.

6 COUNSEL STEWART: See you all back here at
7 1:00 o'clock.

8 -o0o-

9

10

11

12

13

14

15

16

17

18

19

20

21
22
23
24
25

CAPITOL REPORTERS (775) 882-5322
98

♀

1 STATE OF NEVADA,)
2)
3 CARSON CITY.)

4
5

6 I, NICOLE ALEXANDER, Official Court Reporter for the
7 State of Nevada, State Public Works Division, do hereby
8 Certify:
9

10 That on the 10th day of September, 2014, I was
11 present at said meeting for the purpose of reporting in
12 verbatim stenotype notes the within-entitled public
13 meeting;

14 That the foregoing transcript, consisting of pages 1
15 through 98, inclusive, includes a full, true and correct
16 transcription of my stenotype notes of said public
17 meeting.
18

19 Dated at Carson City, Nevada, this 14th day of
20 September, 2014.
21

22

23
24
25

91014 PublicWorks

NICOLE ALEXANDER, NV CCR #446

CAPITOL REPORTERS (775) 882-5322
99