



# DEPARTMENT OF ADMINISTRATION

preserving the past, serving people today, planning for tomorrow

## STATE PUBLIC WORKS DIVISION ADMINISTRATOR'S RECOMMENDATION TO THE BOARD

September 14, 2022

LAURA E. FREED, DIRECTOR  
KENT A. LEFEVRE, SPWD INTERIM ADMINISTRATOR

# OUTLINE

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- **Vision - Mission - Philosophy**
- **Deferred Maintenance Overview**
- **CIP Presentation**

# VISION-MISSION-PHILOSOPHY

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- **Vision:**

- State agencies will occupy exemplary facilities.

- **Mission:**

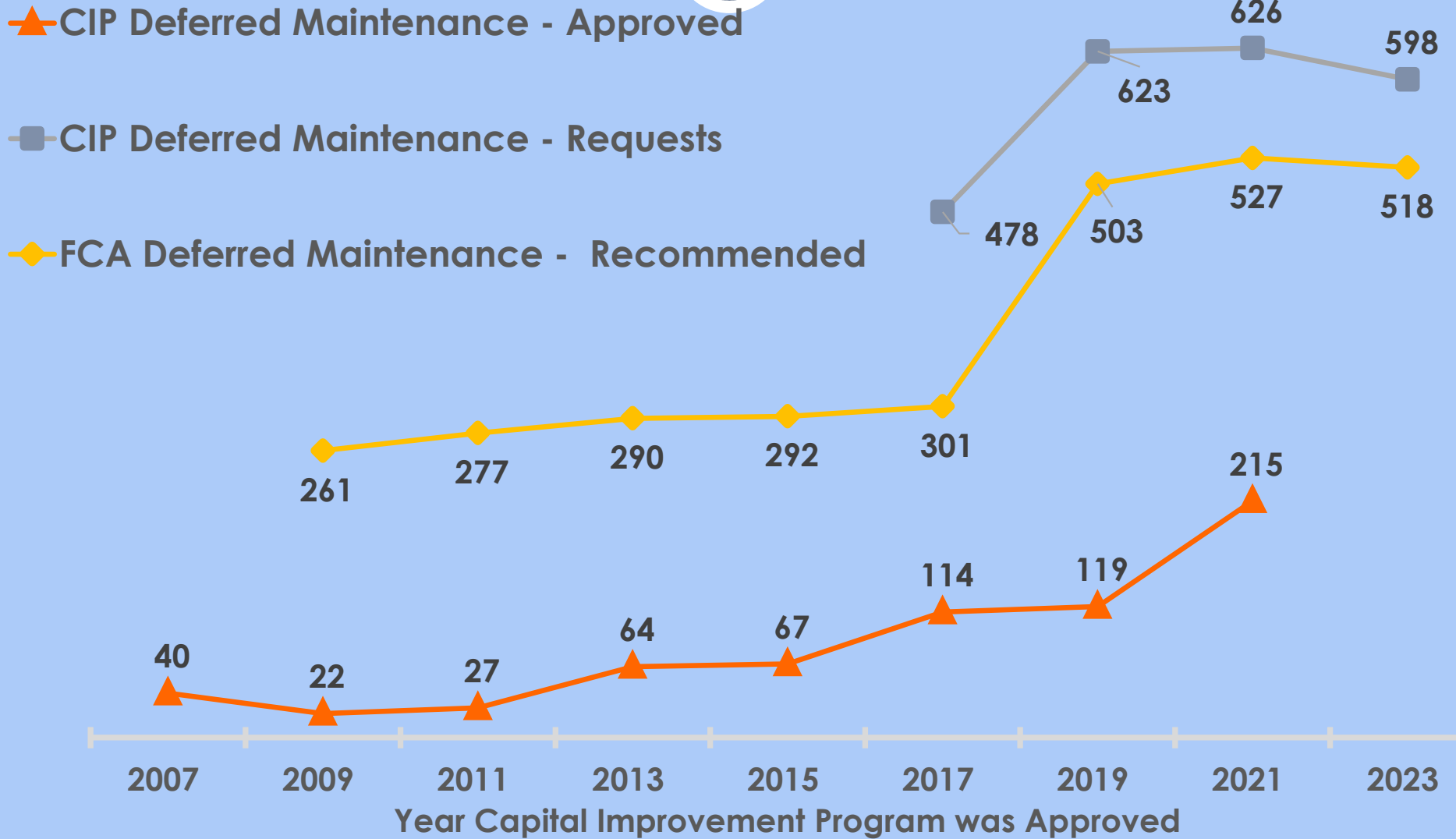
- To provide well-planned, efficient, and safe facilities to State Agencies so they can effectively administer their programs.

- **Philosophy:**

- We work as a team to build consensus, take pride in our work, and serve with humility.

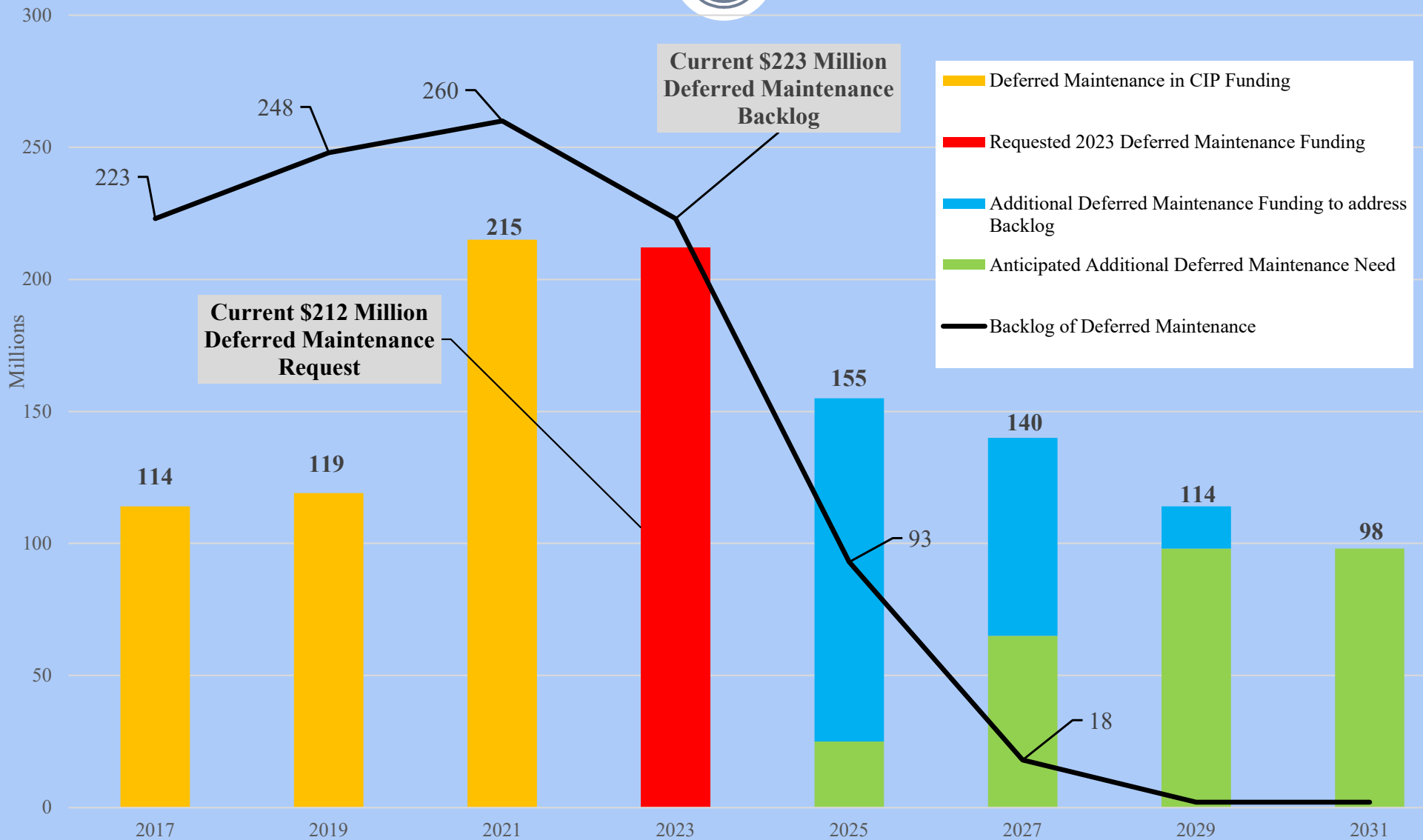
# DEFERRED MAINTENANCE OVERVIEW (millions)

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# DEFERRED MAINTENANCE BACKLOG and FUNDING ANALYSIS (millions)

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Capital Improvement Projects

Administrator's Recommendation

# PRIORITIZING CRITERIA FOR DEFERRED MAINTENANCE

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## 1. LEGAL REQUIREMENTS

- a. ADA
- b. Court Orders/Legal Requirements
- c. Life Safety/Code Violations/Seismic

## 2. PROJECT CONTINUATIONS

- a. Phases from previously funded projects

## 3. DEFERRED MAINTENANCE\*

- a. Essential Government Facilities
- b. Institutional
- c. Governance
- d. Public Safety
- e. Nevada National Guard
- f. Nevada Division of Forestry (e.g., Fire & Dispatch)
- g. Agriculture (e.g., Food Distribution)
- h. Department of Motor Vehicles
- i. Statewide Programs (Roofing, ADA, Fire Safety, IAQ, Paving)

## 4. OTHER FACILITIES

- a. Agriculture
- b. Nevada Division of Forestry (e.g., Tree Nursery)
- c. Administration
- d. Department of Wildlife
- e. Veterans
- f. Museums/Cultural Affairs
- g. Parks
- h. Higher Education
- i. Historic Preservation

\*Note: In addition to the above criteria, projects are prioritized by condition of facility:

- 1. Must be done in upcoming session to keep facilities operational.
- 2. May be deferred to the next session.
- 3. Not necessary to address at this time.
- 4. Projects follow our Adopted Standards for Green Building Standards including ASHRAE 90.1.

# DEFERRED MAINTENANCE LEGAL REQUIREMENTS

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Priority	Project Name	Other	State	Total
M05	Life Safety, Security, and Lighting Replacement (Nevada State Museum, Carson City)	\$0	\$1,401,255	\$1,401,255
S02	Statewide ADA Program	\$0	\$4,410,352	\$4,410,352
S03	Statewide Fire and Life Safety	\$0	\$8,304,573	\$8,304,573
S03g	Statewide Fire and Life Safety Program - Nevada Army National Guard *Federal	\$1,974,389	\$1,456,639	\$3,431,028
S06	Statewide Indoor Air Quality - Environmental Program *Agency	\$100,000	\$58,861	\$158,861
S09	Statewide Building Official Program *Agency	\$4,502,500	\$0	\$4,502,500
Total		\$6,576,889	\$15,631,680	\$22,208,569

# PROJECT CONTINUATIONS

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Priority	Project Name	Other	State	Total
M32	Wastewater System Improvements (Lovelock Correctional Center)	0	\$9,027,370	\$9,027,370
C02	Silverado Ranch Facility (Department of Motor Vehicles) *Highway	\$105,888,623	\$0	\$105,888,623
C03	Seismic Retrofit and Renovation (Heroes Memorial & Annex)	\$0	\$29,121,708	\$29,121,708
C05	Southern Nevada Fleet Services Maintenance Building (Grant Sawyer Site)	\$0	\$12,359,072	\$12,359,072
C06	Remodel and Addition (Southern Nevada State Veterans Home) *Federal	\$54,909,287	\$30,792,754	\$85,702,041
C22	Marlette Dam Rehabilitation (Marlette Lake Water System) *Federal	\$542,319	\$9,864,119	\$10,406,438
<b>Total</b>		<b>\$161,340,229</b>	<b>\$91,165,023</b>	<b>\$252,505,252</b>



# DEFERRED MAINTENANCE

## (1 OF 4)

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Priority	Project Name	Other	State	Total
M01	Deferred Maintenance (HECC/SHECC)	\$0	\$15,000,000	\$15,000,000
M02	Deferred Maintenance (Department of Health and Human Services)	\$0	\$37,819,663	\$37,819,663
M03	Deferred Maintenance (Department of Administration)	\$0	\$19,779,086	\$19,779,086
M04	Replace Doors, Locks, and Security Glazing (Southern Desert Correctional Center)	\$0	\$21,365,841	\$21,365,841
M06	Hatchery Water Intrusion Repairs (Gallagher Fish Hatchery)	\$0	\$3,012,526	\$3,012,526
M07	Warehouse Air Conditioning Upgrade (Department of Motor Vehicles, Flamingo) *Highway	\$535,254	\$0	\$535,254
M08	Install Security Cameras (High Desert State Prison)	\$0	\$5,441,153	\$5,441,153
M09	Walk-in Cooler and Freezer Replacement (Southern Nevada State Veterans Home)	\$0	\$503,680	\$503,680
M10	Upgrade Security, Fire and Life Safety, and Electrical Systems (Nevada Historical Society)	\$0	\$1,919,083	\$1,919,083
M11	Replace Cooling Tower Piers (Southern Nevada State Veterans Home)	\$0	\$237,460	\$237,460
M12	License Plate Factory Emergency Generator (Northern Nevada Correctional Center) *Highway	\$528,802	\$0	\$528,802
M13	Replace Surveillance Camera System (Northern Nevada Correctional Center)	\$0	\$3,182,837	\$3,182,837

# DEFERRED MAINTENANCE

## (2 OF 4)

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Priority	Project Name	Other	State	Total
M14	Replace Surveillance Camera System (Lovelock Correctional Center)	\$0	\$3,160,020	\$3,160,020
M15	Chapel Remodel (Southern Nevada Veterans Memorial Cemetery)	\$0	\$894,842	\$894,842
M16	Building Seismic Retrofit & Envelope Maintenance (Nevada Historical Society)	\$0	\$1,434,832	\$1,434,832
M17	Install Fiber Optic Loop (Southern Desert Correctional Center)	\$0	\$1,973,566	\$1,973,566
M18	HVAC System Renovation (Combined Support Maintenance Shop) <i>*Federal</i>	\$1,132,147	\$1,266,562	\$2,398,709
M19	Repair Freight Elevator (Nevada State Museum, Las Vegas)	\$0	\$143,017	\$143,017
M20	Depot Building Foundation Stabilization (East Ely Railroad Museum)	\$0	\$821,347	\$821,347
M21	Site Drainage Improvements (Las Vegas Readiness Center)	\$0	\$969,411	\$969,411
M22	Seismic Replacement of Raised Server Room Floor (Department of Motor Vehicles, Carson City) <i>*Highway</i>	\$365,800	\$0	\$365,800
M23	Central Plant Replacement (Department of Motor Vehicles, Decatur) <i>*Highway</i>	\$1,500,870	\$0	\$1,500,870
M24	Boiler Plant Renovation (Regional Medical Facility, Northern Nevada Correctional Center)	\$0	\$1,212,846	\$1,212,846
M25	Replace Door Access Controls and Security System (Department of Motor Vehicles, Decatur) <i>*Highway</i>	\$925,434	\$0	\$925,434
M26	Chilled and Hot Water Building Piping Renovation (Lovelock Correctional Center)	\$0	\$3,576,991	\$3,576,991

# DEFERRED MAINTENANCE

## (3 OF 4)

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Priority	Project Name	Other	State	Total
M27	HVAC Systems Renovation (Multi-Purpose Building, Warm Springs Correctional Center)	\$0	\$903,742	\$903,742
M28	Replace Surveillance Cameras, Door Access Controls and Security System (Department of Motor Vehicles, Flamingo) <i>*Highway</i>	\$2,224,781	\$0	\$2,224,781
M29	Electrical Service Upgrade (Southern Desert Correctional Center)	\$0	\$1,311,261	\$1,311,261
M30	Replace Comfort Station #4 (Sand Harbor) <i>*Agency</i>	\$750,000	\$1,012,937	\$1,762,937
M31	Replace Two Comfort Stations (Sand Harbor State Park)	\$0	\$1,998,162	\$1,998,162
M33	Rehabilitate Historic Fence and Lighting (State Capitol Plaza)	\$0	\$1,274,326	\$1,274,326
M34	Security Upgrades (Ely Industrial Shop)	\$0	\$830,047	\$830,047
M35	Direct Digital Control System Upgrade (Lovelock Correctional Center)	\$0	\$2,772,885	\$2,772,885
M36	Install Emergency Generator (Northern Region 2 Headquarters)	\$0	\$702,448	\$702,448
M37	Chilled Water Central Plant Renovation (Desert Research Institute, Northern Nevada Science Center)	\$0	\$5,382,593	\$5,382,593
M38	Culinary Building Plumbing Replacement (Ely State Prison)	\$0	\$3,793,861	\$3,793,861
M39	Water Controls Replacement (Florence McClure Women's Correctional Center)	\$0	\$4,741,233	\$4,741,233
M40	Water Controls Replacement (High Desert State Prison)	\$0	\$7,363,878	\$7,363,878

# DEFERRED MAINTENANCE

## (4 OF 4)

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Priority	Project Name	Other	State	Total
M41	Recreation Yard Cages (Northern Nevada Correctional Center)	\$0	\$2,469,843	\$2,469,843
M42	Upgrade Heating and Air Conditioning (Marjorie Russell Research Center)	\$0	\$269,066	\$269,066
M43	HVAC System Renovation (Indian Hills Curatorial Center)	\$0	\$1,066,070	\$1,066,070
<b>Total</b>		<b>\$7,963,087</b>	<b>\$159,607,113</b>	<b>\$167,570,200</b>

# STATEWIDE PROGRAMS (Deferred Maintenance)

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Priority	Project Name	Other	State	Total
S01	Statewide Roofing Program	\$0	\$8,706,087	\$8,706,087
S01g	Reroof Plumb Lane Readiness Center *Federal	\$319,983	\$127,044	\$447,027
S01h	Roofing Replacement, Express Office Building (Department of Motor Vehicles, Donovan) *Highway	\$191,025	\$0	\$191,025
S04	Statewide Advance Planning Program	\$0	\$2,605,703	\$2,605,703
S05	Statewide Paving Program	\$0	\$2,776,176	\$2,776,176
S05g1	Statewide Paving Program (Nevada Army National Guard) *Federal	\$552,562	\$650,858	\$1,203,420
s05g2	Apron Pavement Preservation (Harry Reid Training Center) *Federal	\$713,378	\$53,523	\$766,901
S05h	Statewide Paving Program (Highway Funding) *Highway	\$1,742,595	\$0	\$1,742,595
<b>Total</b>		<b>\$3,519,543</b>	<b>\$14,919,391</b>	<b>\$18,438,934</b>

# PRIORITIZING CRITERIA FOR CAPITAL CONSTRUCTION

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## 1. ESSENTIAL GOVERNMENT FACILITIES

- a. Institutional
- b. Governance
- c. Public Safety
- d. Nevada National Guard
- e. Nevada Division of Forestry (e.g., Fire & Dispatch)
- f. Agriculture (e.g., Food Distribution)
- g. Department of Motor Vehicles

## 2. OTHER FACILITIES (not in a prioritized order)

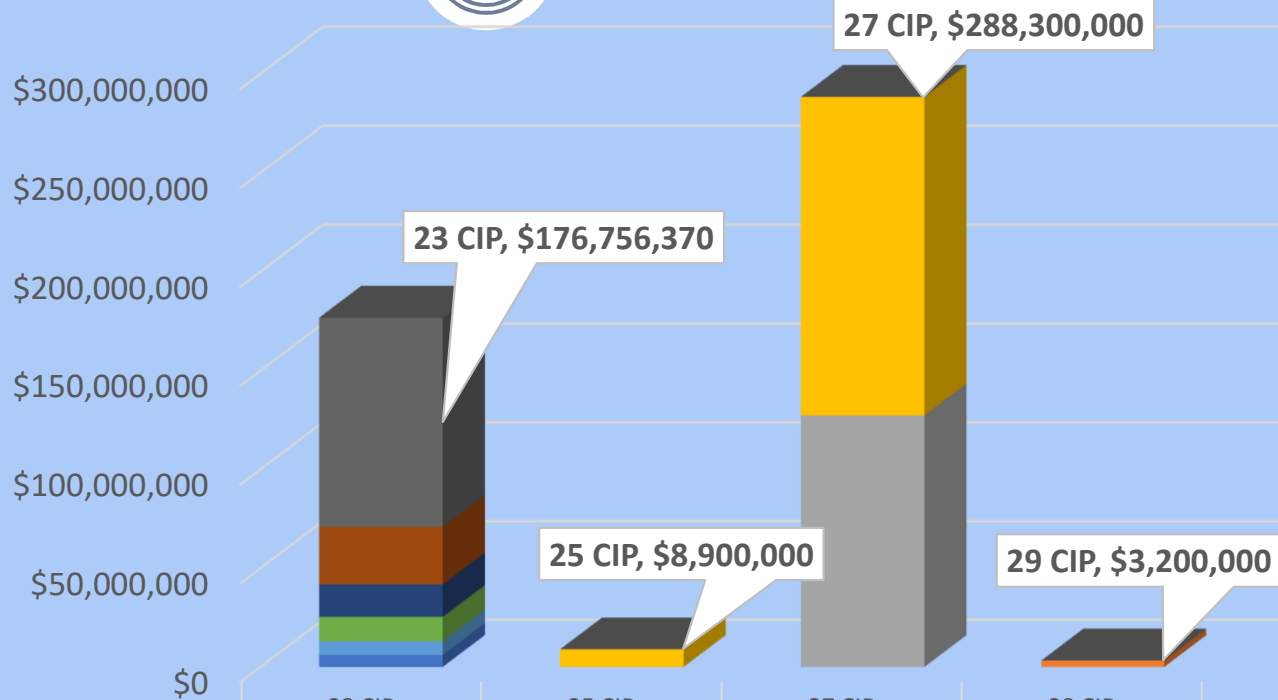
1. Agriculture
2. Nevada Division of Forestry (e.g., Tree Nursery)
3. Administration
4. Department of Wildlife
5. Veterans
6. Museums/Cultural Affairs
7. Parks
8. Higher Education

## CONSIDERATIONS FOR PRIORITY (Applicable to Essential and Other facilities)

- Mandated by Law
- Life safety
- FF&E from previously funded construction projects
- Commitments from Legislature (e.g., prior session continuation project)
- Own vs. Lease
- Percentage of non-State Funding
- Required level of control (e.g., custody level etc.)
- Level of service to the public
- Facility Condition Needs Index (FCNI)

# CAPITAL CONSTRUCTION SPENDING PROJECTIONS

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	23 CIP	25 CIP	27 CIP	29 CIP
■ Silverado Ranch DMV (23-C02)	\$105,888,623	\$0	\$0	\$0
■ Heroes Memorial Remodel (23-C03)	\$29,121,707	\$0	\$0	\$0
■ Mail Services Building (21-C01)	\$16,453,784	\$0	\$0	\$0
■ Southern Fleet Services Building (23-C05)	\$12,359,072	\$0	\$0	\$0
■ Early Childhood Center (Mail Services Building) (23-C21)	\$6,957,095	\$0	\$0	\$0
■ Administration Building (Sahara Complex)	\$0	\$8,900,000	\$161,000,000	\$0
■ Grant Sawyer Office Building Remodel	\$0	\$0	\$127,300,000	\$0
■ Blasdel Building Demolition	\$0	\$0	\$0	\$3,200,000
■ NSLA Tenant Improvement (23-C15)	\$5,976,089	\$0	\$0	\$0

# CAPITAL CONSTRUCTION

## (1 of 2)

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Priority	Project Name	Other	State	Total
C01	Mail Services Building (Carson City)	\$0	\$16,676,099	\$16,676,099
C04	Remodel Army Aviation Support Facility Administration Building (Harry Reid Training Center) *Federal	\$1,875,000	\$1,457,045	\$3,332,045
C07	Remodel Customer Counters Millwork and Install Exterior Self Service Kiosk (Department of Motor Vehicles, Carson City) *Highway	\$2,668,431	\$0	\$2,668,431
C08	Residence/Fire Station Demolition (Spring Creek Fire Station) *Agency	\$107,125	\$621,074	\$728,199
C09	Ground Support Equipment Shop (Harry Reid Training Center) *Federal	\$1,335,953	\$1,835,024	\$3,170,977
C10	Construct Secure Parking (Department of Motor Vehicles, Flamingo) *Highway	\$918,143	\$0	\$918,143
C11	Physical Training Facilities (Floyd Edsall Training Center)	\$0	\$3,887,595	\$3,887,595
C12	Remodel Freight Barn (East Ely Railroad Museum)	\$0	\$7,704,288	\$7,704,288
C13	Committal Building Construction (Northern Nevada Veterans Memorial Cemetery)	\$0	\$3,467,810	\$3,467,810
C14	Communications Room Expansion (Southern Desert Correctional Center)	\$0	\$1,009,392	\$1,009,392
C15	Basement Tenant Improvement (Nevada State Library and Archives)	\$0	\$5,976,089	\$5,976,089
C16	Office Renovation (Department of Education Office)	\$0	\$2,190,806	\$2,190,806
C17	Microwave Tower Relocation (Grant Sawyer Office Building)	\$0	\$4,270,131	\$4,270,131



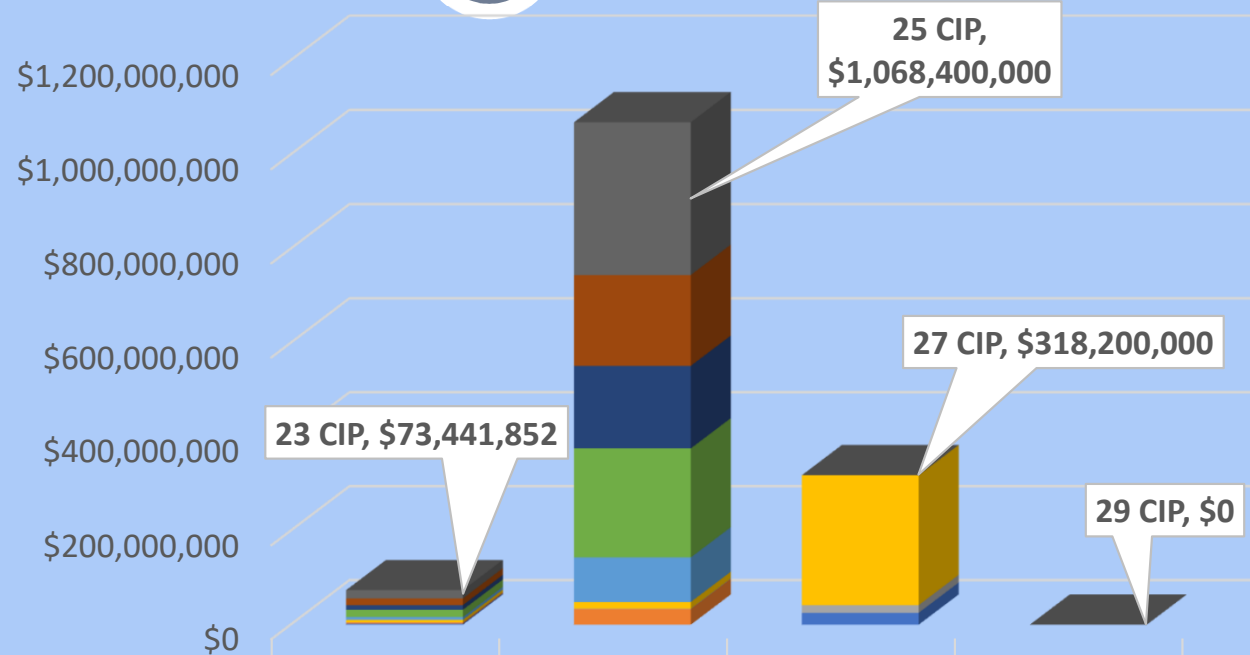
# CAPITAL CONSTRUCTION

## (2 of 2)

Priority	Project Name	Other	State	Total
C18	Construct Parking Expansion (Grant Sawyer Office Building Site)	\$0	\$1,792,630	\$1,792,630
C19	Demolition of Cottages (Northern Nevada Children's Home)	\$0	\$1,392,884	\$1,392,884
C20	Visitor's Center (Nevada State Railroad Museum, Boulder City) <i>*AB-84, Conservation Bond Act (2019)</i>	\$23,309,936	\$0	\$23,309,936
C21	Early Childhood Center Remodel (State Mail Services Building)	\$0	\$6,957,095	\$6,957,095
C23	Reconfigure West Entrance (Valley of Fire State Park)	\$0	\$1,242,099	\$1,242,099
C24	Bradley Building Demolition	\$0	\$1,951,795	\$1,951,795
C25	Field Maintenance Shop 1 Remodel (Floyd Edsall Training Center)	\$0	\$7,813,576	\$7,813,576
C26	Warehouse Expansion (Las Vegas Warehouse)	\$0	\$7,174,225	\$7,174,225
C27	Gymnasium Addition and Remodel (Summit View Youth Center)	\$0	\$4,505,952	\$4,505,952
<b>Total</b>		<b>\$30,214,588</b>	<b>\$81,925,609</b>	<b>\$112,140,197</b>

# CAPITAL CONSTRUCTION PLANNING SPENDING PROJECTIONS

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	23 CIP	25 CIP	27 CIP	29 CIP
■ DPS Headquarters Building (23-P01)	\$17,555,614	\$324,100,000	\$0	\$0
■ State Office Building (Grant Sawyer Tower 2) (23-P02)	\$14,185,150	\$193,100,000	\$0	\$0
■ Administration Building (Kinkead Site) (23-P03)	\$9,973,896	\$175,900,000	\$0	\$0
■ North Las Vegas State Veterans Home (23-P04)	\$15,537,686	\$232,200,000	\$0	\$0
■ State Public Works Building (23-P05)	\$6,018,993	\$94,800,000	\$0	\$0
■ Southern Nevada Forensic Facility (23-P06)	\$5,168,535	\$14,100,000	\$276,600,000	\$0
■ Old State Armory Renovation (23-P07)	\$313,617	\$1,100,000	\$16,300,000	\$0
■ Underground Piping Replacement - HDSP (23-P08)	\$2,452,028	\$33,100,000	\$0	\$0
■ Old Gym Renovation, Stewart (23-P09)	\$2,236,333	\$0	\$25,300,000	\$0

# CAPITAL CONSTRUCTION PLANNING

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Priority	Project Name	Other	State	Total
P01	Advance Planning: Headquarters Building (Department of Public Safety) *Highway	\$5,793,353	\$11,762,261	\$17,555,614
P02	Advance Planning: State Office Building (Las Vegas)	\$0	\$13,514,966	\$13,514,966
P03	Advance Planning: Administration Building (Kinkead Building Site)	\$0	\$9,973,896	\$9,973,896
P04	Advance Planning: North Las Vegas State Veterans Home *Federal	\$10,099,496	\$5,438,190	\$15,537,686
P05	Advance Planning: State Public Works Division Building	\$0	\$6,018,993	\$6,018,993
P06	Advance Planning: Southern Nevada Forensic Facility (Southern Nevada Adult Mental Health Services)	\$0	\$5,168,535	\$5,168,535
P07	Advance Planning: Seismic Retrofit and Remodel (Old State Armory Building)	\$0	\$313,617	\$313,617
P08	Advance Planning: Underground Piping Replacement (High Desert State Prison)	\$0	\$2,452,028	\$2,452,028
P09	Advance Planning: Old Gym Building Seismic Stabilization and Rehabilitation (Stewart Facility)	\$0	\$2,236,333	\$2,236,333
<b>Total</b>		<b>\$15,892,849</b>	<b>\$56,878,819</b>	<b>\$72,771,668</b>

# CIP PRIORITIES SUMMARY BY PRIORITY/PROJECT GROUPINGS

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<b>Priority Item</b>	<b>Other Funding</b>	<b>State Funding</b>	<b>Total</b>
Deferred Maintenance (Legal)	\$6,576,889	\$15,631,680	\$22,208,569
Project Continuations	\$161,340,229	\$91,165,023	\$252,505,252
Deferred Maintenance	\$7,963,087	\$159,607,113	\$167,570,200
Statewide Programs (Non-Legal)	\$3,519,543	\$14,919,391	\$18,438,934
Capital Construction	\$30,214,588	\$81,925,609	\$112,140,197
Planning Projects	\$15,892,849	\$56,878,819	\$72,771,668
<b>Grand Total</b>	<b>\$225,507,185</b>	<b>\$420,127,635</b>	<b>\$645,634,820</b>

**Questions?**