

In The Matter Of:
PUBLIC WORKS DIVISION VIDEO
CONFERENCE BOARD MEETING

September 16, 2020

Capitol Reporters
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1 STATE OF NEVADA

2 PUBLIC WORKS DIVISION VIDEO CONFERENCE BOARD MEETING

3

4 WEDNESDAY, SEPTEMBER 16, 2020

5

6 9:00 A.M.

7

8 CARSON CITY, NEVADA

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11 THE BOARD: ADAM HAND, Chairperson
SEAN STEWART, Vice-Chair
LAURA FREED,
12 Director of Administration
WARD PATRICK, Administrator
13 KENT LEFEVRE, Deputy Administrator
BRIAN WACKER, Chief of Planning
14 KEVIN LEWIS, Member
CLINT BENTLEY, Member
15 TITO TIBERTI, Member

16

17

18 FOR THE BOARD: SUSAN STEWART,
Construction Law Counsel

19

20 RANDAL MILLER,
21 AV Tech

22

23 REPORTED BY: CAPITOL REPORTERS
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25 123 West Nye Lane

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1 CARSON CITY, NEVADA; WEDNESDAY, SEPTEMBER 16, 2020,
9:00 A.M.

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4 CHAIR HAND: Good morning, everyone. This is
5 the time and the place for the State Public Works Board
6 meeting. It's Wednesday, September 16th, and it's a few
7 minutes after 9:00. We've got, looks like, seven items
8 on our agenda this morning, and that starts with roll
9 call.

10 ADMINISTRATOR PATRICK: Ward Patrick, for the
11 record, doing the roll call.

12 Chairperson Adam Hand?

13 CHAIR HAND: Present.

14 ADMINISTRATOR PATRICK: Vice-Chairperson Sean
15 Stewart?

16 Member Clint Bentley?

17 ADMINISTRATOR PATRICK: We're just testing
18 the microphones here. Is yours working, Clint?

19 MEMBER BENTLEY: Present.

20 ADMINISTRATOR PATRICK: I think I heard him
21 respond.

22 Member Tito Tiberti?

23 MEMBER TIBERTI: Present.

24 ADMINISTRATOR PATRICK: Member Kevin Lewis?
25 Member and Director of Department of

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1 Administration Laura Freed?

2 DIRECTOR FREED: Here.

3 ADMINISTRATOR PATRICK: Thank you. So let
4 the record reflect that Sean Stewart is not present and
5 Kevin Lewis, and we have a quorum.

6 MEMBER HAND: Thank you, Ward. Then the
7 second item on our agenda is public comment. Do we have
8 any public comment this morning?

9 COUNSEL STEWART: Susan Stewart, for the
10 record. We have not had anyone call into the line placed
11 into the agenda for public comment at this time.

12 MEMBER HAND: Thank you, Ms. Stewart.

13 Then moving on, our third item on the Agenda
14 for Possible Action is Discussion and Possible Action on
15 the State Public Works Board Contractor Qualification
16 Subcommittee Recommendations.

17 COUNSEL STEWART: Susan Stewart, for the
18 record. And with enormous mea culpa, I apologize. One
19 of the forms included in your packet is incorrect. So
20 I've asked the Chairperson for permission to table this
21 matter until our next meeting, and I'll get the correct
22 form in there, and we'll present the Subcommittee's
23 recommendations to the Board at that time.

24 MEMBER HAND: Thank you, Ms. Stewart. And
25 Member Lewis has joined us, and Member Stewart has joined

<p style="text-align: right;">Page 5</p> <p>1 us also. Good morning. 2 VICE-CHAIR STEWART: Good morning. 3 MEMBER LEWIS: Good morning. 4 CHAIR HAND: And your timing is impeccable, 5 gentleman. We're at Agenda Item 4 for Possible Action, 6 which is a highlight of our day today, which is: 7 Discussion and Possible Action on the Administrator's 8 Recommendation to the Board for the 2021 Capital 9 Improvement Program. 10 And I assume, Ward, that you'll be presenting 11 that? Thank you. 12 ADMINISTRATOR PATRICK: Ward Patrick, for the 13 record. Good morning, everybody. 14 Pursuant to NRS 341.100, the Administrator 15 will present the recommendation to the Board for the 2021 16 Capital Improvement Program. The Board approved the 2021 17 Capital Improvement Program will be presented to the 18 Governor on or before August -- October, excuse me -- 19 October 1st of even-numbered years. 20 We'd like to start up the PowerPoint 21 presentation, please, Randal. 22 MR. MILLER: Okay. 23 COUNSEL STEWART: And excuse me. This is 24 Susan Stewart, for the record. Just for a little 25 protocol this morning. If everyone participating on</p>	<p style="text-align: right;">Page 7</p> <p>1 the amount of deferred maintenance that was approved in 2 the decade between 2017 and 2015 averaged approximately 3 \$44 million dollars per biennium. 4 Likely as a result of the Board's concerns 5 for deferred maintenance and a letter sent to the 6 Governor's Office, under the Sandoval administration, 7 deferred maintenance was funded at \$114 million dollars 8 in 2017. And then under the Sisolack administration, you 9 can see \$119 million dollars in the orange lower-tiered 10 line. So these are the actual approved amount of 11 deferred maintenance. 12 The yellow line is from our Facility 13 Condition Analysis Summary information. And so this is 14 the deferred maintenance component, and it's what that 15 group has recommended over a ten-year lifecycle. So this 16 is not the immediate needs. This is a ten-year lifecycle 17 of needs. 18 And so you can see that there was fairly 19 consistent amounts of recommendations up to the \$301 20 million in 2017, and then we have a little hockey stick 21 effect where -- well, the recommendations for deferred 22 maintenance went up to over \$500 million. This was 23 largely due to inflation and taking more of a systems 24 approach to deferred maintenance and the engineering 25 systems in the State's buildings.</p>
<p style="text-align: right;">Page 6</p> <p>1 Teams could mute their lines unless they're talking, that 2 would minimize the background noise. Thank you. 3 ADMINISTRATOR PATRICK: As part of the 4 Department of Administration under the leadership of the 5 director, Laura Freed -- Ward Patrick, for the record -- 6 I'll be presenting the Administrator's recommendation 7 this September 16th of 2020. 8 The agenda for today will include going over 9 our Division's vision, mission and philosophy, deferred 10 maintenance overview, prioritization of projects that 11 will include categories of deferred maintenance, capital 12 construction and economic development, as we discussed in 13 the last Board meeting. 14 The vision of the Division is the State 15 agencies will occupy exemplary facilities. Our mission 16 is to provide well-planned, efficient and safe facilities 17 to State agencies so they can effectively administer 18 their programs. And the philosophy that we use 19 day-to-day is to work as a team to build consensus, take 20 pride in our work and serve with humility. 21 These slides should look fairly familiar from 22 two years ago. We've added a little data to these. And 23 so to go over this briefly, you see the orange section is 24 the CIP approved amount for deferred maintenance. So 25 that's the orange bottom line. So you can see here that</p>	<p style="text-align: right;">Page 8</p> <p>1 As of February of this year, the number is 2 \$527 million, so a mild increase. Then the gray section 3 is what was seen by the Board in the August meetings for 4 the CIP agency requests. And so there was another mild 5 increase from \$623 million last session to \$626 million 6 this session. And I would pause for any questions on 7 this item. 8 CHAIR HAND: Member Hand, for the record. 9 Just out of curiosity, Ward, the big increase from 503, 10 you said it was inflation, if I understand correctly, it 11 was inflation and a systems approach. About what percent 12 was it? Was it 50/50 or was it more of a systems 13 approach than the inflation? Just ballpark. 14 ADMINISTRATOR PATRICK: I would say 15 generally, the greater portion was the systems approach. 16 MEMBER HAND: Okay. 17 ADMINISTRATOR PATRICK: Yep. 18 MEMBER HAND: Thank you. 19 ADMINISTRATOR PATRICK: To the next slide, I 20 believe we discussed this at the prior two or three Board 21 meetings. And so just to hit some of the high caliber 22 items here, we've got legal requirements are what's 23 driving the prioritization criteria for deferred 24 maintenance. Continuing projects, so in prior sessions, 25 there could have been a planning project or a phase one</p>

<p style="text-align: right;">Page 9</p> <p>1 of a project. And so those projects were considered 2 priorities in the past and so they get a nod, a higher 3 look at them that they're likely to be included in this 4 package. 5 Then we've got a category that relates to the 6 type of facility. And so government facilities, 7 institutional public safety, those types of facilities 8 are higher on the list, and then we have a list of other 9 facilities. 10 The prioritization also considers information 11 about the conditions in the facilities. So it could be 12 an essential government facility, yet the condition is 13 not warranting the project to be funded, so one might 14 think oh, this is an important facility. This project 15 should be done. But upon observation by our staff, we 16 see that the condition doesn't warrant replacement. So 17 that's this last category with the asterisk on this 18 slide. Any questions on this slide? 19 Slide number six: Deferred Maintenance Legal 20 Requirements. So the first category was legal 21 requirements, and we've identified these projects that 22 are higher priority regarding that categorization. 23 Statewide ADA program. This is very similar funding 24 level as to the last session. 25 Statewide fire and life safety. This project</p>	<p style="text-align: right;">Page 11</p> <p>1 were provided in prior Board meetings, but a reference 2 would be Senate Bill Number 1. 3 The first project is a seismic upgrade 4 project to the Heroes Memorial and Annex, and this is the 5 building that houses the Attorney General's Office. And 6 this would be the last major office building that 7 requires seismic upgrades in the Capitol Complex. There 8 are other buildings that are -- there is one other 9 building, but it's known as the Old Armory Building, now 10 occupied by Buildings and Grounds, that will also need to 11 be seismically retrofitted sometime in the future. 12 Project MO3 is replacing the domestic water 13 and sanitary sewer at Northern Nevada Correctional 14 Center. And this project received planning funds, which 15 means in this case, that it was fully designed. And so 16 this is what the American Society of Professional Cost 17 Estimators would say is a high degree of accuracy in the 18 cost estimating because this is based on an old design. 19 The same thing goes for the M04 Project. 20 This was a planning project last session. M04 is replace 21 domestic and heating hot water piping at the Ely State 22 Prison. 23 Project M08 was a -- we'll call it a victim 24 of the sweep process. So this is a project that we 25 retained the design money. And so the design is in the</p>
<p style="text-align: right;">Page 10</p> <p>1 is solely justified based on one prison that was built in 2 1989, the Ely State Prison. So this is a project to 3 replace a fire alarm system in that facility. 4 Statewide indoor air quality. Here we see 5 other funding of \$25,000 planned to be provided -- 6 committed to be provided by the Division of Risk 7 Management. And this is an area where we're working to 8 be proactive. So if there's mold abatement or asbestos, 9 led-based paint, those types of issues, the goal of this 10 program is to be proactive. 11 Another legal requirement is the electrical 12 project at the Plumb Lane Armory, followed by an elevator 13 modernization at the EICON Building, which is the 14 building we're in here with Director Freed, and the 15 Chairman is here in what we call the EICON Building. 16 And then finally, we have the Statewide 17 Building Official Program. And so this project enables 18 the Public Works Division to bill applicants for permits 19 and then contract for contracted inspections and 20 contracted plans examination work. 21 Looking at deferred maintenance project 22 continuations. So these are some projects that were in 23 the CIP in 2019, and some of these will also be projects 24 that were part of the sweep process as a result of the 25 special session and would be referred -- further details</p>	<p style="text-align: right;">Page 12</p> <p>1 works on this project. This is for the Nevada Department 2 of Wildlife. 3 M16 was a planning project last session as 4 well for the much-needed electrical system upgrade at 5 Northern Nevada Correctional Center. For the record, 6 this is \$19,669,185 request by the Department of 7 Corrections. 8 M26 is the Pavilion renovation at the 9 Veterans Memorial Cemetery in Fernley. And this project 10 was swept last session as well, and so now it's back 11 being requested to be refunded. That's the same 12 condition for the park facilities and maintenance and ADA 13 upgrades at the Fort Churchill State Park, which is 14 located near Yerington, Nevada. And then another swept 15 project is the exterior renovation of the State Capitol 16 and Annex Building. That completes a couple of the 17 priorities that included the legal and continuations type 18 projects. 19 We're now moving into deferred maintenance. 20 There's a number of pages of these. I'll look through 21 and highlight a few of these for the Board. I would 22 point out that Project M06, which is the third item on 23 this page eight of the PowerPoint, is the Higher 24 Education Capitol Construction Project and Special Higher 25 Education Capitol Construction Project. And the other</p>

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1 funding here, the \$3.4 million, is what is known as slot
2 tax funding.
3 So the University system has received \$15
4 million dollars in this category for quite some time now,
5 and so that's up here in the high priority list. That's
6 an expected expenditure out of the CIP.
7 Ely State Prison is Item Number 4, the fourth
8 item here listed as project M07: Underground piping
9 replacement. And so there was some emergency conditions
10 where three of the housing units were shut down this last
11 session. And so there was emergency repairs made. And
12 so this is to replace the balance of what we're calling
13 in the industry medium temperature hot water system. And
14 so these medium temperature systems tend to be at higher
15 pressure, and so small leaks tend to be big problems.
16 And so that's rated high up on our prioritized list.
17 Looking further down the list, we'll see HVAC
18 systems at the Carlin Readiness Center, which is Project
19 M19, the second one from the bottom. And so this is a
20 project that's 75 percent funded with maintenance money
21 from the federal government and 25 percent funded from
22 the State. These projects have nonqualifying expenses,
23 so the math doesn't quite work out on these items for the
24 mathematicians in the room. Costs like project
25 management and inspection, plan checking, and other

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1 miscellaneous costs are burdened 100% by the State in
2 this case.
3 To the next slide. Looking down Project M23,
4 this is the DMV Project in Carson City. This was a
5 planning project last session. So upon approval, we
6 anticipated bidding this project and getting things going
7 on this project right away. And so this is a \$5
8 million-dollar project. There's four buildings at that
9 location including the computer facility, and it was
10 considered a complex project. Therefore, it was in
11 planning last session and is being requested here for
12 approximately \$5 million dollars.
13 To the next slide. This is the last slide on
14 the Deferred Maintenance in prioritized order. My only
15 comment on this page is that our leadership team here at
16 Public Works did a site visit on the second-to-last
17 project, which is the Dome Renovation at the Nevada State
18 Capitol, and so we did a walk around just -- Kent, was it
19 this week or last week?
20 DEPUTY ADMINISTRATOR LEFEVRE: It was Monday.
21 ADMINISTRATOR PATRICK: It was Monday. So it
22 was like two days ago.
23 COUNSEL STEWART: Seems last like year.
24 ADMINISTRATOR PATRICK: It seems like a while
25 ago. Yes. So this is the Dome Renovation. There are

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1 four domes on the Capitol Building and the Annex, and
2 this was to upgrade the big dome that we're all familiar
3 with on the Capitol Building itself. And so our review
4 is that this should be handled with normal maintenance as
5 opposed to capital funding.
6 So the needs that we all saw, which was Kent
7 and I and Ron Cothran, the lead in our Buildings and
8 Grounds section, our deputy there, we included together
9 that that would need to be in the CIP. So the
10 Administrator's recommendation would be modified at this
11 time to remove Project M48: Dome Renovation, Nevada
12 State Capitol, and that would remove \$414,850 from the
13 recommendation.
14 MEMBER HAND: Member Hand, for the record.
15 So I've just got a question. Ward, on the first page of
16 the Deferred Maintenance, you brought up the \$15 million
17 that goes to the higher education, and that being a
18 number that's I think your words were "expected." And I
19 recall seeing that same number in the past. And so is
20 there a -- What's the basis, I guess, for that number?
21 ADMINISTRATOR PATRICK: I believe there's a
22 statutory basis for that number.
23 MEMBER HAND: Okay.
24 ADMINISTRATOR PATRICK: And so I also point
25 out that in the System of Higher Education's request this

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1 session, they asked for additional \$30 million dollars.
2 And so that's not in this recommendation.
3 But the argument was made that, you know,
4 deferred maintenance is increasing in the University
5 system as well, and there's been no real accommodation
6 for inflation. And but so at this time, it's not in my
7 recommendation to do that \$30 million-dollar project. I
8 would point out when we get -- I'll make a few more
9 points that relate to that in the Capitol Construction
10 area of the presentation.
11 MEMBER HAND: Member Hand, for the record.
12 Thank you, Ward. I was just curious. I'm not lobbying
13 for additional University funds. Don't assume there's
14 some bias there.
15 ADMINISTRATOR PATRICK: Ward Patrick, for the
16 record there. On Slide 11, Non-Legal Deferred
17 Maintenance Statewide Programs. So here we have the
18 Statewide Roofing Program. And so last session, this was
19 funded at approximately \$10 million dollars. And we
20 think that \$7 and a half million is the right amount of
21 funding to go ahead for the next two sessions.
22 And keep in mind that some of these Statewide
23 programs, we list priority one projects in there as well
24 as priority two projects. So we're funding the priority
25 one projects, and savings from priority one may be used

<p style="text-align: right;">Page 17</p> <p>1 for priority two projects. So it's kind of a flexible 2 type of a system going on there. 3 So then NDOW recently acquired a building in 4 Reno that needs some roofing work, and so that's the 5 second project there. SO4 is the Statewide Advance 6 Planning Program, of which this is what this does 7 largely. It puts together the CIP Book for this 8 presentation. So it accounts for our staff time as well 9 as some contingency funding for studies that weren't 10 known to be necessary prior to the legislative session. 11 And then finally here, we have the Statewide Paving 12 Program at \$2.4 million dollars. 13 Looking at Capital Construction Prioritizing 14 Criteria on Slide 12, you'll see that this is a sister 15 document to the criteria for maintenance projects. So 16 essential government facilities are listed here as well 17 as the other facilities. It's very similar to the 18 prioritization slide. 19 But in this, I would point out that there's 20 other considerations for the capital projects that 21 include if it's mandated by law, life safety, FF&E from 22 previously-funded construction projects -- which I 23 believe there are none in this session -- commitments 24 from the Legislature, own versus lease decisions, 25 percentage of non-State funding, which this was a request</p>	<p style="text-align: right;">Page 19</p> <p>1 C03 is an interesting project. You'll notice 2 a typographical error here on this where it says, 3 "Advanced Planning." This was Advanced Planning before 4 the Board in August. And since that time, we've changed 5 this to a construction request based on information from 6 the National Guard. 7 And so what that information includes is the 8 National Guard Bureau gives preference to funding to 9 states if the states can enter into construction within a 10 year of construction appropriation. So what that means 11 here is the local State Guard has been awarded this 12 project, and the official notice on the construction is 13 planned to be in October of '22. So this project could 14 allow the State to get special preference on other future 15 projects if construction happens before October of 2023. 16 And in order to make that happen, it's likely 17 we'll do an agency project with some of their existing 18 design funds, and so the design is not included in this 19 project. And it's important for the State and important 20 for the Guard to have some preference from other states 21 in order to get other big mil-con or military 22 construction projects. 23 I would also point out that construction of 24 this item we just talked about would likely not occur 25 until, say, September of '22. September of '23. And</p>
<p style="text-align: right;">Page 18</p> <p>1 from the Board to see some of these economic development 2 projects as well; required level of control related to 3 the custody level, level of service to the public. 4 And so you'll see DMV Project in here and 5 then also Facility Condition Needs Index, which this 6 index is a percentage of the repair costs divided by the 7 replacement costs of any one given facility. So, for 8 example, Nevada State Prison is over 100-year-old prison, 9 and the repair costs were significant. And in the 10 economic downturn in 2007 and 2009, it was chosen to use 11 new housing units rather than keep refurbishing the 12 historic Nevada State Prison. 13 Page 13 is for Capital Construction. This 14 first project was the victim of the sweep process, and we 15 retained design funds for this project. And this is for 16 the Nevada Division of Forestry. 17 Project C02 is the Fleet Services Maintenance 18 Building near the Grant Sawyer Building. And so this 19 project was requested -- was designed in the 17 CIP, and 20 the request was withdrawn last session. You can see here 21 that this project is funded with other funding. And so 22 this is an Enterprise Fund Division of our department, 23 and so they'll be paying that back after construction is 24 completed, assuming ten bienniums will be in their 25 operating budget to repay this.</p>	<p style="text-align: right;">Page 20</p> <p>1 that would almost let one believe that why fund 2 construction now if it can be after the next session is 3 let out in July of '23? And so the reasoning there is it 4 takes a certain amount of schedule and effort and 5 permission to bid the project and award the project and 6 get in the dirt by September of '23. 7 And so a concern that we had is that will 8 this be tying up \$25 million dollars of State funding 9 that really won't be used or needed in the next two 10 years. And so we consulted with the Treasurer's Office 11 debt personnel, and they appreciated being informed of 12 this project and the, you know, there's always needed 13 followthrough on all initiatives that have any 14 complexity, and this is one of those. 15 And so the goal there would be to use next 16 biennium's bond funding -- not the 21 biennium, but the 17 '23 bienniums's bond funding, and so kind of what's going 18 to be available then. So this project will not -- being 19 funded for full construction will not inhibit other 20 things being done in the next biennium. 21 MEMBER HAND: Member Hand, for the record. 22 Thank you for that explanation, Ward. It's great to use 23 other people's money. 24 ADMINISTRATOR PATRICK: Yep. 25 MEMBER HAND: Other entity's money.</p>

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1 ADMINISTRATOR PATRICK: So this is a project
2 that the Guard is awarded, and so they're going to
3 receive the design money this October, and so we can
4 start design sometime in the fall with what we call an
5 agency project and then hopefully get in the dirt by
6 October '23, implying that we want to plan to succeed, so
7 it would be in September or earlier. Thank you.
8 Here we see Project C04, the Cave Creek Dam
9 Rehabilitation Project. This has \$6.9 million dollars of
10 other funding, which the Department of Wildlife had that
11 committed to them from federal sources already, and there
12 needs to be a 25 percent match, and that's what's
13 included here. This project is near Ely, Nevada and
14 important to the community there.
15 Project C05 is the Engineering and Academic
16 and Research Building for the University of Nevada-Las
17 Vegas. So this project was funded for design in the 17
18 CIP, was partially funded for construction in the 19 CIP,
19 and was swept, as it had 50 percent General Fund money,
20 which the budget reductions were looking for general
21 funding. So this would fund the project in its entirety
22 not a single phase of the construction project. That's
23 part of the Administrator's recommendation.
24 Here in the Capital Construction area, we
25 have Project C06, the Hobart Reservoir Dam

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1 Rehabilitation. This is part of the Marlette Lake Water
2 System. So this is a little bit of just a recording from
3 two years ago.
4 As it turned out, we requested funding for
5 the Marlette Lake Dam as part of the Marlette Lake Water
6 System last session, of which that was applied for after
7 this meeting two years ago, and it was selected for
8 further review, meaning after passing environmental and
9 historic preservation hurdles in the federal grant
10 process, that would then be awarded and start working on
11 that.
12 And so right now, FEMA, the Federal Emergency
13 Management Agency, on that -- give you a little update on
14 the Marlette Lake and Marlette Dam Project. We have not
15 initiated any work on that because we're awaiting FEMA to
16 complete the historic and environmental processes. And
17 we've been involved with FEMA for over a decade. And
18 what usually turns out is -- and you'll appreciate this
19 -- is that they tend to have emergencies there. And so
20 things somehow get delayed.
21 And so right now, we're working on getting
22 permission to do some of the advance design to enable the
23 approval for the full amount of their grant. And so the
24 goal that we're working towards is to initiate a design
25 contract with the State funding that's in the prior

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1 project and therefore moving the grant award process
2 along, which would also mitigate inflationary pressures
3 on the project. So this project is considered a
4 duplicate of that.
5 I would say that to enhance -- we thought we
6 had a pretty good chance with that last one, although it
7 was nationally competitive and we received it. And we do
8 not have this \$10 million-dollar grant awarded at this
9 time on Project C06. However, we would say that in the
10 FEMA world, we've received design money from them to
11 advance this project. And that's considered a benefit in
12 their prioritization system to be awarded prior grants
13 that were planning grants.
14 Also, many of the other priority boxes that
15 relates to this item, there's some pretty good check
16 boxes in that area. So we're seeing this as a positive
17 and likely project to get awarded this grant. Otherwise,
18 it wouldn't be in the Administrator's recommendation.
19 Much needed project, but also, we believe we got a solid
20 chance of getting the grant, although we don't know if
21 we're going to get the \$10 million-dollar grant.
22 Project C07 is a parking project for the
23 National Guard. C08 is the purchase of some property for
24 the National Guard. And so during the Board hearings,
25 you would have seen this as their priority 17, and since

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1 then, only three weeks ago, Ken? Is that about right?
2 DEPUTY ADMINISTRATOR LEFEVRE: Yeah.
3 ADMINISTRATOR PATRICK: Three weeks ago, they
4 sent us a letter asking for that to be one of their
5 highest priority projects because it's strategic for
6 them. Its location is near other property for them, and
7 so that keeps them more centralized. And so that's in
8 the Administrator's recommendation.
9 And then the final project is a project that
10 was a victim of the sweep just in this last spring, and
11 that is the comfort stations at the Valley of Fire State
12 Park, and this relates to ADA access, and a serious
13 deferred maintenance in that these comfort stations that
14 are part of this project were originally installed in the
15 '60s, early '70s. Like last session, we have --
16 MEMBER TIBERTI: Chairman Hand?
17 CHAIR HAND: Yes.
18 MEMBER TIBERTI: Tito Tiberti. May I ask
19 Ward a question on the UNLV Engineering Building or do
20 you want to wait?
21 CHAIR HAND: Absolutely. Please do, Tito.
22 MEMBER TIBERTI: Thank you. Ward, I didn't
23 quite grasp what you said about the UNLV Engineering
24 Building, where it is. I heard you, but I want to make
25 sure I know what you said because I'm part of that. I

<p style="text-align: right;">Page 25</p> <p>1 just want to know what you said. 2 ADMINISTRATOR PATRICK: Yes. I can clarify 3 that. So Project C05 on page 13 is the Engineering and 4 Academic and Research Building for UNLV. And so this is 5 a 50/50 project. So it's a \$73 million-dollar project, 6 \$36.8 for UNLV and for the State. And so this project 7 was funded for full design in the 17 CIP, and it's been 8 -- all of that work has been completed. It has been plan 9 checked and is a shovel ready project. 10 Would you need further information on that, 11 Tito? 12 MEMBER TIBERTI: Does UNLV, have they raised 13 their side of this money? Where is all of that going 14 forward in your opinion? 15 ADMINISTRATOR PATRICK: I appreciate that. 16 So this project was approved as a partially-funded 17 project in the last Legislative session, and UNLV issued 18 bonds for that portion from last session, which they 19 still have those available, which is \$20 million dollars. 20 And so my opinion is that a big university has the 21 capacity to raise the rest of it. 22 MEMBER TIBERTI: Thank you. 23 ADMINISTRATOR PATRICK: Okay. Slide 14 for 24 planning. Last session, we provided a certain number of 25 planning projects, and this is a reduced level this</p>	<p style="text-align: right;">Page 27</p> <p>1 It's engineering studies and programming. So this 2 project was recommended by the Board and the Governor and 3 declined by the Legislature last session. So you'd 4 think: Why would we re-ask for it if it was declined? 5 The new information that we've all heard with 6 the Department of Public Safety is that there's a need 7 for the laboratory building that is a result of the 8 cannabis program. And so that makes this project a 9 little different, and I understand it's a priority to 10 develop that laboratory which would be included in some 11 of the planning for this project. 12 Here we have Project P05, Advance Planning 13 for the General Instruction Building, and this is at 14 Floyd Edsall Training Center. This is for the Nevada 15 National Guard. So we mentioned before the construction 16 project, which was the Washoe County project, that has 17 been selected and awarded, and it's going through motions 18 to get the funding into works of the project. 19 This project is not awarded. This grant 20 funding is not awarded at this time. The National Guard 21 will have information in December of this year, December 22 of 2020, as to if they have been awarded this project. 23 So that will be in line with timing with the Governor's 24 Office review of this and before it goes to the 25 Legislature.</p>
<p style="text-align: right;">Page 26</p> <p>1 session, and most of these have other funding components, 2 as you can see here. 3 So the first project is the Grant Sawyer 4 Office Building Remodel. So this project last session 5 was funded through full design and plan checking and then 6 was, I suppose the proper term is the victim of the sweep 7 of the budgetary shortfall. So this \$5.3 million dollars 8 funds plan checking, design development and construction 9 documents with other fees including project management 10 fees. And so this is just replacing it to its prior 11 funding level. 12 I would note that this is a reduction in 13 overall funding since we've received those quotes, and 14 we're funding this with what we think is the necessary 15 funding with the current design team. 16 The next item is the Advance Planning Remodel 17 and Addition for the Southern Nevada State Veterans Home. 18 And so this project, as you've seen, was requested by the 19 Department of Veterans Services. And regarding the other 20 funding availability, I believe this grant has been 21 applied for but not yet awarded. 22 The headquarters building for Department of 23 Public Safety, this project is highly preliminary design 24 effort. This is not construction documents. It's not 25 design development. It's not even schematic design.</p>	<p style="text-align: right;">Page 28</p> <p>1 And so if awarded, this project will likely 2 stay as-is in the CIP. And if that information doesn't 3 come through in December, then it would likely be 4 deleted. And so it's a much-needed project. And this 5 enables everybody to see what the impacts would be if it 6 was selected by the National Guard Bureau as part of the 7 grant program. 8 The final project on the planning horizon 9 here is the Department of Motor Vehicles Silverado Ranch 10 Facility. And so the Department requested only one 11 project, and the Board heard Director Butler's request 12 for funding at that time, and I couldn't do it any more 13 justice than that, but so the Administrator is 14 recommending this project to be funded. 15 In the year 2011 CIP, the Board has asked for 16 and we provided some projects that are in economic 17 development area. And the way I would categorize these 18 projects is, they're not completely justified based on 19 need, but they will provide federal funding that is 20 available that will bring work into the state; that 21 ultimately these projects, you know, would be needed. 22 And even in the short term, the state would benefit from 23 these projects. 24 So quickly, you see some of these that are 25 somewhat programmatic with a loading dock and replacing</p>

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1 overhead doors as part of an energy enhancement but not
2 necessarily deferred maintenance, upgrade interior
3 lighting, which is more of an energy project, a couple of
4 fencing projects, some exterior doors that are still in
5 working order, but are, you know, getting to the point
6 that they will need to be replaced in the future, and
7 then another kind of programmatic project to create shade
8 at the Clark County Armory.
9 And so all of these projects, we would put in
10 the category of not yet critical but are providing other
11 funding that would benefit the state regarding work in
12 the state and funding in the state. That concludes the
13 presentation on the project specifics.
14 And so on Slide 16, we see here -- which has
15 been reviewed many times. I don't think we're going to
16 find any math errors in here. And so you see these
17 categories that we went through previously. And so the
18 overall recommendation is \$359 million, which is
19 approximately \$9 million higher than the approved CIP in
20 2019, and it's approximately \$9 million higher than the
21 approved CIP in 2017. And I've discussed some of this
22 big picture information in the past.
23 We have had a downturn in the economy, as
24 everybody is aware, and so we're anticipating little --
25 I'm not going to say little to no because the Treasurer's

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1 Office won't allow all of these projects to be bonded, so
2 there's going to be some small need for the General Fund
3 in the CIP.
4 The last two sessions, there was an average
5 of \$75 million dollars of general funding in the CIP, and
6 so we anticipate that to take the \$70 off of that \$75
7 million-dollar average. Probably about \$5 million
8 dollars of General Fund. We still haven't done a
9 complete review of the General Fund needs here relative
10 to what can be bonded, but this \$232 million of State
11 funding, looking back at the Treasurer's Office
12 affordability study, it says that there's \$200 million
13 available, so that's largely the basis of \$232.
14 And then also, given that we're using \$24
15 million of a future sessions state funding for what we
16 call the WCTC, the Washoe County Training Center, so
17 we're kind of right in that -- with a little bit of
18 General Fund money, we're kind of right in that \$200
19 million-dollar area.
20 And of course after October 1, the Board's
21 recommendation will be to the Governor's Office for
22 further review, and the Treasurer's Report will be
23 updated during that time frame, and there will just be a
24 lot more known information. And so that's the basis of
25 overall and the \$232.

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1 And I think we covered pretty adequately the
2 other funding, as listed here, as \$127 million, which to
3 do a quick recap, there's \$36 million of the UNLV
4 Engineering Building within that, and there's I think
5 about \$19 million in the WCTC Project in that funding.
6 And then there's a few other grants in the \$10
7 million-dollar size for some dams, and then there's a lot
8 of miscellaneous projects also in there. So I appreciate
9 all of the comments and questions as we went along, and I
10 look forward to any other questions.
11 MEMBER HAND: Member Hand, for the record.
12 Thank you, Ward, for the presentation. Are there any
13 questions for Ward? Folks have been pretty quiet down
14 south.
15 VICE-CHAIR STEWART: Sean Stewart, for the
16 record. So just to clarify, we really won't know what
17 the State might have available until mid-October.
18 ADMINISTRATOR PATRICK: Ward Patrick, for the
19 record. The Treasurer's Office will refine their bond
20 affordability study in mid to early December.
21 VICE-CHAIR STEWART: Sean Stewart, for the
22 record, just because it's really quiet. I know we had
23 some pretty rough years during the recession. Do you
24 know off the top of your head, Ward, what the lowest
25 amount we've been able to fund in the past was? Was it

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1 around \$60 million in the 2012-13 area?
2 ADMINISTRATOR PATRICK: That is correct. So
3 interestingly enough, 2000 -- while people are thinking
4 of more questions to stump the Administrator, in 2007,
5 the CIP was a historic high in the order of magnitude of
6 \$900 million. And that was right at the time of the last
7 downturn of the economy. And there was over \$200 million
8 of General Fund in that CIP, and it was all -- it was
9 predominately swept, similar to the \$100 million dollars
10 that was swept or offered back on or about the time of
11 the special session.
12 So then in 2009 and '11, the CIP went down to
13 that level that you were mentioning, Member Stewart, in
14 the -- I think it was even as low as \$50 million in one
15 of those years. And so then there's kind of been this
16 gradual climbing out of that low level in the last two
17 sessions, which were about at the \$350 million-dollar
18 level.
19 CHAIR HAND: Member Hand, for the record.
20 Sean, you didn't get him with that one. Do you have
21 another one for him?
22 VICE-CHAIRMAN STEWART: I'm working on it.
23 ADMINISTRATOR PATRICK: I could add a little
24 information that maybe should have been brought forward
25 earlier. So there was some revisions. We all have these

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1 books here, and there were some revisions from the
2 various books.
3 And I think at one point in the last meeting,
4 we talked about where we updated the inflation rates, so
5 inflation rates we were using with the departments were
6 all at 6%, and we received a -- we procured and reviewed
7 and accepted a study from O'Connor, OCMI, O'Connor, the
8 estimating group, and so we've refined those down to 5.16
9 in the north and 4.1 annual percentage rate in the south,
10 and that was largely driven by an anticipated level of
11 inflation from June of the '21 to June of '22 to be low
12 -- in the two to three per percent range -- and then
13 higher the subsequent year because most all of our
14 projects are being executed during that time frame. And
15 so the cumulative rate was 5.16 in the north, and 4.1 is
16 the expected inflation rate in the south. And that's all
17 in the book that was discussed three weeks ago.
18 And so then I would offer that we had some
19 technical difficulties with our databases, and some of
20 the locations were incorrect in the database at the and,
21 so that was driving some of the inflation rates. And so
22 that actually created some savings out of what was in the
23 CIP Book.
24 And so there were some -- and many of these
25 were lower priority projects not in the Administrator's

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1 recommendation, but the overall book that was
2 approximately \$1.8 billion, that update of the locations
3 reduced the overall \$1.8 billion by approximately \$7
4 million. So if you're looking through the book and
5 you're wondering why some of these are different than the
6 summary sheets, you'll know why there.
7 Then I would also offer, I think a keynote
8 that I wished I would have brought up earlier is we
9 discussed with the Board that we think there's great
10 advantages for the State of doing Statewide projects for
11 deferred maintenance.
12 And so the Board historically has been
13 concerned about deferred maintenance, and you can see in
14 the hockey stick graph that some of the Board's actions
15 have made headway in reducing the level of deferred
16 maintenance.
17 And so there's a project within this, and I'm
18 going to ask you, Randy, to go to a page in the
19 presentation. I missed this on our way through. It's
20 one of the deferred maintenance slides. So I think it's
21 on page eight, Item Number 2. So when you get there.
22 Page eight, Item Number 2, which is also M02.
23 So this is deferred maintenance, Department
24 of Health and Human Services. This is a pseudo Statewide
25 project. So what we've done here is we've taken six or

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1 seven of the maintenance projects from HHS, and we
2 considered those priority one, and those added up to --
3 on a project cost basis -- the \$17.8 million you're
4 seeing here on your screen.
5 Then we've added to the bottom of that what
6 is in our current book. They're called priority two, but
7 on the form we're using now, we're calling that deferred,
8 which the intent is to enable those that are not
9 specifically budgeted for to be completed out of savings
10 on the above projects. So this \$17 million dollars is a
11 project here, you know.
12 So if you were HHS, you might say: How come
13 I only have one project? So but within that, there's six
14 or seven key projects for them that are in the higher
15 priority. And then there's a few projects that are not
16 specifically funded, but the goal there, as in other
17 Statewide projects is if, you know, if this is on the
18 record as being authorized and we have savings in the
19 funded projects, we would then execute some of these
20 other projects that as time goes by, priorities might
21 change.
22 And so what has happened in the last two
23 years is there's been a number of -- and the Chair knows
24 about this. There's been emergency projects. So at HHS
25 specifically, up at the Northern Nevada Adult Mental

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1 Services Campus in Sparks, there were a couple of
2 projects that were emergency projects.
3 And so we had an air handler fail, and we had
4 a boiler fail. And so there's always that risk in the
5 whole CIP process that there's a project that we would
6 call 1B, which implies necessary, needed but not within
7 the funding authority. And it's not as important as the
8 1A, but we thought we should do it now but can't. And so
9 -- and so these 1Bs here are deferred. And so but
10 they're planned to be on the record so they will be able
11 to be completed if savings allows from the ones that we
12 thought were critical.
13 So to go through that in a little bit, there
14 are eight projects that are recommended for the \$17.8
15 million dollars. And so some of these are in the high
16 priority buildings like institutional buildings of Lakes
17 Crossing, in 24-hour facilities like Caliente Youth
18 Center. So HHS has all of these key facilities that are
19 occupied facilities. And so all eight of those projects
20 are in key facilities: The Nevada Youth Training Center,
21 Dini-Townsend Mental Health Hospital.
22 Then we have a list of ten additional
23 projects that may be able to be done. And so we took a
24 little -- we listed all of those projects that the PMs
25 thought were 1Bs. So our project manager said those

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1 should be done but the condition doesn't warrant them in
2 the 1A group that is what you see in the Administrator's
3 recommendation.
4 I'm running out of material, Member Stewart.
5 So -- Ward Patrick, for the record. So at some point,
6 Mr. Chair, you'd asked for a motion.
7 MEMBER HAND: Are there any other questions
8 for Ward before I ask for a motion? Hearing none then,
9 do I have a motion to approve the 2021 CIP as presented?
10 ADMINISTRATOR PATRICK: Ward Patrick, for the
11 record. I would just clarify that the dome project would
12 be removed from the PowerPoint.
13 COUNSEL STEWART: For the record, Susan
14 Stewart. As presented actually takes care of that
15 because it was presented as being deleted. So I think
16 that the form of the motion, the content of the motion is
17 acceptable.
18 ADMINISTRATOR PATRICK: Thank you.
19 COUNSEL STEWART: Uh-huh.
20 VICE-CHAIRMAN STEWART: Member Sean Stewart,
21 for the record. I would make that motion and, Ward, good
22 work because it's a lot to go through, and it's well put
23 together.
24 ADMINISTRATOR PATRICK: And I'd like to thank
25 the team based on that. So certainly, we have, in the

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1 room here, we have Brian Wacker, who was a PM in the
2 winter and now the Chief of Planning in the spring. And
3 he was a large component of the sweep process along with
4 Kent, and we had conflicting challenges to unbuild the
5 CIP and build the CIP.
6 And so it took a lot of effort from all of
7 our staff, all of our project managers. Administrative
8 staff really worked hard and pulled it together. And so
9 I wouldn't allow you to thank me, Member Stewart, without
10 thanking the team. Thank you very much.
11 COUNSEL STEWART: Susan Stewart, for the
12 record. We need a second on the motion.
13 MEMBER TIBERTI: Before I make the motion --
14 Tito Tiberti -- second, I'd like to congratulate Ward on
15 the bureau speak. I just ran it through my incongruous
16 language machine, and it came up as clear as the Muddy
17 River running through Sean Stewart's Mega Ranch.
18 COUNSEL STEWART: So, Member Tiberti, for the
19 record, was a second of Member Stewart's motion?
20 MEMBER TIBERTI: Yes, Counselor.
21 CHAIR HAND: Thank you, Member Tiberti. Do
22 we have any discussion? If not, the voting that we've
23 been doing in this electronic world, can we -- I guess
24 we've got everybody. It's not like -- so all in favor,
25 if you'd please say aye.

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1 THE BOARD: Aye.
2 MEMBER HAND: All opposed? Any abstain?
3 Then it sounds like the motion will move forward. Thank
4 you. And again, thank you, Ward.
5 In preparation for the previous meeting where
6 we got the big book and we ran through it, Ward shared
7 with me some of the trials and tribulations with the
8 special session and all of that. And again, I appreciate
9 you all recognize the work that they went through. And
10 again, we appreciate all of your hard work. Thank you.
11 And with that, going to go back to our
12 agenda. And the next item on our agenda is public
13 comment. And do we have any public comment?
14 COUNSEL STEWART: I'm sorry. Mr. Chair, I
15 think we have Agenda Item Number 5 before we get to
16 public comment.
17 MEMBER HAND: Thank you, Ms. Stewart. This
18 is for possible action -- thank you -- is Board Comment
19 and Discussion, and this is relative to upcoming agendas
20 and so forth. And maybe we need to discuss the agenda or
21 I guess the meeting around the item we removed from the
22 -- we tabled today.
23 COUNSEL STEWART: Right. Susan Stewart, for
24 the record. I would certainly defer to the Board's
25 preference, but I will let you know that just for

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1 purposes of discussing what's coming, we're at the
2 two-year window where Granite has submitted their
3 application under the old scoring system, so we will be
4 looking at an appeal in the next several weeks.
5 And so while we don't need the September 23rd
6 date because we've resolved the CIP recommendation going
7 forward, we will need to schedule a meeting in the near
8 future for an appeal. And at that time, as we always try
9 to do, we'll schedule a brief Board meeting for purposes
10 of the Subcommittee's recommendation.
11 Oh, and I'm sorry. It may or may not be time
12 at that point to discuss. What we've done in the past is
13 presented a letter to the Governor regarding deferred
14 maintenance and the significance of that. There may be
15 some bolstering of the Statewide program that we're
16 proposing for HHS. It may be a little bit premature for
17 that, but that is something coming down the road.
18 MEMBER HAND: Great. Thank you, Ms. Stewart.
19 Is there anything else on that that we need
20 to discuss? Any questions from down south?
21 Then we'll go ahead and move on to -- hearing
22 none, we'll go ahead and move onto Agenda Item Number 6,
23 which is public comment. Do we have any public comment?
24 COUNSEL STEWART: Susan Stewart, for the
25 record. I haven't been informed of any public comment

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1 and neither has our moderator here. He has not been
2 informed of any public comment either.
3 CHAIR HAND: Thank you then. The last agenda
4 item today is to adjourn, and it's about ten after 12:00
5 (sic). And so we'll adjourn, and thank you all for your
6 time today. Again, great job.
7 COUNSEL STEWART: Thank you, everybody.
8 (The meeting concluded at 11:09 a.m.)
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1 STATE OF NEVADA)
2)
3 CARSON TOWNSHIP)
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5
6 I, NICOLE J. HANSEN, Official Court Reporter for the
7 State of Nevada, Nevada State Works Board, do hereby
8 Certify:
9
10 That on the 16th day of September, 2020, I was
11 present at said meeting for the purpose of reporting in
12 verbatim stenotype notes the within-entitled public
13 meeting;
14
15 That the foregoing transcript, consisting of pages 1
16 through 41, inclusive, includes a full, true and correct
17 transcription of my stenotype notes of said public
18 meeting.
19
20 Dated at Reno, Nevada, this 16th day of
21 September, 2020.

22
23
24
25

NICOLE J. HANSEN, NV CCR #446
RPR, CRR, RMR

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CONFERENCE BOARD MEETING**

September 16, 2020

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