

In The Matter Of:
State of Nevada
Public Works Division

July 2, 2020

Capitol Reporters
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Carson City, Nevada 89706

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1 STATE OF NEVADA
2 PUBLIC WORKS DIVISION
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5 VIDEO-CONFERENCE BOARD MEETING
6 TRANSCRIPT OF PROCEEDINGS
7 THURSDAY, JULY 2, 2020
8 CARSON CITY and LAS VEGAS, NEVADA
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11
12 The Board: ADAM HAND, Chairman
13 TITO TIBERTI, Member
14 KEVIN LEWIS, Member
15 LAURA FREED, Member
16 CLINT BENTLEY, Member
17
18 For the Board: SUSAN STEWART,
19 Construction Law Counsel
20 JEFF MENICUCCI,
21 Deputy Attorney General
22 WARD PATRICK, Administrator
23 KENT LEFEVRE,
24 Deputy Administrator

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1 THURSDAY, JULY 2, 2020, 9:00 A.M.
2 ---oOo---
3 CHAIRMAN HAND: Today is Thursday, July 2nd,
4 2020. It's 9:00 a.m. And this is the time and the place of
5 the State Public Works board meeting. And we've got an
6 agenda with nine items today, I think. Or 11 items. Can we
7 do roll call?
8 MS. STEWART: Yes. Susan Stewart for the record.
9 Chairperson Adam Hand.
10 CHAIRMAN HAND: Present.
11 MS. STEWART: Vice Chairperson Sean Stewart.
12 Member Clint Bentley.
13 MEMBER BENTLEY: Present.
14 MS. STEWART: Member Tito Tiberti.
15 MEMBER TIBERTI: Present.
16 MS. STEWART: Member Kevin Lewis.
17 MEMBER LEWIS: Present.
18 MS. STEWART: Member, Director of Department of
19 Administration Laura Freed.
20 MEMBER FREED: Here.
21 MS. STEWART: Mr. Chairman, you have a quorum.
22 CHAIRMAN HAND: Thank you.
23 So Agenda Item 3 is for possible action. Wait a
24 minute. We have public comment. Public comment on page two.

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1 So is there any public comment this morning?
2 MS. STEWART: Again, Susan Stewart for the
3 record. As you can see on our agenda, we set up a conference
4 call for anyone who wants to listen in to the meeting, they
5 are able to do it telephonically. And then we also
6 allowed -- gave folks the opportunity to call in for a
7 participation code if they wanted to participate and offer
8 public comment. We do have several folks who wanted to
9 listen in to the meeting but no one who asked to offer public
10 comment.
11 And Ward's assistant, Heather, was the one taking
12 that call. And she just checked her voice mail as of about
13 two minutes until nine and confirmed that there is no one who
14 wants to offer public comment at this time.
15 CHAIRMAN HAND: Great. Thank you. Then we'll
16 move on to Agenda Item 3 for possible action. This is
17 approval of the Public Works board meeting minutes from
18 October 22nd, 2019.
19 MR. PATRICK: Chairman, I have additional comment
20 on the discussion.
21 CHAIRMAN HAND: Okay.
22 MR. PATRICK: Ward Patrick for the record. We've
23 got some various items here that the board has had to review
24 that are modifications to the record. This morning we

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1 learned that the record reflected on page one, line 11, that
2 Kent Lefevre was a member, which he's not. So we would like
3 to strike on page one, line 11, where it refers to Kent as a
4 member of the board, in addition to the other comments.
5 MEMBER FREED: Mr. Chairman, this is Laura Freed.
6 Before you accept a motion to approve the minutes as amended,
7 since I wasn't on the board at the time this meeting was
8 held, I think I'll abstain from approving the minutes.
9 CHAIRMAN HAND: Great. Thank you. Do we have a
10 motion?
11 MEMBER TIBERTI: Tito Tiberti for the record.
12 I'll make a motion that we approve the minutes with the noted
13 changes plus the one that Ward just said.
14 CHAIRMAN HAND: And a second?
15 MEMBER BENTLEY: I'll second.
16 CHAIRMAN HAND: Thank you, Clint and Tito. All
17 in favor say aye.
18 (The vote was unanimously in favor of the motion)
19 CHAIRMAN HAND: All opposed? Okay. And we have
20 Laura abstain. So the motion is so moved and the minutes are
21 approved.
22 And we will go on to Agenda Item 4.
23 MR. PATRICK: Yes, Mr. Chairman. I would like to
24 begin the introduction of our director. Laura Freed comes

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1 from the governor's finance office most recently and served
2 at the Legislative Council Bureau. And so very familiar with
3 state government. And, with that, I would turn it over to
4 Laura for any additional introductory comments you would care
5 to make.
6 MEMBER FREED: Oh, gosh. Thank you,
7 Mr. Chairman. Thank you, Administrator Patrick. I don't
8 think I have much to say. I'm privileged to be on the board.
9 This is technically my second meeting because there was a
10 board of appeals meeting on January 28th that I attended.
11 But I, you know, it's going to be fun for me to learn more of
12 the nitty-gritty of the development of the CIP process,
13 because I only ever used to see it when it was already done
14 and recommended by the governor on the LCB side. So this is
15 kind of start to finish, so I'm learning a lot. So thank
16 you, Mr. Chairman.
17 CHAIRMAN HAND: Well, welcome, and thank you for
18 the introduction. And it will be nice to have you on the
19 board with your background. And, certainly with the
20 direction the economy is headed, it will be very helpful.
21 Welcome and thank you.
22 MEMBER FREED: Thank you.
23 CHAIRMAN HAND: So moving on then to Agenda Item
24 5 is the CIP update.

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1 MR. PATRICK: Thank you, Mr. Chairman. Ward
2 Patrick for the record. In your packet, the first blue card
3 stock, we have a brief power point presentation here. This
4 is the first part of the CIP update being a CIP overview.
5 And so on the second page we have an outline
6 of -- a brief outline of what we'll discuss here, kind of a
7 schedule and milestones will be discussed. The number of
8 applications that we've received, we'll be presenting some
9 information on that. And I would point out that you're going
10 to see here that the Public Works Division has been asked by
11 leadership of the state to make applying for projects easier
12 for agencies, so you don't need to be as sophisticated in the
13 world of construction or design or building asset management
14 to request a project.
15 So you're going see kind of a theme throughout
16 these various power point slides that there's a trend that
17 it's so easy, it's making a lot of work for the Public Works
18 Division staff, okay. And so you're going to see that
19 throughout this.
20 And then just presenting some information about
21 the historical funding, which that might provide some insight
22 on maybe things going forward regarding the current downturn
23 of the economy. And then also just letting you know how many
24 applications were coming from each department. So that gives

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1 you an indication of the needs of the state.
2 So moving to the next slide on milestones. So
3 here we are today on July 2nd with this current board
4 meeting. And our normal process is on or around April 1st
5 the applications are due from the various departments. And
6 so those applications have been received and there's 914
7 applications. And the first activity that happens is the
8 project managers will start doing their due diligence and
9 figuring out if they are a real CIP and then also doing the
10 estimates and the narratives, which include site visits. And
11 we'll talk later about some of the challenges with site
12 visits.
13 And, after those estimates and narratives are
14 developed and put in to our Excel spreadsheets, we then move
15 those in to a database to allow them to be reported and kind
16 of reviewed more on a data basis instead of a spreadsheet
17 basis.
18 And so with that we've got our share of
19 challenges in that area as well. It's always -- We light up
20 a system every two years. And so, therefore, it's not
21 something that's always lit up and ongoing.
22 Then after the jury process where our other staff
23 members review the work of our various PM's. And Kent leads
24 up that process as the deputy administrator doing all of the

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1 peer reviews. Then we get some packets together that are
2 starting to assimilate a CIP book that the board will see at
3 the end of August. So we're starting to see, you know, this
4 whole package instead of bits and pieces. And so that's for
5 the management review hearing staff. So Kent and I will take
6 a look at that more of a package instead of individual
7 projects.
8 And right now we're scheduling meetings with all
9 the various directors of the agencies that have requested
10 projects. So there's 13 agencies that have requested
11 projects. And so we'll be initiating meetings in this time
12 frame here, end of July and first of August.
13 And then finally we get to the item that's most
14 familiar with the board is this exciting two-day meeting of
15 all the maintenance and deferred maintenance needs of the
16 State of Nevada. And so August 26th and 27th. Following
17 that, the administrator's recommendation will come about,
18 which you've seen in our packet here the board's priorities
19 are being considered and the PM's thoughts on the necessity
20 are considered. And the administrator will present the
21 prioritized list of projects after we get the benefit of that
22 two-day meeting.
23 And then often at that April 16th meeting the
24 board makes a decision on their final recommendations to the

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1 governor. But over time there's sometimes been a necessity
2 for a second meeting to come to that conclusion. And so
3 we're just, if necessary, we're holding open September 23rd.
4 And so these two meetings, September 16th and the possibility
5 of September 23rd, they would be teleconference, right, so we
6 wouldn't -- You know, that's the way they've historically
7 been done.
8 And so then, finally, the statutory requirement
9 is October 1 for the board's recommendation to be delivered
10 to the governor's office.
11 Any questions on the schedule and milestones?
12 MEMBER TIBERTI: Tito Tiberti for the record. I
13 don't have a question. I just have a comment. The August
14 26th and 27th will be on video conference, so I can't fly up
15 with our vice chairman and pay for his car?
16 MR. PATRICK: Ward Patrick for the record. It's
17 likely that it will be a Teams meeting at this point.
18 MEMBER TIBERTI: I so missed him. Thank you.
19 MR. PATRICK: That will be on the record. So
20 that's a good thing.
21 The next page is the number of applications. And
22 so I discussed this previously that the number of
23 applications continues to increase. And this is a result of
24 making it easier for agencies to request them and which makes

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1 it more challenging for our staff. We find we have a bigger
2 effort of figuring out what should not be in there because
3 the due diligence from the agency is less and less. And so
4 we have projects that are requested that may be already
5 funded, may be done. You know, just all sorts of -- may be
6 redundant. And so it's more of a data-processing activity.
7 So clearly it's a challenge and that number keeps going up.
8 And so the good news is the board won't be seeing 914
9 projects or hearing them. And the number will continue to go
10 down as part of our PM review, part of our jury process, and
11 then part of meeting with the various departments that number
12 has gone down.
13 And so, I would point out that the Department of
14 Administration there was 164 projects, which we whittled
15 those down and met with Director Freed to get that down to
16 about 66 or 67 projects is your current list, Laura. And so
17 you can see there's this effort at the early phases to have a
18 meaningful list of projects for the board to hear and
19 ultimately prioritize for the governor.
20 So then on the next page is the historical
21 funding.
22 CHAIRMAN HAND: Ward, Member Hand for the record.
23 You said that it's the application process. Do you think any
24 of that increase has to do with deferred maintenance not

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1 getting done?
2 MR. PATRICK: Right. And so deferred maintenance
3 is, you know, it's always been a board, you know, conscious
4 challenge to figure out how to handle that. And later we'll
5 be discussing some of the opportunities, as you've seen in
6 your packet. So it's -- there's so much processing going on,
7 it's hard for us to interpret the data. And so we'll go --
8 when we get to the governor's letter in this packet, we'll
9 talk about how we're interpreting whether or not deferred
10 maintenance is growing or not and how we think, you know --
11 And the time to discuss that would probably be after that
12 August meeting. And so -- But I'll go through that a little
13 bit more once we hit the letter that the board sent to
14 Governor Sandoval.
15 CHAIRMAN HAND: Thank you.
16 MR. PATRICK: So here we on the historical
17 funding power point slide. So you see in 2007 there was 811
18 million dollars funded in the capital improvement program.
19 And you see in 2011 after the downturn of the economy you see
20 what was referred to by the governor's finance office as the
21 anorexic CIP of 50 million.
22 The fortunate thing for continuity of service
23 here at the Public Works Division is many projects take
24 three, four, five, six years. So even though there's this

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1 drastic peaks and valleys that's leveled on a staffing level
2 by some of the durations of the projects. So the staffing
3 levels, they were drastic here where, say, in 2007 we had 83
4 people in our budget account, 1562. And in 2011 there was in
5 the order magnitude of 30 people.
6 So I would point out that on this historical
7 funding this is the overall funding which includes general
8 funds, which as we know now in the downturn of the economy
9 those funds are very coveted, for operations and are likely
10 not to appear too extensively in any capital program.
11 General obligation bonds. Those are the availability and
12 affordability of general obligation bonds are determined
13 basically once a year -- Excuse me. Once a biennium. So if
14 we were to ask, which we have, the treasurer's office what is
15 the status of the bonds going forward, their answer would be,
16 well, we told you that, you know, it's on our website, it's
17 been posted, we do that every October-ish. So that effort
18 doesn't provide a lot of information to our board.
19 And so what might happen is we might provide a
20 list of alternate projects. Something like that might be how
21 that is handled. So, anyway, general obligation bonds. And
22 then, of course, we usually have a federal funding component.
23 You know, we've had the veterans home in the past. We've had
24 readiness centers in the past. And so we don't see any major

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1 federal projects coming in to this CIP, but we see possibly
2 the planning for that. So smaller projects that will
3 inevitably be bigger federal capital projects.
4 And then we also have highway funds and then
5 agency funds that come in to the CIP, which historically
6 we've, in 2015, we built the Sahara DMV for about 20, 25
7 million. And we built the Reno DMV, we'll talk about that in
8 the major projects under construction now, and it's
9 approximately a 50 million dollar project. So highway funds
10 could be maintenance or it could be capital. And so going
11 forward we're seeing maintenance.
12 That's some of the variation in there. And then
13 here's just the list by department. And so the Department of
14 Administration is servicing approximately 12 million -- two
15 million -- excuse me -- two million square feet of office
16 space. And so those various buildings have needs and,
17 therefore, we've got kind of a little peek there of number of
18 applications.
19 And then you see conservation and natural
20 resources, which largely they have their parks and the like.
21 And so they have needs but they tend to be smaller in dollar
22 magnitude.
23 And in corrections they have about four million
24 square feet of space and so they have high needs, 24/7

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1 facilities, need to be durable, like little cities out there
2 for the state. There's 20-some institutions either minimum
3 security or higher and a lot of needs there.
4 And then, of course, military provides various
5 work for our staff and we provide contracting and asset
6 management services.
7 And so this is, these numbers, I'm relatively
8 certain all total up to 914 applications.
9 MEMBER FREED: They do, yes.
10 MR. PATRICK: So any questions on the power point
11 about that little history of funding and applications?
12 MEMBER FREED: Mr. Chairman, I have a couple of
13 clarifying questions, if I may. So going to the historical
14 funding slide, just so I've got it down, is this total
15 ledge-approved CIP all funding sources or is this just
16 general obligation bonds approved in the CIP for that year?
17 MR. PATRICK: All funding sources.
18 MEMBER FREED: Okay. Got it.
19 MR. PATRICK: And if you -- We have on the
20 website -- on the legislator's website they do what they call
21 a general fund appropriations report --
22 MEMBER FREED: That's right.
23 MR. PATRICK: -- annually. And I've summarized
24 that in various, you know -- Susan and I have discussed this.

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1 And so I could provide that to the board or to any members
2 that are interested. Because it would break out this graph
3 in to many other levels of details.
4 MEMBER FREED: Yeah. Nobody wants to read the
5 appropriations report. Okay. So it's all funding sources.
6 And of the 914, yikes, that everyone requested,
7 over 13 agencies, obviously the usual suspect, corrections
8 and HHS and administration requested the most. Is that
9 distribution pretty consistent with most biennia about who
10 requests the most?
11 MR. PATRICK: Yeah. So largely the three big
12 ones are, quantity wise, are administration, corrections, and
13 DHHS.
14 MEMBER FREED: Okay. Sounds good.
15 MR. PATRICK: Perfect.
16 Ward Patrick for the record. Moving to the next
17 section, which we're entitling SPWD prioritization criteria
18 for CIP, quote, C projects, which C stands for construction.
19 And so these are historic criteria that the board approved as
20 of the last time this was reviewed was over four years ago.
21 And the same with the maintenance projects we're about to
22 look at. And so one historic criteria is for the board --
23 Certainly we've mentioned here, Chairman, taking care of
24 deferred maintenance. And one of the terms that was used

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1 throughout the years is let's take care of what we've got
2 before we build new.
3 And so this first section is how we would
4 prioritize C projects, construction projects. And just to go
5 over the major considerations would be essential government
6 facilities and then other facilities. And then other items
7 to consider in the lower section there. And so this has been
8 discussed many times and it's part of our just normal
9 business. Any questions on this item?
10 MEMBER FREED: Can I ask what is meant by
11 governance. On number one, institutional I get. That would
12 be your hospitals and your correctional facilities. But
13 what's governance here in building terms?
14 MR. PATRICK: I appreciate it. So governance
15 would be the capitol building, making sure that the capitol
16 building is running. Likely the emergency operations center
17 and likely Grant Sawyer office building. Those would be
18 primary items under governance here.
19 MEMBER FREED: Okay.
20 MR. PATRICK: The next section then is
21 maintenance. And you'll see how this is a sister document
22 that basically it mirrors our capital construction. Legal
23 requirements are of the utmost importance. So, ADA-type
24 items, legal requirements, court requirements. We have

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1 projects that are continuation projects. Those get a little
2 bit of a nod. If we go do a planning project which is
3 justified two years before, we want to make sure that we've
4 acknowledged that it's had some investment in it and it was
5 an issue previously and so it needs to be strong
6 consideration to go forward for a continuing maintenance
7 project.
8 And so read through the rest of this. So some
9 agencies has part of their agency might be more high
10 priority. So looking through this you might see under item
11 3A6 Department of Agriculture food distribution might be a
12 key item for the State of Nevada to continue the meals
13 programs to the citizens. But so other parts of agriculture
14 might be a lesser priority.
15 Or, for instance, on here we have that item, 3A5,
16 which is NDF, which is fire and dispatch, would be more
17 critical than the tree nursery listed lower on the list. And
18 so all of these things are considered in -- The PM's and the
19 jury and the management review are considering these things
20 when ultimately the administrator's recommendation comes to
21 the board here, which is scheduled I think for September
22 16th. These are the items that will be considered in
23 providing that prioritization.
24 One final comment here is at the bottom. Our

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1 PM's use kind of a process of should this -- basically the
2 PM's with the jury and management, should this project be
3 done this session, should it be done next session, or could
4 it be deferred beyond that.
5 And so what we've been finding is that the -- we
6 can't afford all the projects that the PM's are recommending
7 to be done this session. So the past two sessions we've
8 split that priority one group up in to an A and a B. So we
9 fund the A's and we monitor the B's. And so we're going to
10 talk a little bit more about that when we get to the
11 emergency contracting item herein.
12 So I believe the management of the Division has
13 reported to the board that, you know, projects not
14 recommended and not funded the greater degree that that
15 occurs more likely there will be a need for emergency
16 contracting and then scrambling to find funding to fix some
17 of these things. And so there are -- there's a couple items
18 in the packet here that have to do with emergency
19 contracting. But there's clearly more scrambling that goes
20 on that doesn't need that level. But still there's problems
21 that are fixed say going to IFC and reallocating funds with
22 their approval.
23 MEMBER FREED: This is Laura. Out of the 914
24 requests that the Division received, roughly how many would

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1 be M projects and how many would be C projects if they were
2 to make it through the process?
3 MR. PATRICK: Yeah. In the past --
4 MEMBER FREED: Knowing full well that you
5 haven't -- you're still doing the due diligence and the peer
6 review and the whole thing. I'm just trying to get a sense
7 of how lopsided the CIP might be.
8 MR. PATRICK: Right. I appreciate that. I can
9 report more information about last session. And so I think
10 the number might have been, like, 719 applications last
11 session. And we repackaged our information to the governor's
12 office early on. And I believe there was, like, 124
13 construction projects out of that seven at that time. So 714
14 keeps shrinking. And so, you know, you could say there's ten
15 to 15 percent of the projects are request for programatic,
16 construction-type projects and then 90 percent or so are
17 deferred maintenance on just a per-request basis.
18 MEMBER FREED: Okay.
19 MR. PATRICK: So then now kind of diving a little
20 deeper in the to the deferred maintenance areas, all part of
21 the CIP update, I would like to kind of just read through
22 this first one so we can contemplate that as that's been
23 done. Throughout the years the board has had numerous
24 discussions regarding the state's growing backlog of deferred

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1 maintenance. At an August 16th, 2016, board meeting, staff
2 reported at the board's request on how other states address
3 their deferred maintenance needs. The research revealed that
4 the states with the most success approached deferred
5 maintenance completely separate from capital construction --
6 I'm going to recap on that at the end of this little bit --
7 both in funding and prioritization of projects. Also the
8 successful approach identified a funding source for deferred
9 maintenance in an amount approximately two percent of the
10 total value of the assets. So if you estimate the value of
11 all of your buildings, you might want to consider to be
12 successful managing your deferred maintenance as funding two
13 percent of that valuation for maintenance.
14 In other words here, conclusion was that states
15 that are successful at controlling deferred maintenance
16 funded adequately and did not allow maintenance needs to
17 compete with capital funding needs. So somehow they dedicate
18 an appropriate amount of maintenance and then either the
19 remainder is for capital or it's separate. The key thing
20 being separate is what was concluded back then and been
21 presented to the board throughout the recent couple years.
22 So the Division is recommending -- is not
23 recommending statutory changes this session, so we have no
24 hopeful BDR's and we're not planning on any communication to

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1 the Legislative Council Bureau about CIP bill language. That
2 would be handled less -- Traditionally it's been handled less
3 formally than the formal BDR process because it's part of the
4 CIP bill drafting. We're not anticipating any of that. And
5 so I would kind of fly over the next section about the 2019
6 CIP. But, if there were questions, I would give a little
7 dialogue on why we did what we did back then and what the
8 result was, which wasn't what was intended to have happen.
9 Seeing none now, but certainly available for questions on
10 that.
11 Moving forward to the next page is the 2021
12 session. And so largely -- I'm sure everybody had the
13 opportunity to read this. But our vision going forward is
14 trying to find a way where deferred maintenance can be better
15 handled within available resources, and even historic
16 resources and near historic methods. So even last session we
17 proposed to do what is presented in these assuming pages is
18 something called a deferred maintenance statewide project.
19 And so I would like to go through that in a little bit of
20 detail.
21 To keep in order I don't know if -- in order of
22 your packet I would go through the letter to Governor
23 Sandoval from the chair. So I would point out that what --
24 my summary of what this letter did is it asked for large

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1 increase in deferred maintenance spending from historical.
2 So at that time, the prior decade, the state had been
3 requesting, or the board, through the governor's office, had
4 been requesting deferred maintenance in the order of
5 magnitude of 44 million dollars biennium on average for the
6 prior decade.
7 And so this letter says on the 3rd paragraph, the
8 board's deferred maintenance recommendation is 114 million.
9 And so that was basically agreed to by the governor's office.
10 And so governor's recommendation to the legislature was that
11 and was, you know, plus or minus concurred with the
12 legislature. So, you know, that was, like, two and a half
13 times more funding in that area.
14 And so then, also, what this -- to summarize this
15 letter and looking more at the graphic, the intent is to roll
16 in -- roll in a concept of how much money it would be if we
17 removed deferred maintenance, if we got it all handled, what
18 would we need to defund CIP maintenance at. So looking at
19 this graph --
20 MS. STEWART: Excuse me, Ward. Could you just
21 make clear to the members -- Or I'll do it for you. I'm
22 sorry.
23 MR. PATRICK: Thank you.
24 MS. STEWART: Ward is -- Administrator Ward is

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1 referring to the attachment to the November 7, 2016 letter
2 that was sent to the governor. And that's a nice
3 illustration of where we were and where we're hoping to go.
4 Thank you, Ward. Sorry.
5 MR. PATRICK: Yep. Appreciate it. So this
6 illustration graph or graphic chart shows at the right-hand
7 side that at that time we thought maybe 80 million dollars a
8 year once we worked off the back log would be sufficient.
9 And you can see toward the left there's 114 million dollar
10 item. That was the current ask. So that was referred to
11 early in the letter. And then these cascading bar charts are
12 showing an attempt to work off the back log, work off
13 deferred maintenance. So this is our -- You know, this was
14 our first attempt to kind of quantifying that.
15 And then what we had done -- So this is four
16 years ago. What we had done two years ago is we looked at
17 this information similarly to see if -- what the backlog is
18 doing. Is that growing or shrinking? And in this -- Keep in
19 mind in the community here in Nevada if we asked -- if we
20 asked the university system what is their deferred
21 maintenance backlog, their typical answer has been 1.5
22 billion. And so our approach is to figure out what, you
23 know, so is that like a need -- is that a predictive need or
24 is that really an old need? And so we've been using -- And I

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1 think this is going to be an effective tool for the state of
2 using this 1-A and 1-B scenario. So if we fund the 1-A's,
3 the current backlog are the 1-B, because the twos we think
4 should be done in the future. Even though they're historic
5 needs but they're a little bit predictive.
6 So here this graph represents -- this cascading
7 of bar charts represents working off the 1-B's.
8 Now, you're asking how are we doing in getting
9 through our backlog. Last session we didn't present this
10 information, but it didn't get better. You know, so it
11 didn't get better. So we think we have a system where we're
12 now, we're going to have these 1-B's and we're going to be
13 able to report the status of that. And it's not like all
14 needs forever on a ten-year life cycle or a life cycle of the
15 building basis. It's what was requested and what did we
16 think we should have done if we had the money basically. And
17 so we think that is more of a have your finger on the pulse.
18 And so that information is not available until
19 after this August board meeting. And so we -- And you'll
20 note that this letter came out in October of 2016. And, so,
21 you know, there's a lot more information available once we go
22 through the various processes and we can kind of boil it down
23 and so then we can report what the 1-B's were as a result of
24 the board's recommendation and all of that effort by the

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1 board.
2 So that's a mouth full. But that's one way of
3 looking at deferred maintenance that we think is creating
4 some consistency. And so it's equalized to a baseline.
5 MS. STEWART: Susan Stewart for the record. I
6 would also point out that this has been a proactive approach
7 that staff has taken at the direction of the board to address
8 the backlog of deferred maintenance needs. And so it's a
9 quantitative approach so that whether there's funding
10 available or not, this information is being presented to the
11 leadership in a way that conveys the board's ongoing concern
12 with addressing the deferred maintenance needs of the state.
13 MR. PATRICK: At last session's August board
14 meetings, the governor's chief of staff came up and met just
15 on an informal basis with the chair and myself and we set up
16 a few meetings to discuss how to handle this. And so at some
17 later date we can provide -- I think I've offered the results
18 of that in prior board meetings. And so we'll just kind of
19 stick to the knitting here.
20 But so point being that this letter had -- was
21 very effective. It was heard, resulted in the maintenance
22 being funded at a higher level than had been in the prior
23 decade. And then it was brainstorming and ideas were tossed
24 around with a larger group of what could be done. And the

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1 bill draft request that the board had heard then and is in
2 the packet was furthered. And so I would point out that it
3 was watered down and attacked by others that may have not
4 been in the board's interest and was withdrawn. You'll see
5 that in the written information within your packet.
6 Seeing no comments or questions on the governor's
7 letter -- And I mentioned earlier that my plan was to breeze
8 through the 2019 bill information.
9 Moving on to the -- what we're calling the
10 deferred -- the proposed deferred maintenance CIP program.
11 This is not new. We worked to take this through to fruition
12 in the past. And we approached this from two aspects, which
13 was corrections and HHS. And it's my opinion that
14 corrections was a pretty big ask because that estimate was
15 some 50 million dollars. And so we're basically asking for
16 flexibility to, in deferred maintenance, to be more effective
17 getting more done. And the Nevada culture is not geared
18 towards giving flexibility to getting these done. And so I'm
19 using the term baby steps. So we're kind of bringing all of
20 this back to let's focus on one thing that we want to get
21 approved, which would be statewide program for deferred
22 maintenance for one agency, which is HHS. And so this is
23 what we proposed in the past and we're going to kind of
24 somewhat caution you to don't ask for things that people have

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1 already denied. But we're planning on being more focused on
2 this and going through some more iterations with state
3 government on if this is something that should be continued.
4 So this is here for discussion, not like it's a slam dunk
5 right now.
6 So the first page is a mock-up of what might be
7 there for HHS. And then the second page of this section is
8 entitled project cost estimate approved. And it's for the
9 statewide roofing program. And, to justify what we're doing,
10 we'll go through this in some level of detail. So, as the
11 board is aware, we've got a series of statewide programs of
12 which what we're kind of -- we've honed in on through working
13 with the Legislative Council Bureau and the governor's
14 finance office is listing priority one projects. So on this
15 project cost estimate we see these 11 items. So these are
16 what we're committing to get done with the funding available
17 in the lower right-hand column here, 9.975 million. So
18 we're --
19 MS. STEWART: Excuse me, Ward. I'm sorry.
20 You're looking at the -- Just to clarify. You're looking at
21 the approved statewide roofing program, that's what you're
22 referring to?
23 MEMBER FREED: Yeah, I'm confused. Are we
24 talking about the SO-1 with the priority one of 6.146771?

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1 MR. PATRICK: Yes. So everybody, if you see at
2 the upper right-hand corner, you see the word approved, if
3 you're on that page, we're all on the same page.
4 MS. STEWART: Thank you, Ward.
5 MR. PATRICK: Okay. Thank you, everybody. So
6 priority one I would like to focus on the prior paragraph
7 because these are -- all tend to be key items. This is the
8 cost estimated based on 2018 information. So when we
9 estimated those in June of 2018, we said this is what we
10 would think these items would cost on a construction cost
11 basis if we bid them today, that day, June of 2018.
12 So then the board is going to be seeing, you
13 know, a whole book of these estimates. And to go over this
14 and please ask any questions, any other questions.
15 So, on the right-hand side, these are our
16 estimates of construction if we bid it today. Then the
17 left -- And in the construction community we call that hard
18 cost. Okay. That's like what the bid would be, what you
19 would write the construction agreement for.
20 Then on the left-hand side we roll that number
21 over there. And so let me know if I'm going in to too much
22 detail. But Laura pointed out the total was 6.146 million on
23 the right under priority one total. You see that number
24 carry over to the left, the same number. And so that's

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1 considered the hard cost if we did it today. And the rest of
2 those costs on the left are soft costs.
3 So in every -- When I interview anybody for the
4 Public Works Division, I ask them if they know the different
5 between construction costs and project costs. Because it's
6 all on education. Sometimes people don't come here knowing
7 that, but they always leave knowing that those are important.
8 And so this particular project shows if we bid
9 all of these today and then they were designed, it would cost
10 six million, in our estimation. But in order to do these in
11 the future, which is going through a one-year approval
12 process through the governor's office and the legislature and
13 the board and then doing the design and bidding, you can see
14 here that we anticipated -- And this is a lot of detail. But
15 there's 24 months of inflation. So if you look up at the
16 right-hand corner where it says approved and you cascade down
17 about two inches, you see a 24 there.
18 So this is saying that our today's cost is 6.1
19 million, we're going to add 24 months of inflation to this.
20 At that time, you know, construction was booming. Ten
21 percent was -- We're going to cover inflation briefly here
22 today as well. And so soft cost would take this project up
23 to near ten million from the six million dollars. And so
24 this is what is done in the construction community. This is

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1 how you create a successful project is by having appropriate
2 soft costs and inflation.
3 But getting back to the topic at hand, which is
4 mitigating deferred maintenance build-up. We also have the
5 priority two list here. And, so this project, SO-1 statewide
6 roofing program, is being administered right now. As we
7 complete priority one projects and we accumulate savings,
8 we're authorized to do priority two projects that are not
9 funded but are authorized out of savings. So the CIP book is
10 allowing that to happen for roofing, for paving, and ADA,
11 okay. So we have priority one projects and priority two
12 projects. And the board saw this last session. And we're
13 just expanding this concept to HHS in order to be more
14 effective and, you know, kind of baby steps, focused baby
15 steps.
16 MS. STEWART: Susan Stewart for the record. I
17 would just add that the value of that overall is that when
18 the projects are not lumped together in that fashion, that
19 savings, unless there's a project of the same agency that
20 needs money, that savings sits there for the remainder of the
21 four-year CIP funding authorization. And so the value of
22 doing this on a statewide basis is that the savings --
23 there's a project, a priority two project, that's been
24 identified, approved by the legislature. And that savings

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1 can be utilized within that four-year time frame. So that
2 money is not sitting there unused for that four-year time
3 frame. So we're really maximizing the appropriation on -- to
4 address deferred maintenance. To kind of put a bow on what
5 Ward had said.
6 MR. PATRICK: Ward Patrick for the record. We
7 met -- We went -- Kent and I and a couple of others went over
8 to Utah to discuss all things Public Works. We met with
9 their parallel Public Works group. And one of the things
10 that they said was within their management group, within
11 staff, they empower their staff to spend money and do the
12 right thing on maintenance. And so I use the word that that
13 would -- And they have a number of other tools. They use a
14 thing called common contingency and it's in law there. And
15 this kind of gives a common contingency for related projects.
16 But their philosophy is go spend money and do the
17 right thing to decrease deferred maintenance. Because these
18 problems generally grow, right. And so I just thought that
19 would be of interest for the board to hear that.
20 So then in this area we're talking about the CIP
21 update and we've kind of covered deferred maintenance. And
22 the last item I had here under this was the inflation rate.
23 And there's no additional information here. I would report
24 that during the legislative session, I believe it was on

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1 April 13th, 2019, we had a work session with the legislature
2 and they were concerned about inflation and they were also
3 concerned about a projection from a planning project. How
4 come we can't predict pre-design, how much it's going to
5 cost, or how much we're going to estimate it to cost after
6 design. Those were the two primary concerns. And a third
7 concern would have been strategic planning. You know,
8 strategic planning, meaning what is the -- what justifies any
9 project in the capital -- any capital project. They thought
10 there was -- These were some comments that offered commentary
11 from three legislators that had some concerns.
12 And so, certainly, we've got some ideas regarding
13 how to convey information about how construction costs
14 predicted now that are being used to create AE fees to do two
15 years of a design and then in the future build them, that
16 that cost changes.
17 And so the American Society of Professional
18 Engineers would say you know very little if you do an
19 application over what we've been talking about here today and
20 you sign a PM to four, five, or ten hours of work come up
21 with what it might cost. There's very little accuracy in
22 that is what the American Society of Professional Engineers
23 says. Although we follow the state system is relying on all
24 of our maintenance projects.

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1 And so the American Society of Professional
2 Engineers would also say that if you have bid documents and
3 you're bidding it, that is a hundred percent accurate, you
4 know, minus change orders what it's going to cost. And then
5 there's varying levels of accuracy throughout the design, how
6 accurate your estimate might be throughout the design
7 process.
8 And so we received a letter of intent, which is
9 essentially a request for information on an ongoing basis
10 about the CIP and inflation. And the team wrote a ten-page
11 report about all the things we do to contain costs and
12 create -- what we can do to create accuracy in our processes
13 and our estimates.
14 So getting back to the inflation rate --
15 CHAIRMAN HAND: Adam Hand for the record. So how
16 was that received?
17 MR. PATRICK: It was more of a -- I don't know
18 how you would say it. So the information has been presented.
19 And basically it's been crickets. We haven't heard anything.
20 Laura read through all of that and she was certainly -- she
21 thought that was a great education of what we really do.
22 Because we poured our hearts in to this ten-page report of
23 what we do. And so we haven't heard anything other than
24 Laura's review really. And we're required to send over

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1 updates on that quarterly and we still have not heard
2 anything.
3 MEMBER FREED: I think LCB has just been consumed
4 with other things. I think in a normal interim they might
5 come back with some questions, but this is not that interim.
6 MR. PATRICK: Yeah. It's a different day this
7 last six months.
8 So, anyway, regarding the inflation rate itself,
9 the LCB staff got a hold of some inflation projections from
10 some of the local cost -- some of the Nevada cost estimating
11 firms. And as a result they recommended, and the legislature
12 approved, reducing the inflation rate in northern Nevada and
13 maintaining the inflation rate that the board and the staff
14 recommended in southern Nevada. So the inflation rate was
15 reduced to seven percent all areas outside of Clark County
16 and maintained at ten percent per year within Clark County.
17 And so we took that as something that would be
18 accepted. And so we've contracted now with that same group.
19 And we'll be able to present information at the August
20 meeting and what we can conclude out of that for whatever --
21 We were getting a regional, a regional report, and so we'll
22 be able to present that kind of by region.
23 So that's what I had kind of under the inflation
24 and how we're doing on our projects and being transparent on

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1 our processes.
2 CHAIRMAN HAND: Any questions for Ward?
3 MEMBER FREED: This is Laura. I have a couple of
4 questions. This is kind of a -- It seems like it was a
5 far-reaching discussion. So you walked us through the SO-1
6 projects to talk about inflation. On the previous page we've
7 got what I think is a mock-up of a statewide HHS maintenance
8 project with the total construction cost of 11,449,644. Do I
9 have that right?
10 MR. PATRICK: Ward Patrick for the record.
11 Correct.
12 MEMBER FREED: Okay. So -- In your previous
13 comments to walking us through SO-1, you talked about past
14 boards have since -- the letter of 2016 for the 2017 session,
15 you know, emphasizing, underlying the need for deferred
16 maintenance, which I heartily endorse, and then requesting a
17 dedicated assessment. And you've already said you're not
18 going to try that again.
19 And now the strategy is to write -- submit back
20 language for the CIP bill that would give flexibility via a
21 statewide project to tackle HHS maintenance projects.
22 So my question, I guess, is -- Two of them, I
23 guess. How is having a statewide project for HHS maintenance
24 materially different than just transferring leftover money

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1 from one HHS maintenance project to another one, aside from
2 not having to get IFC's approval?
3 And, number two, how is this proposal going to be
4 more compelling to the GFO and the legislature from what
5 they've rejected in the two previous biennia? I mean, you
6 know, in other words boiling it down, what's in it for them?
7 MR. PATRICK: I appreciate it. Ward Patrick for
8 the record. I would note on the mock-up -- So, the one thing
9 is what is this going to do, is the priority two projects
10 will be authorized.
11 MEMBER FREED: Okay. Got it.
12 MR. PATRICK: And so that might be what makes it
13 sexy for them is that that will be able to be done.
14 MEMBER FREED: Okay.
15 MR. PATRICK: And then I missed one key point,
16 which is -- We're going to hear this later. But since we're
17 directing back to this mock-up, keep in mind it's a
18 two-year-old mock-up. And then looking under the project
19 cost detail and the current construction cost, item number
20 seven where it reads HVAC replacement, Northern Nevada Mental
21 Health Services, building 2-A, 8-A, 8-B, 8-C, a million
22 dollars. I would point out that later we are going to hear
23 that that was one of our emergency projects. So if we need
24 this -- And it was a 1-B by the PM's, which in our process we

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1 would call that a two going forward. But small steps there.
2 So if that answers your question, Laura.
3 MEMBER FREED: Yeah, it does. Thank you. I
4 think -- I think being -- Yeah, I guess we'll see if they
5 could -- if they could see the priority one and priority two
6 articulated in the same project, they might be more inclined
7 to give you that flexibility. Although, I think, as you've
8 noted, the legislature's inclination is not generally to give
9 agencies flexibility to do stuff with their money. But --
10 MS. STEWART: Susan Stewart for the record. I
11 would just add one point that is included in the narrative is
12 that it's staff's intention to come back to the board and ask
13 for your approval and permission to send another letter to
14 the governor that will -- similar to what was directed to
15 Governor Sandoval that will kind of give a good snapshot of
16 where we are with deferred maintenance needs, some of the
17 challenges that we've faced. For example, the emergency
18 contracts that we'll talk about later. And, again, ask for
19 the governor's support. The board's proposed efforts will be
20 reflected in the CIP recommendation that the board sends to
21 the governor.
22 MR. PATRICK: Thank you.
23 CHAIRMAN HAND: Any other questions for Ward?
24 You're awful quiet, Tito.

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1 MEMBER TIBERTI: Well, I'm just getting ready.
2 Member Tiberti. At the risk of, you know, being so
3 transparent at my age. I've been around it seems like
4 forever, Ward just broke the ice, there's probably nothing
5 more unsexy than repair of maintenance.
6 And I've been developing and been around Las
7 Vegas forever and I've watched us grow. And it seems like
8 yesterday that we built certain buildings. Or I've been on
9 this board for a while and I see state buildings that I've
10 been involved with and observed and have been in and out of
11 them. And it's just shocking how the time goes by and what
12 this deferred maintenance is really -- develops in to, like I
13 say, it's so unsexy that you just don't want to put money in
14 to something that's already there and it's a little tired.
15 And especially they're public buildings there. Not your
16 buildings, they're nobody's building. They're the people's
17 building.
18 And at the end of the day it just develops in to,
19 you know, where Europe is, it's kind of an elegant decay.
20 And it's very sad and it's a hard thing to fight because
21 everybody wants to do something big and glamorous. I'm on
22 the foundation board at the university and they keep wanting
23 to build a new big building, which they need. They're up to
24 34,000 students or something like that. We used to be eight

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1 and ten and five. So you wake up one day and you got an
2 engineering building, which we built, that's maybe 30 years
3 old and it needs to be expanded but also needs to be deferred
4 maintenance all over the place.
5 And that's endemic of all over the state and the
6 United States in fact. The roads in Clark County here have
7 been -- I have roads in front of my house that were beautiful
8 that are 30 years old all of a sudden and they're pot holes.
9 It's a real -- It's a conundrum as to how society
10 can really step up and afford to take care of what we have
11 and expand the growth. We're up to 320 million people in
12 Nevada. And Las Vegas is growing. So it's a real serious
13 problem.
14 I remember on our August meeting a couple years
15 ago I think it was the university system or school district
16 or somebody stood up at the end and said, I just want to let
17 you know that I think we have a billion-two in deferred
18 maintenance. And, man, I just was shocked when I heard that
19 number. And that's maybe a year or two meetings ago in
20 August. And I just find these numbers that they're going to
21 get bigger and bigger and they don't go away. These
22 things -- They get older. You can't find the parts. It's
23 not fun to do. And it's detailed. And you really can't
24 figure out the cost. So this is a major problem is my only

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1 comment.

2 And Director Freed I know is kind of new to

3 hearing some of this. But it's -- And I don't know where you

4 get the money. But it needs to be taken very seriously.

5 CHAIRMAN HAND: Thank you, Tito.

6 We'll I guess move on to Agenda Item 6, which is

7 contractor qualification subcommittee update.

8 MS. STEWART: Mr. Chairman, for the record, Susan

9 Stewart. Just a brief update for the board. The

10 subcommittee met in December of last year. We discussed

11 applicable statutes, regs, the current contractor

12 qualification application. We have certain things that, due

13 to recent changes in law and reg, we're required to revise.

14 And then there are other areas that may or may not be a

15 problem and we discussed potential revisions.

16 I'm pleased to report that we over-prepared for

17 the meeting, expecting concern from the contractor community.

18 And there were crickets in response, which may be a sign of

19 the times. But I'm going to take that, as the contractor

20 community knows, we're doing a good job and are balancing the

21 state's needs and the contractors' interest. We made a

22 concerted effort to make sure that they were informed. I

23 sent the packet directly to AGC North as well as

24 representatives in the south. And no one attended.

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1 We were in a further agenda item when we talk

2 about upcoming meetings. We will be reaching out to the

3 subcommittee to schedule a meeting, to go over staff's

4 revisions, and follow up with the subcommittee's obligations.

5 Any questions?

6 CHAIRMAN HAND: I think is Laura asking a

7 question and her mic is muted?

8 MS. STEWART: I don't know. Laura, you're muted.

9 Did you have a question?

10 MEMBER FREED: No. I was just talking to myself.

11 Thank you though.

12 MEMBER TIBERTI: Susan, do you think there's just

13 no appetite or it's the COVID or they just don't understand

14 it? Where do you think this is?

15 MS. STEWART: Susan Stewart for the record. I'm

16 going to go with my initial thought that we're -- they're

17 pretty-straight forward changes. The concerns, you know, I

18 think we've looked at the numbers in the past and we've

19 disqualified maybe two contractors in the last ten years.

20 Our appeal hearings we're maybe having a couple a year. So I

21 think maybe they're recognizing the size of the concern.

22 Certainly the board wants to do the best that they can. And

23 so it makes sense for the board to look at it. But I'm

24 hoping that the contractor community is just seeing it as

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1 something they trust the board and the Division to handle

2 appropriately.

3 MEMBER TIBERTI: Sound about right.

4 MS. STEWART: Thank you, Tito.

5 CHAIRMAN HAND: Okay. Then we'll move on to

6 Agenda Item 7, which is emergency contracts. And Ward.

7 MR. PATRICK: We can piggy-back on this if you

8 would like to start, Susan.

9 MS. STEWART: Sure. Susan Stewart for the

10 record. NRS 338.011 allows us to award an emergency -- award

11 a contract in an emergency situation. And if an emergency is

12 declared, then the State Public Works Division does not need

13 to comply with NRS 338, bidding requirements, and NRS 341,

14 awarding of consultant agreements.

15 And the process is, is we receive a request from

16 the agency that they do in fact have an emergency that meets

17 the requirements of the statute. Staff here performs due

18 diligence on that. And then Ward will send a request to our

19 board chair, which is required in the regs. And then our

20 board chair reviews that back-up information. And then if

21 they find that it does meet the statutory requirements, which

22 frankly we would never send a request if it didn't, then our

23 board chair would approve moving forward on an emergency

24 basis.

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1 And since we last met, there have been two

2 determinations and two projects that had to move forward on

3 an emergency basis.

4 And I would defer to Ward now to discuss --

5 You'll be shocked to know that these are deferred maintenance

6 needs of the state that had to be addressed on an emergency

7 basis. Thank you.

8 MR. PATRICK: Thank you. Thank you, Chairman and

9 Susan.

10 And so these two projects are both at the same

11 location, same campus, at Northern Nevada Adult Mental Health

12 Services. And so the first one is building 8-A requiring an

13 air handling unit to be replaced. It turns out that the

14 goals of the governor's office are to take care of family,

15 take care of children. And so there was some high visibility

16 on this problem that the Northern Nevada Adult Mental Health

17 Services owns the building, operates the building, and called

18 for support from the Public Works Division.

19 And so, ultimately, the Division came up with

20 money and we -- and a request that this be considered as an

21 emergency contract. And we concurred and got Chair Hand's

22 approval on that. And so this was a high profile project.

23 And we were reporting weekly to the GFO, which was being

24 passed on to the governor's office directly, as we understand

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1 it. We announced that this was going to be a ten-week
2 project even with emergency contracting procedures. It would
3 have been much longer without that. It wasn't warmly
4 received that it would take ten weeks. We gave detailed
5 reports weekly on the project and we gave an original
6 schedule, followed the schedule, completed on time, and the
7 agency complimented that the, you know, all the contract
8 reports were, you know, better than they've seen anywhere,
9 because, of course, we're submitting reports to the governor
10 himself was the intent of all of these to make everything
11 clear. But very detailed. And so it was a successful
12 project. Anticipated to take ten weeks, anticipated to cost
13 a quarter million dollars, and was completed on time, on
14 budget.

15 And so on that I would -- And so, you know, it
16 was completed less than -- less than the anticipated quarter
17 million dollars. This was a 1-B project, as we pointed out.
18 You saw that on the mock-up list.

19 There's a second project for building one, which
20 was a boiler project. So the boiler failed. And boilers
21 fail in the winter and chillers fail in the summer. It's
22 crazy that way. So, you know, if you see in your packet, the
23 agency provided a lot of detail of the necessity, and it was
24 since approved.

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1 And this particular case the GFO offered us
2 flexibility to use existing money in an existing CIP to
3 complete this effort. So it was emergency project that
4 didn't go to IFC. But, again it received similar exposure.
5 And so we had similar reporting and completed it on time and
6 on budget.

7 And so the goal is to get, you know, the children
8 that need treatment back in to the facility. So some of
9 those children receive treatment, say, in an alternate
10 location on the campus, but others were sent home due to
11 other capacity issues. So the emergency contracting
12 certainly was necessary and was completed as quick as
13 possible.

14 That one building one project was also a 1-B
15 item. So these are the items that we already asked for over
16 a hundred million dollars in deferred maintenance. And, you
17 know, how far reaching do we want to go. It's hard to
18 predict when something is going to fail, right. But we do
19 our best at that. And so some of those are 1-A's. Some of
20 them are 1-B.

21 I would also point out that periodically people
22 ask why does Public Works take so long to deliver a project.
23 And when some of these bidding rules are suspended we can get
24 work done in a short amount of time, right. So you might say

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1 the team was having fun getting, you know, showing how they
2 could perform in a short amount of time.

3 That's the end of my report on that item and if
4 there's any questions.

5 CHAIRMAN HAND: Anybody have any questions for
6 Ward? I'll just say that from my perspective the process was
7 very simple. You made it very easy for me to provide the
8 support that was needed and I'm glad that they got done. And
9 it also probably creates some -- I better not use the word
10 ammunition in here. But for our arguments moving forward
11 about deferred maintenance, it's a couple of great examples
12 that we can use. So thank you.

13 With that then we'll move on to Agenda Item 8,
14 which is the administrator's report on agency activities. So
15 it's a big meeting for Ward today.

16 MR. PATRICK: Yeah, thank you. Let me take a
17 drink of water here. And there's water here for anybody else
18 who needs it.

19 So, traditionally, we provided staffing and major
20 projects reports. And, certainly, the Public Works Division
21 is an enterprise fund, meaning that when there's economic
22 downturn, budgets woes create staffing issues. And so I
23 would like to give you a brief -- just some bullet points on
24 some of the challenges that came about as a result of

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1 COVID-19 downturn of the economy. And so certainly travel
2 was restricted. Certainly our staff, many of our project
3 management staff, are working from home. There were
4 questions about is construction essential, right. So are we
5 really -- You know, so we come to work. Are we really going
6 to be -- are we going to be shutting construction down or
7 not. As I understand it, in some states, it wasn't
8 considered essential. So in Nevada it was. But it was --
9 construction was considered essential in the light of we'll
10 revisit that in six weeks or the end of next month. So we're
11 always kind of preparing for keeping our -- watching the ball
12 and preparing for something that might happen.

13 And so certainly when we asked -- approached our
14 staff we were sensitive if they had -- if they were in the
15 vulnerable population or if they are interacting daily with
16 family members or other people close to them that are in
17 vulnerable situations. And, you know, this COVID issue also
18 created a hiring freeze for the state. And so we've been
19 working through that. And we've -- years ago the board
20 mentioned that continuity is important. I think Tito
21 emphasized that a couple of years ago.

22 And so we've -- the administrative assistant
23 position is filled by Heather Watkins. And she was AA-1 and
24 is now an AA-4, is a great worker, has been working in the

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1 building official area in Fernley. So she fits right in with
2 our community here at Public Works building people.
3 We've also promoted to the chief of design
4 position Brian Walker, who is a civil engineer with a
5 Master's degree and has been here over four years, pushing
6 five or six years. And so we really appreciate his effort.
7 He is a strong player for us that has strong organization
8 skills. And he's been leading our charge doing some of our
9 sweep process, some of our making general funds available out
10 of the CIP to do other things for state government.
11 So I would report that the staff, you know, we've
12 identified 156 million dollars of general funds that are in
13 our active projects. We spent -- At that time in February,
14 we spent all but a hundred million. And we're finding a way
15 to give back pretty much all of that plus some that were
16 previously spent. So we're going to replace some of those
17 with bond money.
18 And so the goal was -- And so this affects staff.
19 And staff is knowing that, hey, general fund money is leaving
20 and is my role here leaving. To relieve the board of those
21 concerns like we relieved our staff, we are at 25 percent
22 vacancies in the project management area. And our project
23 management area is largely -- is basically directly related
24 to the dollars we have to do projects for project management,

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1 the allocation on those soft costs. It's directly related.
2 Like, every dollar is allocated to a position. And so, you
3 know, the team -- the team is concerned. Put we believe that
4 they were doing more with less, right. The Division was
5 doing more with less. And we now should be able to do a
6 better job at the work we do have instead of jumping from job
7 to job and less of a scramble because we're maybe more sized
8 right for the work we have.
9 We haven't completed that entire review. But
10 what we have done we believe is -- We're not having to
11 either -- We're not having to just do a quick reduction of
12 force or anything. We believe we're kind of coasting with
13 the idea that when the special session and future IFC
14 meetings happen we would realign our funding resources in our
15 budgets with our staffing resources and do an evaluation.
16 But our preliminary indications are that we're good but we
17 can't do a detailed review until other decisions have been
18 made.
19 So in regarding to staffing, that's pretty much
20 the report, other than during this process we were holding
21 contracts, because the concern is we might issue a contract
22 and then have to buy it out from underneath the contractor in
23 order to create general funds. So the staff -- I think the
24 morale I believe is -- I'm certain the morale is high. But

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1 there was all of this uncertainty. And so given that we had
2 so many vacancies and were thoughtfully making these sweeps
3 of general fund out of it, you know, that seems like there's
4 enough work to go around and the morale is very good.
5 And so that's kind of my report on staffing and
6 the COVID inferences of how that affects staffing.
7 MS. STEWART: Yeah. Kind of on every one's mind.
8 MR. PATRICK: So then to move on to major
9 projects. So we've got five major projects that are under
10 construction right now, three of which are planned to be
11 completed in the short term. So the DMV in south Reno is
12 planned to open on November 2nd. This is approximately a 40
13 million dollar project. And things are going as good as can
14 be expected. I've been warned not to say that they're ahead
15 of schedule or on -- just going as well as can be expected,
16 but going well. And the same -- And so that project is
17 completing in November.
18 Then we've got the Speedway Readiness Center,
19 which is in north Las Vegas. That's approximately a 50
20 million dollar project. And that is at the real final
21 throws. The guard is planning on using it October 1. And
22 we're looking at -- We've issued a temporary certificate of
23 occupancy, the building official has. So we're just right
24 there at the end of making sure that all the key things that

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1 the guard needs in that building are there by the time they
2 get ready to go do it in October. But certainly we're at the
3 end of contract time. And we might have a few change orders
4 to enhance the project for some of their security needs that
5 have been expressed to us.
6 Then we have the -- another project that is
7 rolling through the final stages is the UNR engineering
8 building. So that's in Reno on the main UNR campus. And so
9 this project is almost a 90 million dollar project. Its
10 current contract time is Monday when it's all said to be
11 done. We have some requests for a time extensions of, say,
12 30 days, just kind of -- Because of COVID-related items this
13 building has a clean room in it and the people in
14 Massachusetts weren't able to perform to meet the current
15 schedule. The university is planning on doing some move-in
16 activities starting August -- And you might know from a
17 different perspective, Adam. But we believe that the move-in
18 is August 17th is when we're told we need to kind of make
19 sure that it's ready for move in. And so all of this seems
20 to be coming in to alignment to make a successful handoff.
21 CHAIRMAN HAND: Member Hand for the record here.
22 Your date and what we're hearing are in the same ballpark.
23 MR. PATRICK: Well, good, good.
24 MS. STEWART: That's always good.

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1 MR. PATRICK: Ward Patrick for the record. So
2 those are the ones that are closing out in the next three or
3 four months. And then we have two projects that were
4 initiated in southern Nevada, actually both in Henderson, in
5 the last fall, October and November, we started both the
6 health science building for CSN, College of Southern Nevada.
7 And we initiated the education building at Nevada State
8 College. And so these projects are moving along well.
9 They're all -- They're planned to be completed not this
10 spring -- Well, in spring of '21. So in spring of '21. So
11 April, May, June of '21. So they're early on in the project.
12 But 30 or 40 percent complete of an 18-month basically
13 construction schedule.
14 So I would point out to the board that there was
15 a safety near miss event Friday where structural steel was
16 not completely installed and certified but did -- had a small
17 collapse in a limited area of the southeast section of the
18 building. And apparently there was a welder on a lift
19 actively welding when this came down. And there were no
20 injuries, okay.
21 So we've been -- So we've been investigating and
22 planning and reacting and working to mitigate the impacts to
23 all parties concerned, yet looking out for the state's best
24 interest.

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1 And so we've had meetings with, you know -- So
2 all sorts of people have been going to the site and we're
3 involving third party -- Because it's structural steel, we've
4 involved a third party structural engineer to kind of provide
5 oversight to some of the planning. But right now this is
6 seen as a means of methods type of an item, not a design
7 item. And so that's still under review. But we've got a
8 meeting after this to kind of clarify that with this Burke
9 Construction is the contractor. Carpenter Sellers Delgado is
10 the design engineer, of which Lock Saw Engineering, LLC, HSA,
11 is the structural engineer of record.
12 And, you know, as I stated, it's a near miss and
13 we're moving forward, you know, as we check some boxes and
14 make sure that's the proper thing to do here in the next few
15 days, weeks, and hours.
16 MS. STEWART: Susan Stewart for the record.
17 Everyone is very solution-focused and we don't anticipate
18 there's going to be any serious challenges in just getting
19 the project right back on track.
20 MR. LEFEVRE: And Kent Lefevre for the record.
21 The damaged steel was removed from the site, so we don't have
22 that risk anymore. It was neutralized.
23 MR. PATRICK: That concludes my report,
24 Mr. Chairman.

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1 CHAIRMAN HAND: Any other questions for Ward?
2 Okay. Then the next item is Item 9 on the
3 agenda, board comment and discussion. Do we need to schedule
4 a future meeting?
5 MS. STEWART: Susan Stewart for the record. With
6 regard to setting future meeting dates, just a couple of
7 items. As the board knows, what works best for us is we'll
8 send an e-mail and poll the board as to your availability.
9 As you may recall, we did have a contractor
10 appeal hearing scheduled for today. And at their request
11 they've asked us to move that. So we will be reaching out to
12 the board to schedule that hearing for near the end of the
13 month. And we will also, to make the most of the, you know,
14 in recognition of the board's valuable time, we're also going
15 to try and schedule the subcommittee meeting on contractor
16 qualifications at the same time. So we'll be reaching out to
17 you in that regard.
18 And the final item, as you know, we had
19 tentatively polled the board to do tours of completed
20 projects or partially-completed projects here in the north.
21 And because of COVID and safety concerns, those were not
22 pursued. And I think I can speak for staff here, we see that
23 as valuable for the board to do those tours. And once it's
24 safe to do so, we will revisit on that item and schedule the

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1 tours. And it may be that we end up going right down to the
2 south, depending on the time of year. We try and come here
3 in the spring and summer and go south in the winter.
4 So just something for the board to keep in mind
5 that we will be reaching out in the future. We haven't
6 forgot about it. And we're just, you know, we're of course
7 only going to do that when it's safe for all of us to do
8 that.
9 I would point out that this is the time also for
10 the, if the board has any action items for staff that you'd
11 like us to follow up on as well, if there's anything, this is
12 the time for you to request that.
13 MEMBER TIBERTI: Tito Tiberti for the record. I
14 will handle this myself. My feelings are hurt that a rancher
15 and an attorney could feel so important that he can't come to
16 any of these meetings. But I'm going to file a missing
17 report for vice chairman as soon as the meeting is ended so
18 the staff doesn't have to do that.
19 MS. STEWART: Susan Stewart for the record.
20 Mr. Tiberti, you read my mind.
21 MEMBER TIBERTI: Well, I mean, I knew him when he
22 was just a young boy. But this stuff here is, you know, just
23 hurtful. The motive of this vice chairman and for counsel.
24 But I'll file a missing report. I hope he's okay, but we'll

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<p>1 find out. I'll report back to staff.</p> <p>2 MS. STEWART: Thank you, Mr. Tiberti. I</p> <p>3 appreciate that. You saved me a phone call.</p> <p>4 CHAIRMAN HAND: Any other -- Any other input on</p> <p>5 the upcoming meetings or action items for the -- that we may</p> <p>6 request of the department? You just took one off the list,</p> <p>7 Tito. Do you want to add one?</p> <p>8 MEMBER TIBERTI: I'm just trying to help, just</p> <p>9 trying to help.</p> <p>10 CHAIRMAN HAND: Well, if not, then we'll move on</p> <p>11 to Agenda Item 10, which is public comment.</p> <p>12 MS. STEWART: Again, Susan Stewart for the</p> <p>13 record. I have not been notified that anyone has made a</p> <p>14 request to access the participant -- participant sign-in code</p> <p>15 for the phone line. So there is no public comment.</p> <p>16 CHAIRMAN HAND: Then we'll -- It's 10:35 and</p> <p>17 we'll adjourn the meeting.</p> <p>18 MS. STEWART: All right.</p> <p>19 CHAIRMAN HAND: Thank you all.</p> <p>20 (Hearing concluded at 10:35 a.m.)</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>
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<p>1 STATE OF NEVADA)</p> <p>2 COUNTY OF WASHOE) ss.</p> <p>3</p> <p>4 I, CHRISTY Y. JOYCE, Official Court Reporter for</p> <p>5 the State of Nevada, Public Works Division, do hereby</p> <p>6 certify:</p> <p>7 That on Thursday, the 2nd day of July, 2020, I was</p> <p>8 present, at the State Public Works Division, for the purpose</p> <p>9 of reporting in verbatim stenotype notes the within-entitled</p> <p>10 public meeting;</p> <p>11 That the foregoing transcript, consisting of pages</p> <p>12 1 through 57, inclusive, includes a full, true and correct</p> <p>13 transcription of my stenotype notes of said public meeting.</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18 _____</p> <p>19 CHRISTY Y. JOYCE, CCR #625</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	

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