

In The Matter Of:

*State of Nevada Public Works Division
Video Conference Board Meeting*

May 1, 2018

*Capitol Reporters
123 W. Nye Lane, Ste 107

Carson City, Nevada 89706*

Page 1		Page 3	
1	STATE OF NEVADA	1	AGENDA/INDEX
2		2	AGENDA ITEM
3		3	
4	PUBLIC WORKS DIVISION VIDEO-CONFERENCE BOARD MEETING	4	9. For Possible Action: Board Comment and Discussion
5	TUESDAY, MAY 1, 2018	5	- Board Comments on any Agenda Item
6	9:00 A.M.	6	- Items to be Included in Future Agendas
7		7	- Review of Action Items for SPWD Management
8	CARSON CITY, NEVADA	8	- Set Future Meeting Date if Needed
9		9	
10	THE BOARD: BRYCE CLUTTS, Chairperson	10	
11	SEAN STEWART, Vice-Chair	11	10. Public Comment
12	(Present but late)	12	
13	PATRICK CATES, Director,	13	11. Adjournment
14	Department of Administration	14	
15	CHRIS CHIMITS,	15	
16	Interim Administrator	16	
17	TITO TIBERTI, Member,	17	
18	(Present but late)	18	
19	KEVIN LEWIS, Member	19	
20	CLINT BENTLEY, Member	20	
21	ADAM HAND, Member	21	
22		22	
23	FOR THE BOARD: SUSAN STEWART,	23	
24	Construction Law Counsel	24	
25	JEFF MENICUCCI,	25	
	Deputy Attorney General		
	KATHI PASCIAK,		
	SPWD Program Officer		
	REPORTED BY: CAPITOL REPORTERS		
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Page 2		Page 4	
1	AGENDA/INDEX	1	
2	AGENDA ITEM	2	-000-
3		3	
4	1. Roll Call	4	CHAIR CLUTTS: Good morning. Welcome to the
5	2. Public Comment	5	State Public Works Board meeting for Tuesday, May 1st,
6		6	2018, at 9:00 a.m.
7	3. For Possible Action: Acceptance and Approval	7	Agenda Item Number 1: Roll call.
8	of Public Works Board Meeting Minutes:	8	MS. PASCIAK: Chairman Bryce Clutts?
9	November 1, 2017	9	CHAIR CLUTTS: Present.
10	4. Introduction of New Board Member Kevin Lewis	10	MS. PASCIAK: Vice-Chair Sean Stewart?
11		11	VICE-CHAIR STEWART: Present.
12	5. Capital Improvement Program (CIP)	12	MS. PASCIAK: Member Clint Bentley?
13	- Overview	13	MEMBER BENTLEY: Present.
14	- New Building and Deferred Maintenance Criteria	14	MS. PASCIAK: Member Tito Tiberti?
15	- New Deferred Maintenance Statewide Program	15	MEMBER TIBERTI: Present.
16	- Requested Language Change in 2019 CIP Legislation	16	MS. PASCIAK: Member Adam Hand?
17	- 12% Inflation	17	MEMBER HAND: Present.
18	6. Bill Draft Requests	18	MS. PASCIAK: Member Kevin Lewis?
19		19	MEMBER LEWIS: Present.
20	7. Contract Review	20	MS. PASCIAK: Member Patrick Cates?
21	- New Design/Build Documents	21	CHAIR CLUTTS: Thank you. We have a quorum.
22	- CMAR Scoring	22	Just so everybody knows, Patrick is out of town, but he
23	- CMAR Contingency	23	will be calling in here shortly. So, as soon as he calls
24	8. Administrator's Report	24	in, we'll plug him into the meeting.
25	- Staffing	25	Moving onto Agenda Item Number 2: Public
	- Major Construction Projects		

Page 5

1 comment. Is there any public comment? We'll pause for a
2 moment.
3 MS. PASCIAK: Good morning, Patrick.
4 DIRECTOR CATES: Good morning.
5 CHAIR CLUTTS: Okay. You are officially
6 present, Mr. Director.
7 DIRECTOR CATES: Officially.
8 CHAIR CLUTTS: Okay. Agenda Item Number 2:
9 Public comment. Is there any public comment?
10 Hearing none, we'll move onto Agenda Item
11 Number 3. For possible action: Acceptance and approval
12 of Public Works Board meeting minutes for November 1st,
13 2017, which are attached.
14 Are there any comments, clarifications to the
15 meeting minutes? If not, we'll entertain a motion.
16 MEMBER BENTLEY: Chairman, Member Bentley. I
17 had one question. On page 18 -- if I'm looking at the
18 right one here -- it said to make the change. Actually,
19 the CIP, the way it came out. And instead of change
20 "actually" to "actual," I think it needs to say "the
21 actual."
22 COUNSEL STEWART: For the record, Susan
23 Stewart. So you're proposing we delete "actually" at
24 line 18 on page 18?
25 MEMBER BENTLEY: And say "the actual," not

Page 6

1 just "actual."
2 COUNSEL STEWART: Okay. All right. Noted.
3 CHAIR CLUTTS: Thank you, Member Bentley.
4 Are there any other comments?
5 Hearing none, I'll entertain a motion, with
6 those clarifications.
7 MEMBER BENTLEY: I'd make a motion that we
8 adopt the minutes, with those clarifications.
9 CHAIR CLUTTS: Second?
10 MEMBER HAND: Second.
11 MEMBER TIBERTI: Tito Tiberti. I second the
12 motion.
13 CHAIR CLUTTS: All of those in favor?
14 THE BOARD: Aye.
15 CHAIR CLUTTS: Any opposed? Okay. Thank
16 you. The minutes have been adopted.
17 Agenda Item Number 4: Introduction of new
18 board member, Kevin Lewis.
19 Mr. Chimits, do you want to handle that?
20 INTERIM ADMINISTRATOR CHIMITS: Chris
21 Chimits, Interim Administrator, for the record.
22 Recently, we got a new board member, Kevin Lewis, who
23 came to us, and Kevin was appointed by Senate Majority
24 Leader Aaron Ford.
25 And I would want to say that Kevin's got

Page 7

1 probably some of the most fascinating and interesting
2 stories in the course of his career. And I don't know if
3 we'd do it here at the Board meeting, but I've taken a
4 chance. We took a tour up through Tahoe at Marlette and
5 spent time together down in Las Vegas. We had lunch
6 together, and Kevin had my mouth hanging open.
7 He's certainly had a wealth of experience,
8 and I think brings a huge amount of insight to our Board.
9 So I would like very much to welcome you, Kevin, to this
10 Board. And I appreciate your willingness to serve the
11 State in that capacity.
12 MEMBER LEWIS: Thank you very much. Thank
13 you all.
14 CHAIR CLUTTS: Thank you, Mr. Chimits.
15 Moving onto Agenda Item Number 5: Capital
16 Improvement Program. Back to you.
17 MR. CHIMITS: Chris Chimits, Interim
18 Administrator. What I would like to do under the first
19 item: Capital Improvement Program, I would like Ward
20 Patrick to present.
21 Ward is Chief of Planning and has been
22 central in helping to develop and format the CIP.
23 So, Ward, if you wouldn't make taking us
24 through those first five points, starting with the
25 overview, please.

Page 8

1 MR. PATRICK: Ward Patrick, for the record.
2 Thank you, Chris.
3 What we have here is the five items here.
4 We'll go through an overview of the CIP. We've been in
5 the process where we've been receiving applications
6 recently. We'll talk about that a little bit. We'll go
7 over the criteria that the Board approved two years ago,
8 and that's in your packet. There's two pages in your
9 packet.
10 We'll talk about a new program for deferred
11 maintenance, a new Statewide program, and then look at
12 some requested language changes for the 2019 CIP Bill and
13 then talk about inflation a little bit on the
14 construction on the CIP.
15 So an overview of the CIP program. Over the
16 years, we've developed a process that we think creates
17 success in all of the projects, and we'll go through that
18 in our Milestone section of the presentation that's in
19 your handout.
20 And we'll talk about the number of
21 applications that we've received this session, and our
22 historic number of applications for projects from the
23 using agencies. And we'll go over some historical
24 funding. And everybody always wants to know what the
25 funding will be for next session, and that always kind of

Page 9

1 comes in at the last minute. We'll show some of that.
2 And various departments like to request more
3 projects because they have more buildings, and so we'll
4 take a look at how many projects each department has
5 requested.
6 And I believe Chris is going to talk about
7 some of the major planning projects in his Administrator
8 briefing, and so we'll defer that to a little later.
9 Looking at the Milestone section, you'll see
10 at the very bottom, there's an October 1 date, and that's
11 what's driving everything for the Board. There's a
12 statutory requirement to have the Board's recommendation
13 to the Governor by October 1. And so we basically work
14 up a process to create effective CIP development, and
15 then we back into the October 1 date.
16 And so then you'll see the key milestones for
17 the Board are bolded in blue here. So here we are today
18 at this Board meeting. We'll have agency presentations
19 August 22nd and 23rd, and then there will be an
20 Administrator's recommendation on September 9th.
21 There's a couple of necessary meetings
22 pencilled in here. At different times, we've had as many
23 as three meetings, in order to move from the
24 Administrator's recommendation to the Board's
25 recommendation. In recent times, we've had a lot of

Page 10

1 maintenance projects, and they didn't require a lot of
2 consternation, and those were approved in a single
3 meeting.
4 The other milestones here create assurance
5 for successful projects. Turn the page to the number of
6 applications. This is both historic and current. And
7 you can see here that we have 745 applications that our
8 PMs are reviewing right now. So application process
9 ended April 2nd, and we've assigned PMs to these
10 projects. We're vetting them out to see if they meet the
11 standards for what is a CIP, and we'll be conducting site
12 visits and creating estimates and narratives.
13 A couple of key points is that, in 2015, the
14 Director of Administration -- prior Director of
15 Administration -- asked us to simplify the reapplication
16 process. And so you can see, between 2013 and 2015,
17 those were very similar number of applications.
18 I think State government got the idea that it
19 was easier, and so in '17, we had a big increase. And
20 then, I think we've even made it easier for people to
21 apply for projects. It's part of what we're calling our
22 proactive CIP process where we're allowing -- we're
23 advanced -- we're forwarding applications from the prior
24 session automatically for the using agencies. And that
25 creates some opportunities to be more efficient at the

Page 11

1 project management level. It creates a few challenges a
2 the CIP planning level. But overall, it's a good move
3 for the State, I believe.
4 On the next page, there's a number of
5 requests, by department, in the 2019 CIP. And so, as you
6 saw in the page before, there's about 100 more projects
7 than there was in the past. And so the players that
8 apply for a lot of projects are still applying for a lot
9 of projects because they have the lion's share of the
10 square footage, which we've discussed previously.
11 Moving onto historical funding, here's a
12 draft. And it shows, in 2007, we had a major CIP. And
13 then we had a very serious recession in 2011. Funding
14 was much lower. And we're kind of climbing out of this
15 recession here regarding available funding.
16 I would point out that these are the approved
17 amounts. And, as happened in the 2007 and 2009 time
18 frame, there was a major reversion act to remove general
19 funding from the projects to allow that to be used for
20 operations of the State. So these weren't the actual
21 number that were implemented, but numbers that were
22 approved.
23 So the State gets information from the
24 Department of Taxation, and then that information will
25 enable us to figure out how much funding will be

Page 12

1 available for the next CIP. And that will be available
2 at the August board meeting.
3 INTERIM ADMINISTRATOR CHIMITS: Chris
4 Chimits, for the record.
5 The next section here, which I've also asked
6 Ward to just take us through these things. But in
7 August, as he mentioned, this Board will be meeting again
8 for two days to review and hear all of the agencies
9 present their projects.
10 And so I thought what would be incumbent on
11 the Staff today is to kind of refresh and prepare the
12 Board for that August meeting. And so the next two items
13 are criteria for how the Board goes about prioritizing
14 maintenance, deferred maintenance projects, and also new
15 construction.
16 And, as Ward indicated, that we'll probably
17 see a little bit of more new construction starting to
18 come to us. We've been doing deferred maintenance for
19 long enough years, I decided to retire. Sick of
20 mechanical repairs. But we're going to actually start
21 building some architecture again, I believe. And so,
22 we're reintroducing the criteria for evaluating new
23 construction so that you guys would be refreshed on that.
24 This criteria was previously approved, I
25 think two years ago, in 2016, by this Board. But we just

1 thought it would be good to have the conversation today
2 to prepare you for a couple of months from now.
3 So, Ward, if you wouldn't mind taking us
4 through the deferred maintenance first and then walk us
5 through the prioritization for the capital construction
6 as well.
7 MR. WARD: Thank you. Ward Patrick, for the
8 record.
9 This is the Public Works CIP prioritizing
10 criteria for our maintenance projects. If you see our
11 financial control sheet, these are projects that have an
12 "M" in the project number. M projects are maintenance
13 projects.
14 First priority here is the legal
15 requirements. And two years ago, these were went through
16 in a lot of detail, and we'll try to keep it brief here.
17 We've got the American's with Disabilities Act projects
18 to bring State facilities in compliance with that act.
19 If we have court orders or legal requirements, those are
20 obviously projects that have to be done. They're in this
21 first category, and then life-safety code violations and
22 seismic upgrades. Seismic upgrades are normally
23 completed where it's occupied buildings.
24 Project continuations. We talked about that
25 a little bit earlier. We've got some planning projects

1 essential government facilities area. And then you'll
2 see the small Roman numeral here: Nevada Division of
3 Forestry. This is split between essential and
4 less-essential buildings. Their essential functions are
5 fire and dispatch, and you'll see below, under Item
6 3.C.2, the Tree Nursery would be a less essential.
7 Agriculture is the same way. Food Stamps and
8 distribution of foods is an essential function, and
9 agriculture has other needs that are -- will be
10 prioritized lower if the conditions for maintenance are
11 similar.
12 Finally, Department of Motor Vehicles. The
13 State grinds to a halt when that system isn't working.
14 That's one of the last essential facilities we've listed
15 here on the priorities that were approved by the Board.
16 Statewide programs are next. We have five
17 statewide programs that are in the deferred maintenance
18 area: Roofing, ADA, fire and life-safety, indoor air
19 quality, and paving.
20 Finally, the other facilities. We talked a
21 little bit about agriculture and Nevada Division of
22 Forestry. The administration buildings. Some of those
23 buildings are also included in governance, and so there
24 will be some essential facilities, but then some less
25 essential in this Category C here.

1 in the '17 CIP. Some of the planning projects were
2 maintenance projects, so planning projects for
3 maintenance, and some were planning projects for new
4 construction of new architecture.
5 And so, we consider those maintenance
6 projects a little more complex than some of them that go
7 direct to construction. And those will likely be in our
8 Administrator's recommendation to you in September. And
9 they'll certainly be in the agency's request at those two
10 days in August.
11 Deferred maintenance, we like to categorize
12 this into basically four categories: Essential
13 government facilities, statewide programs, other
14 facilities that are not as essential, and historic
15 preservation.
16 Essential government facilities, we see a
17 highest priority in that category is our institutional
18 needs. We see this as protecting our prison population,
19 protecting the HHS, 24-hour services buildings, keep them
20 operational, at a high level.
21 Then, of course, we have governance is
22 second, which relates to the Capitol building, the Sawyer
23 building, these type of governance.
24 Public safety. This is largely highway
25 patrol buildings. Nevada National Guard is in the

1 Here's one of the areas where we've had
2 challenges getting to projects that are in this
3 lower-level. It seems like the funding has not always
4 been available, and I think later in the day here, we'll
5 be talking about a letter that the Chair had written to
6 the Governor's Office.
7 And so, some of these are difficult to get
8 down to this priority. Wildlife, that department, the
9 Nevada Department of Veterans Services, Museums and
10 Cultural Affairs. When I first got here, there were a
11 lot of carpets that were in disrepair. And I think
12 there's still a lot of challenges in all of these areas
13 down below here in Parks.
14 And so then higher education. When it comes
15 to maintenance, they get the Higher Education Capital
16 Construction funding, what we call HECC, and then the
17 Special HECC: Special Higher Education and Capital
18 Construction funding. And so that's pretty much
19 automatic funding. You'll have seen that in the past,
20 and that's continuing to move that way.
21 We have the historic preservation area.
22 Unreinforced masonry buildings that are occupied. We get
23 the nod first in this area, followed by historic
24 significance, degree of deterioration. If there's safety
25 issues in these buildings, they need to be addressed, and

<p style="text-align: right;">Page 17</p> <p>1 then the functional use of the building. Most of these 2 items here in the prioritization criteria are based on 3 the use of the building. 4 We also take a look at these projects based 5 on condition. And so you'll see some notes here on the 6 bottom. Our PMs are arranging for site visits actively 7 as we speak, and they'll be prioritizing these projects 8 with a 1, if they think the condition is such that it 9 needs to be addressed this session, a 2 if they think it 10 needs to be addressed the next session, and then a 3 if 11 it's some other type of a need. 12 We've worked fairly diligently to have these 13 two prioritization systems be very similar, a whole page 14 of maintenance priorities and a whole page of capital 15 priorities. And so we call these two lists sister 16 documents. So you'll see that the essential government 17 facilities, for both the maintenance area and the other 18 facilities, are nearly identical or identical. 19 And then I'm just steering you to the 20 considerations for priority, which these are not 21 necessarily in any prioritized order, but these are 22 considerations that are used in developing the 23 Administrator's recommendation. 24 If there's something that's mandated by law, 25 like ADA or court orders, life-safety, furniture</p>	<p style="text-align: right;">Page 19</p> <p>1 plant there. 2 And then finally, something that we see is a 3 good check to make sure we're using the State's resources 4 effectively is Facility Condition Needs Index. It's a 5 national standard that if your repair costs are 50 6 percent or greater than your replacement value, that you 7 should consider replacing the building. 8 And so this is considered in many of our 9 projects and discussed with the departments openly, and 10 decisions are made based on that. These try to be picked 11 up and pointed out during the CIP process. 12 CHAIR CLUTTS: Thank you. 13 MR. CHIMITS: Chris Chimits, for the record. 14 I want to point out to the Board that in yesterday's 15 Staff meeting, I went through these same two criteria for 16 deferred maintenance and for new construction with our 17 Staff and reminded them that their thinking needs to 18 follow along this exact same order. 19 So I think what we want to do is get 20 consensus so that when we get to the August board 21 meeting, we're going to be -- our thinking will be 22 matching your criteria here that you're going through 23 today. So it should make it an easier process for 24 getting consensus on a priority order. 25 The other thing that just occurred to me. If</p>
<p style="text-align: right;">Page 18</p> <p>1 fixtures, any equipment from previously-funded 2 construction projects, we can't have a building that is 3 constructed and can't be used. So those usually get the 4 nod. 5 Commitments from the Legislature. These are 6 often continuation projects, planning projects from the 7 prior session. Oftentimes, there's an initiative, and if 8 finances work out in the lease-purchase arena, there 9 might be a lease-purchase project. These tend to have 10 good payback, so they move ahead. 11 Percentage of non-State funding in the past 12 has been considered, and especially if it approaches the 13 higher numbers. 100 percent non-State funding, most 14 people are -- all people are nodding, 75 percent, most 15 are nodding; 50 percent, we still give that the nod. And 16 then you're relying a little more on condition if the 17 other funding is lower than, say, 50 percent. 18 Custody level. This kind of falls into the 19 Category 1-A: Institutional. Lakes Crossing is one of 20 the buildings that is where the criminally insane 21 awaiting adjudication reside, and so they fit into that 22 category. Ely State Prison is our maximum prison, fits 23 into that category. 24 Level of service to the public. Again, 25 that's why DMV is more essential for the actual physical</p>	<p style="text-align: right;">Page 20</p> <p>1 you could go to -- Ward just finished giving the overview 2 of the CIP with major milestones. He just finished going 3 through the deferred maintenance and new building 4 criteria. 5 If we could skip to the 12 percent inflation 6 item. It's the last tab in this -- it's orange-and-gray 7 columns. If I could just have the Board get to that 8 page. 9 What we did here is we prepared a graph which 10 depicts the inflation rate that we elected to use in each 11 Capital Improvement Program starting back in 2003. You 12 can see it's at 5 percent, stayed that way for four 13 years. 14 And then in 2007, things went crazy, and we 15 had a 12 percent inflation rate up north and a 14 percent 16 inflation rate down in Las Vegas. It dropped back down a 17 little bit in 2009, but still was very high, and then 18 things crashed in 2011. And then slowly, things have 19 been increasing. 20 As you see here, in 2019, we're proposing 12 21 percent inflation. It's shown on the red-and-gray bars 22 here. This may change in August when we get to our Board 23 meeting. We may have new information at that time. But 24 what we're getting now from cost-estimating consultants 25 from construction managers at risk that we're working</p>

Page 21

1 with currently, is that we're probably going to be
2 anticipating 1 percent a month.
3 And I think that's central to what's coming
4 next here in this Board agenda. Because when inflation
5 gets this high, it affects the way we behave. I think it
6 affects the way we make decisions. And I wanted to make
7 you all aware of this because this CIP, at 12 percent,
8 that affects, profoundly, what we're able to do inside of
9 the program. I think it affects how we behave.
10 And, as Ward alluded to earlier, Chairman
11 Clutts, you put a letter together and signed and sent to
12 the Governor. And that was well-received. And that
13 indicated a desire to start dealing with our deferred
14 maintenance in a different way than we deal with capital
15 construction.
16 And so, towards that end, I would ask Ward --
17 if you wouldn't mind, Ward -- taking us through these two
18 new statewide programs that we've got developed and we're
19 going to include in the '19 CIP. And they are directly
20 correlated or related to this high inflation rate that
21 we're seeing right now.
22 Also, Ward is going to cover a requested
23 language change in the '19 CIP Bill that again, addresses
24 our ability to be more nimble, in terms of making
25 decisions and managing and executing projects in times

Page 22

1 where delays cost a significant amount of money, more so
2 than the normal inflation year.
3 So, Ward, if you wouldn't mind going through
4 the two statewide deferred maintenance programs and then
5 also cover what we requested LCB and the Legislature to
6 consider in language for the coming CIP bill.
7 And this, again, is in response to your
8 letter to the Governor and the direction this Board gave
9 us to start coming up with ways to be a little more
10 creative, in terms of separating finance, in terms of
11 being able to manage projects quickly.
12 MR. PATRICK: Thank you, Chris. Ward
13 Patrick, for the record. We're talking about this. And
14 these two items --
15 CHAIR CLUTTS: Just interrupt you for a
16 second, Ward. Just so everybody is on the same -- we're
17 here; correct?
18 MR. PATRICK: Correct.
19 CHAIR CLUTTS: Okay. So the text -- the
20 third tab for those down south, where the title is, "2019
21 CIP Project Cost Estimate."
22 Is everybody on the same page down there?
23 Okay. Thank you. Go ahead.
24 MR. PATRICK: Thank you. Ward Patrick, for
25 the record.

Page 23

1 We see these a little bit like belt and
2 suspenders, these next two items we're going to be
3 talking about. Both of these items allow the State
4 Public Works Division to be a little more responsive to
5 the State's needs, and therefore, decrease the impact of
6 inflation on projects by way of mitigating administrative
7 delays, waiting for things to be in the cue, waiting for
8 things to get approved, those types of things.
9 So we have this new proposed Statewide
10 program concept presented here. So the key thing is this
11 is a concept. This is not the projects that -- this is
12 likely not the projects that you'll see in August, but
13 it's likely to be a close facsimile of that.
14 We have existing statewide projects: ADA,
15 roofing, fire and life-safety, indoor quality and paving,
16 and we administer those projects in a way where, if one
17 project has a little extra money after it's executed,
18 another project needs a little money, those projects can
19 still be implemented, and there wouldn't be a delay to go
20 get approval to execute the construction contract, the
21 owner construction agreement, on those types of projects.
22 And so, with this hyperinflation that we
23 believe we're being told is coming our way, it's one of
24 our challenges. We're pretty good at estimating projects
25 based on today's costs, but we're not so great at

Page 24

1 estimating inflation out in the future. There's no
2 crystal ball section here at the Public Works Division,
3 but we rely on consultants. And so this is not a new
4 system to us. It's just another tool in our statewide
5 project list.
6 The existing statewide projects will remain
7 the same, so we're not looking at moving them into here
8 or having them be any different. So a lot of business as
9 usual here. These will be not specific to a certain
10 area. These will be deferred maintenance. So take away
11 the statewide programs, look at deferred maintenance.
12 That's what's going to be in these two statewide
13 programs.
14 MR. CHIMITS: If I could -- Chris Chimits,
15 for the record -- just interject here.
16 We also would not propose to intermingle any
17 funding. With each of the projects that you see in Items
18 1 through 16 on the first one, which is a deferred
19 maintenance program for Health and Human Services. And
20 again, if you look at the second page, it's a statewide
21 deferred maintenance for the Nevada Department of
22 Corrections.
23 Each of those 16 projects there, in both of
24 those programs, are completely State-funded. There are
25 no highway funds. There is no outside agency funds or

Page 25

1 federal grants, that type of thing. So we would not mix
2 those type of funds in the development of these statewide
3 projects.
4 Very similar, as Ward mentioned to us, the
5 roofing. You work your way down. And we would be
6 normally submitting each of those 16 projects as separate
7 M projects: 19M, 45, M46, 47. They would be managed in
8 the same way.
9 Ward mentioned something critical here. Much
10 of this is business as usual. We would not manage these
11 any different. They would all be assigned to project
12 managers with the appropriate expertise: Mechanical,
13 electrical, plumbing, structural, whatever they are. But
14 we would just include these in a Statewide program
15 together, so that we would have flexibility.
16 As he mentioned, some of these projects, just
17 by their nature, some will come in a little better. Some
18 will come in under budget. We might have one or two that
19 come in over. We would complete all of these, as we
20 present to the Legislature, and as they get approved. If
21 there's any overage, we'd be able to use those to help
22 another project on this list that came in under, and that
23 would be for HHS and for Corrections. So that's these
24 two statewide programs.
25 Anything else, Ward, on that?

Page 26

1 MR. PATRICK: No. That covers it.
2 MR. CHIMITS: Okay.
3 CHAIR CLUTTS: I've got a question. Bryce
4 Clutts, for the record.
5 So will there be one of these for each of the
6 departments that -- you have HHS here and NDOC here.
7 Will there be one for each of them, or there's just two?
8 MR. CHIMITS: Chris Chimits, for the record.
9 If you go back to the slide that says
10 "Requests by Department, 2019 CIP," and it's the vertical
11 bars that are all in red. It was just back a few pages
12 in this book. You'll see there that Corrections has 187
13 requests, and Department of Health and Human Services has
14 165 requests.
15 POST, on the other hand, has one. Public
16 Safety has three, agriculture has five, and Wildlife has
17 nine. So the elephants in the room are Corrections and
18 HHS. So our intention would be, is put these statewide
19 programs together for the two biggest ones on this list
20 and not do it for -- it wouldn't be needed for other
21 agencies.
22 CHAIR CLUTTS: Okay. Thank you.
23 Before we move on, are there any other
24 questions of the Board regarding this before we get too
25 far down the road?

Page 27

1 MEMBER HAND: Member Hand. I have a quick
2 question. Demolition of buildings is on this list. And
3 would those be in locations where buildings would be --
4 new buildings would be built? Or are those just
5 demolition buildings and to get rid of them?
6 MR. CHIMITS: Chris Chimits, for the record.
7 Good question. So these are very similar to
8 the Kincaid building here where they've become a
9 liability. In this case, some of these buildings here
10 are actually a serious health and life-safety liability,
11 so we're taking them down and removing risk from the
12 State's pallet.
13 So what would come is unknown to us at this
14 time. We just know that we have a liability that we have
15 to manage and remove risk. So that's why they're
16 included here.
17 Ward mentioned that this is kind of like a
18 good example of what could be on the Statewide program,
19 but we wouldn't finalize these until we have Board
20 approval in August or, you know, in the subsequent
21 meetings.
22 MEMBER HAND: Member Hand again. I guess I
23 didn't ask the right question. Is it eliminating risk
24 and not putting another building on that same piece of
25 ground? Or would there be buildings planned for that

Page 28

1 same piece of ground in the same CIP?
2 MR. CHIMITS: Chris Chimits, for the record.
3 There is not necessarily a new building plan
4 for the CIP at these sites.
5 MEMBER HAND: Thank you.
6 MR. CHIMITS: You're welcome.
7 CHAIR CLUTTS: Okay. CIP Bill Modification.
8 Ward?
9 MR. PATRICK: Thank you. Ward Patrick, for
10 the record.
11 The CIP Bill Modification has a smaller
12 effect as the new deferred maintenance statewide. This
13 proposal enables us to be responsive to the State's needs
14 and decrease the impact of inflation.
15 So you'll see here the current -- there's
16 four paragraphs here. The first paragraph is just to
17 identify the language as part of the CIP Bill, kind of
18 just a little identifier. This piece of paper isn't just
19 hanging out there.
20 The current language in the CIP Bills of the
21 past say that: "With the approval of the Interim Finance
22 Committee, Public Works Division and the Nevada System of
23 Higher Education may transfer appropriated, allocated and
24 authorized money from one project to another within the
25 same agency or within the Nevada System of Higher

Page 29

1 Education."
2 And then it goes on to list the sections of
3 the CIP Bill where various funding is allocated to the
4 types of projects. But essentially, this is largely the
5 entire CIP, all of these sections: 1, 3, 6, 10, 15, 17,
6 etcetera.
7 Now, we're proposing -- as some interim
8 language -- that will broaden this, where instead of just
9 for Corrections or just for Health and Human Services, we
10 would consider this with all State agencies to transfer
11 money within the same CIP year.
12 So here, you see we're removing the approval
13 of the IFC by keeping the power with the Public Works
14 Division to move money between projects, where one
15 project is completed and has created some savings,
16 another project may have bid, and has been not within the
17 budget. And so these sections that would be listed would
18 pertain to projects funded by General Obligation Bonds
19 and general funds.
20 So then basically, this final paragraph here
21 discusses how all other types of projects that are not
22 solely funded with GOB or general funds would go through
23 the normal process that's been in the CIP historically.
24 CHAIR CLUTTS: Are there any questions or
25 comments of the Board before we move on?

Page 30

1 Everybody good down there?
2 All right. Moving onto Item Number 6: Bill
3 Draft Request. State Public Works Division is only
4 proposing one Bill Draft Request in 2019, pertaining to
5 deferred maintenance. The proposed BDR is Staff's next
6 step in addressing the Board's concern of the State's
7 ongoing deferred maintenance needs.
8 The Board has had numerous discussions
9 regarding the State's growing backlog of deferred
10 maintenance, most recently, discussions pertaining to the
11 development of the 2017-2018 Capital Improvement Program.
12 At the August 16th, 2016 Board meeting, Staff
13 reported, at the Board's request, on how other states
14 addressed deferred maintenance needs. The research
15 revealed that the states with the most success approached
16 deferred maintenance completely separate from capital
17 construction, both in funding and prioritization of
18 projects.
19 Also, the successful approach identified a
20 funding source for deferred maintenance in an amount
21 between 1 and a half and 2 and a half percent of the
22 total value of assets as a guideline for the funding
23 necessary to address deferred maintenance.
24 The Board brought their action, proposed
25 solutions to the Governor in November 2016

Page 31

1 correspondence.
2 Ms. Stewart?
3 COUNSEL STEWART: Thank you. For the record,
4 Susan Stewart, Construction Law Counsel.
5 Members of the Board, you'll see attached is
6 the proposed Bill Draft Request. And the existing
7 statute talks about -- and this is NRS 341.083. This
8 talks about the Board's obligation to present the Board's
9 recommendation for the Capital Improvement Program.
10 And what we're proposing to add here is that
11 the Board would include, separately, a recommendation for
12 deferred maintenance projects in the next biennium. So
13 this would be a separate way to address the deferred
14 maintenance needs of the State.
15 And this was consistent with the letter to
16 the Governor, which is also attached, where we're
17 identifying the deferred maintenance separately from the
18 capital improvement projects, so that they are not
19 competing.
20 And then we've also included, in the bill --
21 or the proposed bill -- a target for what the
22 construction cost is going to be for that deferred
23 maintenance program.
24 And, Mr. Chimits, did you have anything you
25 wanted to add?

Page 32

1 MR. CHIMITS: Chris Chimits, Interim
2 Administrator. The target that we've established here,
3 it says a range between 1 and a half and 2 and a half
4 percent. What this amounts to, given the inventory that
5 the State currently owns, is approximately \$80, \$85
6 million dollars every biennium, of deferred maintenance.
7 And so, what we're doing here is this again
8 is -- the Board actually exceeded this amount last
9 biennium, and we are hoping that the Board will exceed
10 that amount again this biennium.
11 And if you look, there's a chart in
12 black-and-white which follows the letter that Chairman
13 Clutts signed and sent to Governor Sandoval back in 2016.
14 And that kind of indicates the amount of backlog. On the
15 left-hand side of that chart, you'll see where the amount
16 of deferred maintenance was greater than the amount of
17 funding.
18 And our intent here, with this Bill Draft
19 Request, is to achieve the equilibrium that you see over
20 on the right-hand side of that. You see where the
21 funding matches the maintenance on the right-hand side of
22 your chart there? That's where we want to get to.
23 If we can eliminate this backlog of
24 maintenance that has occurred and get it to where we can
25 have an ongoing reliable, understandable funding stream

1 and a deferred maintenance amount that's required by law.
2 We would like to be able to sustain that over a long
3 period of time.

4 As the State acquires new buildings, that 1
5 and a half to 2 and a half percent would match the level
6 of inventory that we have. And the idea is to keep the
7 State in that equilibrium point that we believe is good
8 government, responsible ownership of State buildings.

9 So even though this Bill Draft Request says
10 between 1 and a half and 2 and a half percent, which
11 equates to around \$85 million dollars in the 2019 CIP,
12 our plan would be to include more than that to exceed
13 that for now so that we can eliminate the backlog that's
14 shown here. Okay?

15 CHAIR CLUTTS: Thank you. Any questions,
16 comments from the Board?

17 MEMBER TIBERTI: Chairman Clutts, Tito
18 Tiberti, for the record.

19 Chris, did you just say the law required us
20 something? I heard you say it, but I wasn't sure what
21 you're referring to.

22 MR. CHIMITS: Member Tiberti, Chris Chimits,
23 for the record.

24 This Bill Draft Request that's before you
25 right now would modify NRS 341, such that it requires the

1 In addition to reviewing existing documents,
2 Mr. Katz is also helping us with drafting a new set of
3 Division design/build contracts.

4 Unrelated to Mr. Katz's review was changes
5 that we've made to CMAR documents, including the CMAR
6 selection scoring. Specifically, the scoring of the CMAR
7 fee has been changed from 20 points to 10 points. It's
8 Staff's opinion that the new scoring allows for a more
9 balanced evaluation between the CMAR's qualifications and
10 the CMAR's fee.

11 Also, the CMAR contingency split will be
12 changed from 80/20 to 90/10. Staff has some concerns,
13 and so this reduction of the CMAR's portion of the CMAR's
14 contingency minimizes the CMAR's ability to target this
15 savings as a profit center.

16 And so we just wanted to provide the Board
17 with an update on that, the work that we've been doing in
18 that regard.

19 CHAIR CLUTTS: Thank you, Ms. Stewart.

20 Any questions or comments of the Board?

21 Moving onto Agenda Item Number 8:
22 Administrator's Report.

23 Mr. Chimits?

24 MR. CHIMITS: All right. Thank you, Chairman
25 Clutts. Chris Chimits, for the record.

1 Board to submit between 1 and a half and 2 and a half
2 percent of the assessed value of our current inventory,
3 each biennium, in deferred maintenance.

4 MEMBER TIBERTI: That's a new request. We're
5 not required now to do that?

6 MR. CHIMITS: That's correct.

7 MEMBER TIBERTI: Thank you.

8 MR. CHIMITS: You're welcome.

9 CHAIR CLUTTS: Any other questions or
10 comments? Okay. Thank you.

11 Moving onto Agenda Item Number 7: Contract
12 review, new design/build documents, CMAR scoring, CMAR
13 contingency.

14 Ms. Stewart?

15 COUNSEL STEWART: Thank you. For the record,
16 Susan Stewart, Construction Law Counsel.

17 As we've mentioned in prior meetings, the
18 Division hired Gerald Katz, an expert consultant, to
19 assist Staff and myself with a thorough review of our
20 existing contract documents, both our hard bid and CMAR.

21 The primary focus of that review has been
22 compliance with new laws and to make sure that we have
23 consistent terms throughout our many number of contract
24 documents, as well as make sure that our contract terms
25 are consistent with the project management process.

1 We've got two items in here that you see:
2 Staffing and major construction project review. And
3 under "staffing," I would start first and tell you that
4 this is not an easy time to hire Staff that's
5 construction-related. Anybody that's got a part in the
6 design process or the construction process is at a
7 premium right now. And I see that continuing for years
8 to come.

9 And so, what I would tell you is that I
10 believe this agency has been blessed to hire three new
11 architects here: Jeff Current, Mark LaBarge, and Kent
12 LeFevre. All three of these gentlemen are extremely
13 talented professionals with a great deal of experience
14 that is germane to the type of work that we have. So I'm
15 really very grateful to have gotten these people on board
16 with us. We are having one Staff architect, Robbie
17 Oxoby, who will be retiring this summer. And so really,
18 a net add of two architects to our Staff.

19 We also, along the same lines, have been
20 fortunate to hire some engineers: Kerstin Howell, who is
21 a structural engineer, has come to us. Very fortunate to
22 get her. She used to be a principal at one of the firms
23 down in Las Vegas.

24 We have John Foster, who is an electrical
25 engineer. They are truly like hen's teeth to try to

Page 37

1 find, so we've been very fortunate to get John. Jason
2 Avila, electrical engineer, from up north here. T.J.
3 Dobson, a mechanical engineer, who we hired from a
4 consultant that we do a lot of business with. Bryan
5 Bassey, who followed him to us here, and Bryan Walker, a
6 civil engineer.
7 These are younger, smarter, highly skilled
8 people. We're very fortunate to have them. And, as I
9 mentioned, we have one project architect that's retiring.
10 We also have one electrical engineer that, later on in
11 the summer, will be retiring.
12 So what we've done is, we have made allowance
13 so that they can work in tandem together. We've had some
14 redundancy for two months where they're able to work
15 together and provide an excellent handoff on projects and
16 provide continuity for our project management.
17 Again, I want to say how much I appreciate
18 our Staff's willingness to support each other. Part of
19 serving with humility has been to make the other guy look
20 good, and this Staff really does that well. And I think
21 the new people that are coming to us are quickly seeing
22 that philosophy that's active and engaged with each
23 person that works here.
24 Our leadership team has been in a
25 metamorphosis here. Jeff Graham is our new building

Page 38

1 official. He's a Deputy Administrator for our building
2 department. Jeff and I've known each other since I had a
3 full head of hair. He started work together at the State
4 here back in the very early -- actually, late '80s.
5 MR. GRAHAM: Correct.
6 MR. CHIMITS: And started together on the
7 first in-house project that we did here. So I have a
8 long track record with Jeff, and I trust him implicitly
9 to handle the Code accurately and yet reasonably, working
10 with designers and contractors. And Jeff has had a great
11 impact on the inspection Staff here. So I really am
12 grateful that Jeff was able to come here and willing to
13 come here and help this agency really shine. So I thank
14 you, Jeff, for that.
15 On the other side of the house, Deputy
16 Administrator for Buildings & Grounds, Ron Cothran. Ron
17 has also come to us recently. I think about three or
18 four months ago?
19 MR. COTHRAN: Uh-huh.
20 MR. CHIMITS: And has taken command of
21 Buildings & Grounds in a very significant way. Ron as
22 also with us in our Facility Condition Analysis Group,
23 and then joined the National Guard for a period of time,
24 and then we were able to sweet-talk him back to coming
25 back with us. And so I'm very grateful that Ron is here.

Page 39

1 He's a huge asset to Buildings & Grounds and has brought
2 a leadership style here that has encouraged and embraced
3 our philosophy of taking pride in our work, building
4 consensus. And we're really seeing a lot of positive
5 change, especially in the Las Vegas branch, but here too.
6 So, Ron, I'm very grateful to you for coming
7 back to us. We certainly need your leadership here and
8 so appreciate it. Two deputy administrators that I think
9 are going to take this agency a long ways forward in the
10 near future.
11 And then I had the good sense to get out of
12 the way and let people that were younger and smarter than
13 me take over, move this agency forward.
14 And last night, the Governor's Office reached
15 out to Director Cates and approved his selection for a
16 replacement as a new Administrator for our agency. And
17 so I would like to introduce Ward Patrick as our new
18 administrator for the State Public Works Board, as of
19 last night. Ward's first day on the job will be Monday,
20 May 7th. So that's my report on our staffing. I don't
21 know if -- we'll go ahead and move on here. Ward will
22 probably have a significant speech at the next Board
23 meeting.
24 We've got several new major construction
25 projects underway, and I wanted to update the Board on

Page 40

1 those real quick. All of these are '17 CIP projects that
2 we're going through right now.
3 The first one is C4, which is the new DMV
4 we're building in South Meadows up in Reno. That project
5 is going to go out to bid on March 15th, this next March,
6 and will be complete June 15th, 2020. That's almost a
7 \$39 million-dollar project right now. And so we're
8 really excited for that. Any of you who drive a car and
9 have a driver's license will be looking forward to that
10 project.
11 C5: The National Guard Readiness Center down
12 in North Las Vegas. That project is aging for a notice
13 to proceed date of January 14th, 2019, right after the
14 first of the year. And we'll be looking for a
15 substantial completion there of May 7th, 2020. That is a
16 \$32 million-dollar project. These are larger projects
17 for us.
18 We also have a new engineering building up at
19 UNR. It's C6, Project 17C6, that we're going to start
20 this summer. July 16th, we're going to start
21 construction up there on Evans Street, the southeast
22 corner of campus. Hopefully, it won't mess up Member
23 Hand's office space. And then we're aiming for a
24 substantial completion date of June 26th, 2020, for that
25 project.

1 So, Adam, you'll have to find different
2 parking if you've been parking on Evans there. That's a
3 big project. That's \$70 million dollars right there.
4 We're 30 percent complete right now with the
5 Northern Nevada Vet's Home, C-13. That's on schedule.
6 It's doing really very well. Q&D Construction is doing a
7 great job for us there. We have a substantial completion
8 schedule for January 18th, 2019.
9 But on Veteran's Day, November 11th -- which
10 I'm hoping that each Board member will be able to be
11 there -- we're going to look substantially complete. The
12 Governor made it abundantly clear to us that he wanted
13 that building as much finished as possible. So the
14 contractor has been really good about getting the key
15 elements done so that we will have a walkthrough and a
16 ribbon cutting on Veteran's Day. So that will be a
17 significant event. That will be on November 11th, for
18 Board members who are able to attend that.
19 COUNSEL STEWART: 2019? November 11, 2019,
20 or 2018?
21 MR. CHIMITS: '18.
22 COUNSEL STEWART: '18. Okay. Thank you.
23 Sorry.
24 INTERIM ADMINISTRATOR CHIMITS: You're
25 welcome.

1 8th, this summer. That's going to be about a \$4.7
2 million-dollar project.
3 There's advanced planning at Southern Desert
4 Correctional Center for a housing unit down there. And
5 right now, we'll see the design development coming at the
6 end of this month. And that will be a fairly significant
7 project, roughly \$52 million dollars for -- we're
8 actually planning on two housing units down there at
9 Southern Desert. Depending on GFA's projections, that
10 may be one or two, but we've made room to build two
11 housing units down there, if needed.
12 CSN has got a health and science building.
13 That's PO7. And we'll see the schematics come into this
14 office in the middle of June. And that one, we had to
15 wait for the million dollars to come in because we're
16 spending the agency money first before State money. So
17 that one got a little bit of a late start because we had
18 to wait for their contribution to come in to us.
19 P-8, the next project is the education/
20 academic building at Nevada State College. And those
21 schematics will also come to us in the middle of June
22 this summer. So we'll be establishing those things.
23 And the Board of Regents, I would point out,
24 will be meeting in a couple of days from now. Ward and I
25 will be attending that meeting, and we'll get the

1 The next project: C-15, is the UNLV medical
2 school building. And this one, you may have been reading
3 some of the articles in the press, but we received -- we
4 have in hand \$15 million of the \$25 million dollars of
5 donor funds that was placed for that project.
6 This project originated in Senate Bill 553 as
7 a \$15 million-dollar project that we would, together with
8 UNLV, develop a scope of work, a schedule, a site, and
9 then report back to Interim Finance twice a year. That
10 was how that bill was crafted.
11 We've received \$15 million dollars, as I
12 mentioned. We have a site established. But there's been
13 a flux of their leadership at UNLV, and so we are in a
14 holding pattern right now, waiting for UNLV to really
15 authorize the State Public Works Division to proceed with
16 the design.
17 The designer, Tate Snyder Kimsey, and the
18 construction manager at risk, Whiting-Turner, have both
19 been selected and approved, through the Board of
20 Examiners, but are not moving forward until the donor
21 situation has stabilized and we receive word from them to
22 go ahead and proceed with the design there.
23 17PO4 is a new fleet services maintenance
24 facility down in Las Vegas. And we're currently at
25 design development right now. That will come in on June

1 Regent's priority. And we've agreed to abide by their
2 priority. So I would assume that -- in fact, I have an
3 understanding that they will be keeping these planning
4 projects as their highest priority, will be moving them
5 forward in construction in the '19 CIP.
6 UNLV has is a College of Engineering, an
7 academic and research building, that is a \$15
8 million-dollar project. And the design development level
9 of drawings will come to us in September on that project.
10 We're doing a master plan, which we've got
11 complete for the Department of Corrections: S04, a
12 master plan, authorized in '17. And that master plan is
13 complete, but the Department recently altered some of
14 their critical criteria, and so we're going to be issuing
15 an addendum to that master plan. And I bring that to the
16 Board's attention because that may well affect what
17 buildings get included in the Gov Rec for the CIP.
18 That's institutional, and so it's the highest level
19 prioritization. And the way they're changing their
20 criteria or have changed it -- and we're going to respond
21 to it -- might make more housing needed in this CIP.
22 We'll see.
23 And then the last one is -- probably, I saved
24 the best for last. It's a smaller project, but it's the
25 Fallen Soldier Memorial at the Capitol Complex. I

Page 45

1 believe it's the most sophisticated architecture that
2 this agency has ever contemplated. And it's going to
3 start construction this July, and it will be built right
4 on the east side of the Capitol building along the Mall
5 there.
6 The completion date for that is November 5th.
7 The Governor wanted this done six days before Veterans
8 Day, and he's going to cut the ribbon on Veteran's Day up
9 here for that memorial. Again, I would encourage you to
10 attend that. That's a very unique and unusual
11 architectural solution that honors the soldiers of Nevada
12 that died in the course of their duties. So that is the
13 completion of the end of my report on our major
14 construction projects.
15 CHAIR CLUTTS: Thank you, Mr. Chimits.
16 I want to first congratulate Mr. Patrick on
17 the newfound responsibility.
18 MR. PATRICK: Here, here.
19 CHAIR CLUTTS: And open it up to the Board
20 for any questions or comments.
21 MEMBER TIBERTI: Tito Tiberti, for the
22 record. I am very happy we have some continuity with
23 Ward Patrick. I think what's coming -- a lot of
24 projects, a lot of money, and there's a lot of
25 sophistication in all of this.

Page 46

1 And I'm very concerned and happy that Ward is
2 doing this, because I think, with Gus leaving and Chris
3 leaving and everything else that's happening, and the
4 bigger projects coming on and coming out of this
5 recession, I find that this 12 percent inflation is very
6 frustrating. You're probably correct.
7 So I think it's very important that this
8 Board -- I happen to be on the UNLV Board, and I can't
9 tell you how many people tell me all the time they'd love
10 to be able to build their own things because State Public
11 Works Board gets that their way, which I tell them I have
12 a problem on both boards, and I don't agree with them.
13 Sometimes, I know we are frustrating to them. But, you
14 know, they're all experts on every other board I'm on,
15 but we don't know what we're doing. And I don't want to
16 prove them right.
17 I think it's important that we keep our
18 talent, that it's up to par, because it will challenge.
19 So, important that the State have this Board and a
20 competent Staff behind us, which Ward and all of you --
21 I like what Chris said. So I just have a comment that I
22 think this is all very important work. And it's going to
23 be more important as we get through this next 18 months.
24 Thank you.
25 CHAIR CLUTTS: Thank you, Member Tiberti.

Page 47

1 Any other questions or comments? Okay.
2 Director Cates, did you want to say anything?
3 I don't know if you can hear everything.
4 DIRECTOR CATES: Yeah, I can hear. Everybody
5 hear me okay?
6 CHAIR CLUTTS: Yes.
7 DIRECTOR CATES: Okay. Great. Yeah, first
8 of all, I think I definitely want to give a shout-out to
9 Chris Chimits. Him taking over as the Interim
10 Administrator was really key for that continuity. I've
11 been thoroughly impressed with his performance during his
12 short tenure, and I know the Governor's Office shares
13 that support for how he's performed.
14 Very sad that he's going to move on to new
15 opportunities, but very thankful for the service he gave,
16 not only for his whole career here, but certainly in the
17 interim role.
18 I'll just say, I know the recruitment process
19 took quite a long time. We were very deliberative in
20 that. I know the Chairman and Chris both sat on the
21 interview panel with me. And those of you who were on
22 the committee prior to the last session, you may recall
23 some of the law changes that were made in the 2015
24 session regarding the qualifications for the
25 administrator.

Page 48

1 Previously, the requirement was that they be
2 a licensed engineer or architect. That was changed in
3 2015. That was removed and replaced with the requirement
4 that they have a master's-or-above degree in various
5 subjects, as well as some experience.
6 That didn't sit too well with me, so we went
7 back in the 2017 session, trying to add back the
8 requirement for a licensed engineer or architect because
9 frankly, the change they made in 2015 wouldn't have
10 allowed Ward Patrick, Chris Chimits, or Gus Nunez to
11 qualify under statute. But we were successful in getting
12 the licensure requirement added back in, so we had both
13 of those.
14 And I can tell you that the recruitment -- we
15 had a very small pool of applicants that actually
16 qualified, even with those two requirements. I think
17 that's at least partially due to the economy. You know,
18 things are booming, and I think it was a little bit
19 difficult to attract people. So we had a small pool of
20 applicants. We went ahead and kept the recruitment open
21 longer than we originally intended just to try to make
22 sure we had a good pool.
23 We did have some people that applied that
24 actually had pretty solid backgrounds in construction
25 management, managing big projects, but they didn't meet

Page 49

1 the requirements under statute.
2 I am very thankful that Ward applied. He was
3 definitely the standout applicant, and his experience
4 with the agency is really unparalleled. The other
5 candidates were nowhere near in his league. And, you
6 know, to Member Tiberti's comments, I think the
7 continuity for the program is very critical. And I'm
8 very happy that he stepped up and look forward to working
9 with him in his new role.
10 CHAIR CLUTTS: Thank you, Director Cates.
11 I, too, before we move on in the next agenda
12 item, want to thank you for your many years of service to
13 the State and to this department, and we're going to miss
14 your expertise, and more importantly, your wit. So thank
15 you for serving the State of Nevada.
16 All right. Moving onto Agenda Item Number 9.
17 For possible action: Board comment and discussion.
18 Are there any Board comments on any agenda
19 item we've covered thus far?
20 MEMBER TIBERTI: I have a question. Tito
21 Tiberti, for the record, for Counsel Stewart. I know you
22 have a lot of codes for your offices and air conditioning
23 and pets.
24 Is there a dress code for the men on the
25 Board that has coat and sport coat? Because there's one

Page 50

1 member that consistently -- and I don't know if there's
2 an enforcement. Mr. Sean Stewart --
3 VICE-CHAIR STEWART: Sorry. You guys are
4 breaking up. We can't hear you.
5 COUNSEL STEWART: You can hear me. There
6 isn't, Member Tiberti, but I think we should add
7 something.
8 MEMBER TIBERTI: Yes, I think so. So I'll
9 propose that in the future.
10 COUNSEL STEWART: Thank you.
11 VICE-CHAIR STEWART: Sean Stewart, for the
12 record. Only if I can bring my own fridge.
13 CHAIR CLUTTS: Okay. Assuming that that may
14 or may not be on a future agenda item, we'll see.
15 Are there any other future agenda items
16 anybody wants to propose?
17 Any action items for the State Public Works
18 Division?
19 COUNSEL STEWART: For the record, this is
20 Susan Stewart, Construction Law Counsel. I just want to
21 reiterate. We will be scheduling a meeting to adopt the
22 regulations, and we'll try and do that at a time when we
23 have other Board business so we can make the best use of
24 your time when we get together.
25 CHAIR CLUTTS: Thank you.

Page 51

1 Moving onto Agenda Item Number 10: Public
2 comment.
3 Is there any public comment?
4 Hearing none, we will adjourn the meeting.
5 Thank you.
6 (The meeting concluded at 10:05 a.m.)
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Page 52

1 STATE OF NEVADA,)
2)
3 CARSON CITY.)
4)
5)
6)
7 I, NICOLE J. HANSEN, Official Court Reporter for the
8 State of Nevada, State Public Works Division, do hereby
9 Certify:
10 That on the 1st day of May, 2018, 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 51, inclusive, includes a full, true and correct
16 transcription of my stenotype notes of said public
17 meeting.
18
19 Dated at Reno, Nevada, this 1st day of
20 May, 2018.
21
22
23
24
25
NICOLE J. HANSEN, NV CCR #446

Brian Sandoval
Governor



Patrick Cates
Director

Ward D. Patrick, PE
Administrator

Carson City Offices:
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STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
Public Works Division

Las Vegas Offices:
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STATE PUBLIC WORKS BOARD ACTION ITEM REQUEST

Meeting of August 22 and 23, 2018

Agenda Item # 3

SUBJECT TITLE:

FOR POSSIBLE ACTION: Acceptance and approval of Public Works Board meeting minutes for
May 1, 2018–Attached

DISCUSSION:

Construction Law Counsel has reviewed the May 1, 2018 minutes and recommends the following changes:

1. Page 7:23 – change “make” to “mind”
2. Page 13:7 – change “MR. WARD” to “MR. PATRICK”
3. Page 18:20 – delete “that is”
4. Page 18:22 – add “security” between the words “maximum” and “prison”
5. Page 19:1 – change “is” to “as”
6. Page 23:7 – change “cue” to “queue”
7. Page 27: 8 – change “Kincaid” to “Kinhead”
8. Page 27:12 – change “pallet” to “profile”
9. Page 28:12 – change “as” to “than”
10. Page 29:16 – change “has been” to “is”
11. Page 33:8 – add “and” after “good government,”
12. Page 36:11 – change “LaBarge” to “Labaj”
13. Page 36:20 – change “Kerstin Howell” to “Kirsten Nalley”
14. Page 37:2 – change “Avila” to “Aviles”
15. Page 37:5 – change “Bassey” to “Bassi”
16. Page 37:5 – change “Walker” to “Wacker”
17. Page 38:3 – change “he” “we”
18. Page 38:21 – change “as” to “was”
19. Page 38:24 – delete “back to” and add “into”
20. Page 40:12 – delete “aging” and add “scheduled”
21. Page 43:9 – change “GFA’s” to “JFA’s”
22. Page 43:19 – change “P-8” to “P08”
23. Page 44:3 – add “and” after “priority,”
24. Page 44:6 – change “is a” to “its”
25. Page 46:11- change “that” to “in”

PRIOR ACTIONS:

None.

FINANCIAL IMPACTS//ISSUES:

Not applicable.

RECOMMENDATIONS:

Approve or deny the May 1, 2018 meeting minutes as amended.

ACTION ITEM:

Motion to approve or deny the May 1, 2018 meeting minutes as amended herein AND/OR as further amended by the Board.

PREPARED BY: Susan K. Stewart, Construction Law Counsel