

STATE OF NEVADA
PUBLIC WORKS DIVISION



STATE PUBLIC WORKS BOARD
MEETING NOTICE & AGENDA

DATE & TIME OF MEETING:

Friday, December 9, 2022, at 10:00 am

NOTICE: *Unless set for a specific time, items on the agenda may be taken out of order at the discretion of the Chair. The public body may combine two or more items for consideration; and the public body may remove an item or defer discussion of an item on the agenda at any time.*

Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the board may refuse to consider public comment. See NRS 233B.126. Public comment will be limited to 3 minutes per person.

PLACES OF VIDEO CONFERENCE MEETING:

NORTHERN NEVADA

State Public Works Division
515 E. Musser Street, Suite 102
1st Floor Conference Room
Carson City, NV 89701
Phone: (775) 684-4141

SOUTHERN NEVADA

State Public Works Division
2300 McLeod Street
Conference Room
Las Vegas, NV 89104
Phone: (702) 486-5115

AGENDA

1. Roll Call
2. Public Comment

Public comments will be taken during this agenda item. No action may be taken on a matter raised under this item until the matter is included on an agenda as an item on which action may be taken. public comment will be limited to 3 minutes per person.

3. **For Possible Action:** Acceptance and approval of Public Works Board meeting minutes: August 24th and 25th, and September 14th, 2022
4. Announcement of SPWD Administrator selection
5. Notice of Chairperson designation of emergency project
6. Staff presentation: discussion on CIP criteria revisions
 - I. Diversity, equity, and inclusion
 - II. Sustainability
7. Administrator's Report to the Board
 - I. Staffing
 - II. CIP
 - III. Projects
 - IV. Consultant/CMAR selection
 - V. Legislative preparation
 - VI. Board vacancies update
8. **For Possible Action:** Board comment and discussion
 - I. Board comments on any agenda item
 - II. Items to be included in future agendas
 - III. Review of action items for SPWD management
 - IV. Set future meeting dates
9. Public Comment

Public comments will be taken during this agenda item. No action may be taken on a matter raised under this item until the matter is included on an agenda as an item on which action may be taken. Public comment will be limited to 3 minutes per person.

10. Adjournment

NOTES:

- (1) The appearance of the phrase "For Possible Action" at the beginning of an agenda item denotes items or sub-items on which the Board may take action.
- (2) Notice of this meeting was posted in the following locations:
 - State Public Works Division, Las Vegas Office, 2300 McLeod Street, Las Vegas, Nevada 89104;
 - State Public Works Division, Carson City Office, 515 E. Musser St., Suite 102, Carson City, Nevada 89701; and
 - The following web locations:
 - <http://www.publicworks.nv.us>
 - <http://www.notice.nv.gov>
- (3) We are pleased to make reasonable accommodations for members of the public with disabilities. If special arrangements are necessary, please notify Kent LeFevre, Administrator for the Public Works Division, 515 E. Musser St., Suite 102, Carson City, Nevada 89701, telephone (775) 684-4141, or via email, to j.wiest@admin.nv.gov as soon as possible and no later than 24 hours prior to the time of the meeting.
- (4) Abbreviations: SPWB is the State Public Works Board, SPWD is the State Public Works Division, CIP is the Capital Improvement Program, A/E is Architect/Engineer, IFC is Interim Finance Committee, BOE is Board of Examiners, RFP is Request for Proposal, CMAR is Construction Manager at Risk, and RFQ is Request for Qualifications.
- (5) For further information, or supporting materials contact Kent LeFevre, Administrator the State Public Works Division, 515 E. Musser St., Suite 102, Carson City, Nevada 89701. Phone (775) 684-4141, Fax (775) 684-4142.

State Public Works
Board Meeting
Roll Call
December 9, 2022, 10:00 am

Name	Attended	
	Yes	No
Chairperson Adam Hand	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Clint Bentley	<input type="checkbox"/>	<input type="checkbox"/>
Member Tito Tiberti	<input type="checkbox"/>	<input type="checkbox"/>
Member Kevin Lewis	<input type="checkbox"/>	<input type="checkbox"/>
Member / Director of the Dept. of Administration, Laura Freed	<input type="checkbox"/>	<input type="checkbox"/>

Steve Sisolak
Governor



Laura E. Freed
Director

Matthew Tuma
Deputy Director

Kent A. LeFevre
Administrator

Carson City Office:
515 East Musser Street, Suite 102
Carson City, Nevada 89701
Phone: (775) 684-4141

Buildings & Grounds Section
Phone: (775) 684-1800

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
PUBLIC WORKS DIVISION

Las Vegas Office:
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Las Vegas, Nevada 89104
Phone: (702) 486-5115

Buildings & Grounds Section
Phone: (702) 486-4300

STATE PUBLIC WORKS BOARD
Meeting of December 9, 2022

Agenda Item # 2

Subject Title:

Public Comment

Discussion:

Public comments will be taken during this agenda item. No action may be taken on a matter raised under this item until the matter is included on an agenda as an item on which actions may be taken. At the Chair's discretion, public comment will be limited to 3 minutes per person.

Prior Actions:

Not applicable.

Financial Impacts/Issues:

Not applicable.

Recommendations:

Not applicable.

Action Item:

Not required.

Prepared By:

Assistant to the Administrator

Steve Sisolak
Governor



Laura E. Freed
Director

Matthew Tuma
Deputy Director

Kent A. LeFevre
Administrator

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STATE OF NEVADA
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STATE PUBLIC WORKS BOARD ACTION ITEM REQUEST
Meeting of December 9, 2022

Agenda Item # 3

Subject Title:

For Possible Action: Acceptance and approval of the Public Works Board meeting minutes for August 24, 25th 2022 and September 14, 2022, meetings.

Discussion:

Construction Law Counsel has reviewed the August 24th, 25th and September 14, 2022, meeting minutes and recommends the following changes:

August 24, 2022

1. Page 3:4 – change “Board” to “Public”
2. Page 11:9 – change “that building” to “a new building”
3. Page 12:2 – change “Icon” to “Kincade”
4. Page 38:7 – change “word” to “world”
5. Page 40:22 – change “admission” to “mission”
6. Page 46:21 – change “settings” to “studies”
7. Page 49:23 – change “concrete supporting” to “concrete building supporting”
8. Page 61:21 – change “line” to “life”
9. Page 83:10 – change “very” to “varying”
10. Page 96:15 – change “frustration” to “restoration”
11. Page 106:23 – change “SWP’s to “CIP’s”
12. Page 124:5 – change “ward, assistant ward to the tenants” to “warden, assistant warden”
13. Page 131:3 – change “saturated” to “surveillance”
14. Page 138:6 – change “planning” to “piping”
15. Page 148:15 – change “preliminary” to “???”
16. Page 149:9 – change “a” to “aged”
17. Page 149:19 – change “two” to “to”
18. Page 164:19 – change “extensive” to “need extensive”
19. Page 167:17 – change “staffing” to “have staffing”
20. Page 168:10 – change “label” to “libel”

August 25, 2022

1. Page 198:23 change “non-speaking” to “non-English speaking”
2. Page 200:17 change “under certain” to “underserved”
3. Page 203:2 – change “receiving, the receipt” to “received”
4. Page 203:17 – change “co-compliant” to “code-compliant”
5. Page 229:18 – change “ARP” to “ARPA”
6. Page 229:23 – change “ARP” to “ARPA”
7. Page 229:24 – change “ARP” to “ARPA”
8. Page 230:1 – change “art” to “ARPA”
9. Page 235:16 – change “experience is” to “experiences a”
10. Page 235: 17– change “determine” to “internment”

11. Page 236:2 – change “column bearing walls” to “columbarium walls”
12. Page 242:7 – change “rustic” to “rusted”
13. Page 244:8 – change “column burial walls” to “columbarium walls”
14. Page 260:21 – change “lumping” to “limping”
15. Page 271:8 – change “long children’s” to “long term children’s”
16. Page 281:11 – change “MR. CHAPEL” to “MS. NELSON”
17. Page 281:23 – change “full” to “full time”
18. Page 284:6 – change “MR. CHAPEL” to “MS. NELSON”
19. Page 302:23 – change “Melrose” to “Belrose”
20. Page 304:8 – change “government vision” to “gut and remodel”
21. Page 308:1 – change “Losiengas” to “La Cienega”
22. Page 315:22 – change “EITS capital” to “EITS capital projects”
23. Page 335:22 – change “ten in public spaces” to “interior public spaces”
24. Page 338:2 – change “type” to “tight”
25. Page 342:24 – change “80” to “80 thousand”
26. Page 344:11 – change “SPI” to “SB1”
27. Page 351:13 – change “no car travel” to “car travel”

September 14, 2022

1. Page 10:12 – change “Raymond” to “Brandon”
2. Page 16:15 – change “lead” to “LEED”
3. Page 16:16 – change “lead” to “LEED”
4. Page 17:3 – change “NAHMS” to “NNAMHS”
5. Page 17:4 – change “EATS” to “EITS”
6. Page 21:16 – change “Governor” to “governor”
7. Page 24:14 – change “resident” to “residence”
8. Page 30:24 – change “chopping” to “whopping”
9. Page 32:18 – change “events” to “advance”
10. Page 43:3 – change “MR. RAYMOND” to “BRANDON”
11. Page 43:17 – change “MR. RAYMOND” to “BRANDON”
12. Page 44:23 – change “removes our covered footprint” to “reduces our footprint”

Prior Actions:

None.

Financial Impacts/Issues:

Not Applicable.

Recommendations:

Approve or deny the August 24th, 25th and September 14, 2022, meeting minutes as amended.

Action Item:

Motion to approve or deny the August 24th, 25th and September 14, 2022, meeting minutes as amended herein OR as further amended by the Board.

Prepared By:

Susan K. Stewart, Construction Law Counsel

In The Matter Of:
STATE OF NEVADA
PUBLIC WORKS DIVISION BOARD MEETING

August 24, 2022

Capitol Reporters
628 E. John St # 3
Carson City, Nevada 89706
775 882-5322

STATE OF NEVADA
PUBLIC WORKS DIVISION BOARD MEETING

August 24, 2022

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1 STATE OF NEVADA
2 PUBLIC WORKS DIVISION BOARD MEETING
3 WEDNESDAY, AUGUST 24, 2022
4 CARSON CITY, NEVADA

9 The Board: ADAM HAND - Chair
10 KENT LEFEVRE - Interim
11 Administrator
12 TITO TIBERTI - Member
13 CLINT BENTLEY - Member
14 LAURA FREED - Member
15 KEVIN LEWIS - Member

16 For the Board: SUSAN STEWART
17 Construction Law Counsel

21 Reported by: CAPITOL REPORTERS
22 Certified Shorthand Reporters
23 BY: KATHY JACKSON
24 Nevada CCR #402
628 East John Street #3
Carson City, Nevada 89706
(775) 882-5322

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1. WEDNESDAY, AUGUST 24, 2022, CARSON CITY, NEVADA
2 -oOo-
3 CHAIRMAN HAND: Good morning. This is Adam Hand
4 for the record. And welcome to the State Board Works Board
5 meeting this morning. We'll call it to order. This is the
6 time and place for the State Public Works Board meeting. It
7 is August 24th and 9:00 a.m. Welcome. And I think we'll go
8 right to roll call.
9 MR. LEFEVRE: Chairman Adam Hand?
10 CHAIRMAN HAND: Present.
11 MR. LEFEVRE: Member Clint Bentley?
12 MEMBER BENTLEY: Present.
13 MR. LEFEVRE: Member Tito Tiberti?
14 MEMBER TIBERTI: Present.
15 MR. LEFEVRE: Member Kevin Lewis?
16 MEMBER LEWIS: Present.
17 MR. LEFEVRE: Member and Director of
18 Administration, Laura Freed?
19 MEMBER FREED: Present.
20 MR. LEFEVRE: Mr. Chairman, we have a quorum.
21 CHAIRMAN HAND: Thank you.
22 Next item on our agenda this morning is -- Member
23 Hand for the record. I saw Susan. She was going to give me
24 the mic. I have to remember to do that.

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5 Public comment will be taken during this agenda
6 item. No action may be taken on any matter
7 raised under this item until the matter is
8 included on an agenda as an item on which
9 action may be taken. At the Chair's discretion,
10 public comment may be limited to 2 minutes per
11 person.
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1 The next item on our agenda is public comment.
2 And do we have any public comment this morning? It doesn't
3 look like it. Great, thank you.
4 Then the next item on our agenda for possible
5 action is acceptance and approval of the Public Work Board
6 meeting minutes from October 16th, 2020. And do we have a
7 motion for that?
8 MEMBER FREED: I move for approval of the minutes
9 from October 16th, 2020.
10 MEMBER BENTLEY: Second.
11 CHAIRMAN HAND: Do we have any comments or
12 additions to the meeting? There's a couple of items.
13 MS. STEWART: This is Susan Stewart for the
14 record, construction law counsel. I just would perhaps amend
15 the motion to accept the minutes as revised in the action
16 item.
17 MEMBER FREED: All right. I'll make a motion to
18 approve the minutes from October 16th, 2020 as revised.
19 MEMBER BENTLEY: Second.
20 CHAIRMAN HAND: Any other discussion? None. All
21 in favor.
22 (The vote was unanimously in favor of the
23 motion.)
24 CHAIRMAN HAND: Opposed? Any abstain? Then

<p style="text-align: right;">Page 5</p> <p>1 the -- the motion passes as presented. 2 And with that, we will go to Item 4 on the 3 agenda. And this is preliminary consideration, and it's 4 going to be an overview of the prioritization criteria. And 5 I believe, Kent. 6 MR. LEFEVRE: Kent LaFevre for the record. First 7 of all, I would like to give everyone kind of a 30,000 foot 8 overview about where we are right now with the CIP. We 9 received in April 1st of 2022 720 agency requests. 624 of 10 those were assigned to project managers for estimation. The 11 difference between the 720 and the 624 are some -- several 12 reasons. They were either duplicates from a prior year or we 13 had already done those or they were withdrawn from the 14 agency, who didn't need them anymore. 15 So in the book that you have before you, we have 16 513 projects presented, which represent over 1.7 billion 17 dollars in requests. 394 of those projects are standard one 18 -- standard standalone projects. And the others, the 19 difference is rolled up in statewide programs, like roofing 20 and ADA and so on. 21 So as a reminder to the Board, over the past -- 22 over the past, we've accepted and adopted a criteria to 23 prioritize projects. And I would like just to review that 24 briefly with the Board.</p>	<p style="text-align: right;">Page 7</p> <p>1 during the biennium and the construction can be done during 2 that biennium. So this C project list is essential 3 government facilities, including Institutional, Governance, 4 Public Safety, Nevada National Guard, Division of Forestry, 5 Agriculture and Department of Motor Vehicles. 6 Other facilities include Agriculture, Division of 7 Forestry, Administration, Department of Wildlife, Veterans, 8 Museums, Parks and Higher Education. 9 So other considerations that modify these 10 priorities is anything that is mandated by law or life saving 11 related. Sometimes fixtures, furnishings and equipment are 12 funded in a -- in a subsequent CIP because you don't need 13 those items until the next CIP. Commitments from the 14 legislature from prior sessions, whether the asset is owned 15 or leased. And there's also a consideration of a percentage 16 non-state funding. So we have several agencies that are 17 bringing money to the table with their projects and that is 18 certainly considered. 19 The other thing that may come up during the 20 discussions over the next couple of days is the facility 21 condition needs index. And what that is is a ratio of the 22 cost to replace the facility versus the cost to repair one. 23 We have a good example of that tomorrow with the Blasdel 24 Building.</p>
<p style="text-align: right;">Page 6</p> <p>1 First of all, for maintenance projects, we have 2 first and foremost legal requirements and that includes ADA 3 or Court orders, code and life safety violations and seismic 4 concerns. 5 And then the next criteria is project 6 continuations. And what that is is projects that are in the 7 pipeline already that have been designed during this biennium 8 year or previous one. 9 And then we have the third criteria of deferred 10 maintenance, which is broken down as follows. Central 11 Government facilities, including institutional, Governments, 12 Public Safety, National Guard, Forestry, Agriculture and the 13 DMV and any statewide programs. 14 Other facilities include Agriculture that isn't 15 food related, Division of Forestry, Administration, 16 Department of Wildlife, Parks, Museums and Higher Education, 17 not -- last but not least, Historic Preservation. So those 18 are the, kind of the guiding criteria for M projects. 19 Now I would like to go through the criteria for C 20 projects. And this will include, and so just to clarify, M 21 projects are maintenance projects that are designed and 22 billed in the same biennium basically. 23 C projects are projects that are, the planning is 24 done or it's a small project and the planning can be done</p>	<p style="text-align: right;">Page 8</p> <p>1 Is there any questions on that? 2 CHAIRMAN HAND: Member Hand for the record. Have 3 there been any changes in the prioritization since the last 4 CIP? 5 MR. LEFEVRE: Kent LaFevre for the record. No, 6 there have not been. It's the same prioritization. 7 CHAIRMAN HAND: Thank you. 8 MR. LEFEVRE: And so I would like to go through a 9 couple of other items. Due to audit recommendations, we have 10 modified the CIP agency requests as follows. We have been 11 adding office space planning questions to the CIP this 12 planning year. And the reason for that is so that we can get 13 a handle on what office space is being used by agencies when 14 they're owned or leased and whether it can be consolidated 15 within an agency or shared with other agencies or -- or taken 16 off the inventory all together. So these three questions 17 have been added to the CIP application. 18 Potential lease space or office space 19 consideration. Is there lease space at another facility that 20 could be relocated or that this facility could be relocated 21 to. And when does that lease expire. And does the 22 identified lease space meet the agency needs. How many years 23 of future growth does the lease space accommodate. And a 24 question, kind of essay question, describe what would be</p>

1 needed to relocate this space, including special
2 accommodations for the agency. So that's one question.
3 The next questions would be potential State owned
4 office space consolidation. Is there office space at other
5 State owned facilities that could be consolidated? Does the
6 identified State owned space meet agency needs? And describe
7 what would be needed to relocate this State owned space,
8 including special accommodations to the agency.

9 So those are basically identical questions to the
10 previous one is lease space which is buy and lease space or
11 rented space outside of the State system. And the other is
12 internal to the State.

13 And then the last question we've asked agencies
14 is to describe the long-term goals for this facility. How
15 long do you plan to occupy or do you have future projects for
16 that facility or any other information that could help make a
17 decision on current and future needs for the given space.
18 Any questions on that.

19 Hearing none, we are currently working on a
20 master plan for the City of Carson, particularly relative to
21 this question of lease space and rented space. So I will
22 tell you, as of 2022, this year, the State of Nevada leases
23 approximately 700,000 square-feet of office space in and
24 around the Carson City area. This represents approximately

1 60,000 or 60 percent of the State's office needs, so that's
2 quite a chunk of office space.

3 The last thing that I would like to discuss is
4 the Public Works vision statement for moving forward. We
5 have before you, and tomorrow you'll hear about it, the,
6 hearing the administration piece. We have several office
7 towers to present to the Board. And the reason why we're
8 doing that is so that, one, we can consolidate office space
9 within the State and make room for new developments here on
10 the campus.

11 Some of these buildings on the campus are worn
12 out and past their useful life. The one that highlights or
13 sticks out the most is the Blasdel Building, which is right
14 through that window over there. That building was built in
15 1957. And we recently received a letter from the Fire
16 Marshal, insisting that we put sprinklers in that building.

17 But one of the problems with doing that is that
18 it affects so many other systems. If you do fire sprinklers
19 in that building, you are ripping out the ceilings, the
20 lights, the fire alarm, the walls and so many other
21 components of the mechanical system.

22 And so we looked at the cost to replace that
23 building as opposed to the cost of fixing it. Based on the
24 Fire Marshal's requirements, and it's -- it's sitting right

1 at \$20,000,000 to fix that building, to answer this Fire
2 Marshal question. So we can talk about that one tomorrow,
3 but I just want to put that on the radar.

4 So the goal is, the vision is to take that
5 building down, out of service, raze it, relocate those --
6 those tenants to the library building or the Icon Building
7 and moving tenants from those other two places down the road.
8 For example, Public Works and buildings and grounds would
9 propose that building down on 5th and Stewart for operations
10 for maintenance and professional services there.

11 Also, as part of the vision, this includes Las
12 Vegas, and we would propose that a new office tower be
13 constructed in the Grant Sawyer Office Complex so that we can
14 move critical tenants, elected officials, like the Governor
15 and Secretary of State into that office building while we
16 refurbish the Grant Sawyer Office Building as a whole.

17 Any questions we haven't answered? Hearing none.

18 CHAIRMAN HAND: I'm curious that there's some
19 target of rented space that you all are, you know, target,
20 some number that you're targeting.

21 MR. LEFEVRE: Kent LaFevre for the record.

22 That's a very good question. We would like to capture all of
23 those 700,000 square-feet of private space into -- into State
24 owned rented space, but that's going to take time. What we

1 have in mind is building a new building over here where the
2 existing Icon Building was razed, which will allow roughly
3 100 square-feet or 100,000 square-feet of office space. So
4 we'll be kind of chipping away at it over time. But I think
5 this will be a really good first step in whittling down to
6 700,000 square-feet of lease space.

7 CHAIRMAN HAND: Thank you.

8 MR. LEFEVRE: That concludes my presentation.

9 MEMBER FREED: This is Laura Freed for the
10 record. Can you refresh the Board's memory about how much we
11 space, the State has in Southern Nevada because I think it's
12 way more than 700,000 square-feet, is it not?

13 MR. LEFEVRE: Kent LaFevre for the record. I
14 believe it's right around 1,000,000, square-feet in Las
15 Vegas.

16 MEMBER FREED: Okay, thank you.

17 MR. LEFEVRE: Any other questions? Hearing none,
18 that concludes my presentation. Thank you.

19 CHAIRMAN HAND: Adam Hand for the record. Thank
20 you, Kent.

21 And it looks like the next item on our agenda for
22 possible action is the agency presentation for the 2023 CIP
23 request to the Board, and that will take the better part of
24 the rest of today. And we have the Police Officer Standards

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1 and Training up first.

2 MR. LEFEVRE: Kent LaFevre for the record. While

3 they are prepping here, each of the Board Members received a

4 binder called Agency Presentations. And this is cued up in

5 order of presentations with each tab.

6 MR. SHERLOCK: Good morning. For the record I'm

7 Mike Sherlock. I'm the executive director of the Commission

8 on Peace Officers and Standards. Hopefully we'll be fairly

9 quick this morning. I just want to remind the Board that

10 this entire project was approved back in 2007 I believe. And

11 since that time we have been back every biennium, trying to

12 get back on board. So at this point we're asking for a small

13 portion of it.

14 But, again, I just want to reiterate that the

15 Board saw a critical need back then. That need has not

16 lessened in any way. If anything, as you know, the State has

17 grown. And it's just as critical today as it was back in

18 2007 when it was originally presented.

19 So I'm going to pass this over to our Deputy

20 Director Chris Carter to now run through what we're looking

21 at for the project this go around.

22 MR. CARTER: Thank you very much. Chris Carter

23 for the Nevada Peace Officer Standards and Training. A

24 couple of slides I will go through, just some general

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1 information. So we received funding, as Director Sherlock

2 said, back in 2007. The need for emergency vehicle

3 operations training has been ever increasing. We run at the

4 Stewart facility in South Carson a basic peace officer

5 training academy, and we have students or peace officer

6 trainees that attend from mostly rural agencies throughout

7 the state.

8 Between 2008 up until 2019, we were able to

9 utilize a parking facility maintained by Carson City Parks.

10 We -- it was not 100 percent adequate, but we were able to

11 get the job done as far as providing training for our peace

12 officer cadets.

13 In 2019 that facility became unavailable, and we

14 were unable to find any other place to conduct the training.

15 So as such, we have now had to move that training up to the

16 Northern Nevada Regional Training Center in North Reno.

17 Certainly, logistically, it now costs more, taking more time

18 and scheduling is a very big challenge. We have to schedule

19 up to a year in advance to get into that facility.

20 So a little bit of background just in terms of

21 what we use the facility for is basically training, 40 hours

22 of vehicle emergency operations training as required. But I

23 would also point out that in 2021 there were over 160 bills

24 that were introduced that addressed peace officers and peace

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1 officers training. One of those bills would have required

2 ongoing annual recertification for emergency vehicle

3 operation. We talk about the amount of training that goes

4 into a law enforcement officer's career in critical areas.

5 And for example, we'll talk about use of force.

6 Officers spend a tremendous amount of time in use of force.

7 But statistically speaking, officers use force in the field

8 less than one percent of the time when they are contacting

9 people.

10 In comparison, peace officers standard spend

11 eight, ten or more hours a day behind the wheel of a car. So

12 the legislature has obviously recognized the need for ongoing

13 emergency vehicle operation training. Currently 21 states in

14 the United States have annual recertification requirements.

15 So I think that if we were to receive that training in

16 Nevada, we will be following behind. So this just kind of

17 explains the critical need for that training.

18 Next slide, please. So this is just a map that

19 we show you where that facility would be located. As I said,

20 we operate the basic academy. Our headquarters is on South

21 Carson at the Stewart facility. We would be able to

22 construct the track, this training facility right next to our

23 academy, literally within walking distance. So we would be

24 housing our training vehicles. Logistically we could move

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1 from the classroom portion of this training, and within

2 15 minutes the students can be on the track after we

3 conducted the training.

4 Next, please. So the finished project would

5 include everything that you see on this list. We have got

6 two classrooms, covered parking. It would be secure and

7 electric, water service. So it would function as a full

8 independent training facility. The reason that that's

9 important is because I would want the Board to know that our

10 research has indicated that peace officers are not the only

11 ones that would have a need for this facility.

12 Emergency vehicles operation includes fire

13 service, ambulance. The Regional Training Center up in Reno

14 conducts teen driver awareness. Again, that facility, we

15 have to schedule that a year in advance because it is

16 constantly being used. So we would see that this facility

17 were to be constructed, it would be the same thing. It would

18 be a constant use by not only public safety personnel but

19 even perhaps private entities that are looking to do training

20 for their drivers, taxicab, school buses, you know, whatever

21 might be the need.

22 One thing I would point out is that, as Director

23 Sherlock said, we're asking simply for an amount of money to

24 refresh our plans. The time frame of 14 years that's elapsed

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1 since when the project was initially approved, and we lost
2 the funding until now. All of our infrastructure planning,
3 measurements, permits, all of those things have expired.
4 They are no longer usable. So we have to start over from
5 scratch to get those documents refreshed and updated before
6 we could move forward with funding. So that's the amount of
7 money we're asking for today, is simply to refresh those
8 plans and get the project ready to move forward if and when
9 we receive funding.

10 If you look at the list, you'll notice that we
11 have the potential to do this in phases if necessary. The
12 most ideal situation would be to have it fully funded and to
13 go from breaking ground to full construction in a single
14 event. But we do have the opportunity to look at this and
15 say, hey, we can do certain phases. We can lay out the track
16 first, start conducting the training because we do have
17 classrooms that are close to the facility at Stewart.

18 The next phase might be to add the classrooms,
19 eventually the water and power and the fencing. So, again,
20 we're looking at this to try be as practical as we can.

21 Next, please. Yeah, so first thing we have to do
22 is get updated documents. That's why we're here today.

23 I think that it's fair to say that all of us are
24 aware that peace officers training has been more in the

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1 spotlight in the last couple of years than ever before. As
2 Director Sherlock said, the need to conduct this training has
3 not diminished, if anything, it's increased. So there is a
4 bit of an urgency to us wanting to get this done. If the
5 legislature were to introduce a bill and it were to pass that
6 required ongoing drivers training, these small rural agencies
7 that would be required to conduct that training literally
8 have no options. That they don't have the budget for it nor
9 do they have facilities. So for Nevada POST to be able to
10 have this facility, it would provide great opportunity for
11 them to be in compliance with requirement without breaking
12 the bank.

13 Next, please. As far as I said earlier, it's not
14 limited to just law enforcement. The other thing that I
15 think is important to note is that these facilities
16 throughout the United States maintained by police academies
17 or law enforcement agencies, they can be used and they are
18 used to generate revenue.

19 So once the facility was constructed, we believe
20 that the ongoing maintenance could be paid for by fees that
21 we would charge into these perhaps outside the law
22 enforcement arena to utilize the facility.

23 I'm familiar with a training facility in San
24 Bernardino, California. The San Bernardino Sheriff's

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1 Department, in 2018, that facility I think took in in excess
2 of \$7,000,000 in revenue. So it more than pays for itself
3 once it's constructed.

4 Next, please. Any questions relative to what
5 I've presented so far?

6 MEMBER TIBERTI: How much money is this?

7 MR. CARTER: Roughly \$839,000 is what we're
8 asking for to update the plan. I would note that the
9 facility itself, when it was funded in 2007, was at a little
10 over 3,000,000. Currently it's estimated at, right at seven
11 so the price keeps going up.

12 MEMBER TIBERTI: Thank you.

13 MR. CARTER: Yes, sir.

14 MEMBER BENTLEY: Member Bentley. Is this the
15 only training facility in the state?

16 MR. CARTER: No, sir. There is a facility in the
17 South, Las Vegas Metropolitan Police Department has a
18 training facility that's utilized by agencies in the South.
19 There is the Northern Nevada Regional Center in Reno,
20 approximately, probably 45 miles from our facility. And,
21 again, we are fortunate enough right now that we are able to
22 use that facility. We pay a fee. And, of course, because
23 the parking lot that we were using became unavailable, we now
24 had to go up to Reno to conduct that training. And we

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1 weren't budgeted for it. So it caused a little bit of budget
2 issue with us getting up there. But they are allowing us to
3 use it.

4 Our issues is scheduling a year in advance. And
5 if something happens where the schedule gets off kilter, it
6 has potential to set our entire academy class back. That's a
7 big financial impact with the agency that come to use our
8 academy. But the Northern Nevada Regional Training Center is
9 the only other facility in the state.

10 So I won't -- I won't repeat myself over and
11 over. It's like talking to my teenage daughter. I -- in the
12 handout there are some photographs and just some general
13 information that support what we're asking for and the things
14 that we've talked about here today. If you haven't had a
15 chance to review those, you certainly can reach out to myself
16 and Director Sherlock with any additional questions.

17 But just in closing, we very much see the need.
18 I think that the legislature sees the need. And I think in
19 the next session, you will probably see many more bills
20 introduced that deal with peace officers to some degree. So
21 it would be very nice if we can at least refresh the plan.
22 So that hopefully when funding does become available, we can
23 move quickly and start construction.

24 MEMBER BENTLEY: One more question. How long

<p style="text-align: right;">Page 21</p> <p>1 would it take to refresh the plans?</p> <p>2 MR. CARTER: And I -- I might direct that</p> <p>3 question more towards capital improvement folks. I think</p> <p>4 from groundbreaking to full construction, they estimate it at</p> <p>5 about 15 months. I think the actual refreshing of the plans</p> <p>6 could probably be done within a biennium.</p> <p>7 MR. LEFEVRE: Kent LaFevre for the record. Yes,</p> <p>8 that would take about a biennium, two years to refresh those</p> <p>9 plans.</p> <p>10 CHAIRMAN HAND: Any other questions? Adam Hand</p> <p>11 for the record. Thank you, gentlemen.</p> <p>12 MR. CARTER: Thank you. I appreciate it.</p> <p>13 MR. SHERLOCK: Thank you.</p> <p>14 CHAIRMAN HAND: By tomorrow I'll have that button</p> <p>15 figured out.</p> <p>16 Next up on the agenda is Tourism and Cultural</p> <p>17 Affairs.</p> <p>18 MS. SCOLARI: Good morning. I'm waiting on the</p> <p>19 museum's administrator, who has the --</p> <p>20 MS. STEWART: We're a little ahead of schedule,</p> <p>21 so.</p> <p>22 CHAIRMAN HAND: Member Hand for the record. If</p> <p>23 you could introduce yourself and get started, I would</p> <p>24 appreciate that. You'll see it turn red.</p>	<p style="text-align: right;">Page 23</p> <p>1 23166, this is for upgrade and repair of failed alarm</p> <p>2 systems, the fire and the intrusion alarm and the upgrade of</p> <p>3 electrical systems. The current fire system has several</p> <p>4 problems. One of the key problems is the enunciators, which</p> <p>5 failed completely on the outside of the building. That means</p> <p>6 there's no information for the responding fire department as</p> <p>7 in location of the fire. And the system is completely</p> <p>8 outdated. It's over 15 years old. Parts cannot be found for</p> <p>9 it anymore.</p> <p>10 The burglar system in a similar situation,</p> <p>11 failing hardware. We're actually getting ghost alarms, which</p> <p>12 means that the system is not properly recognizing the</p> <p>13 signals. And it has a bad motherboard which means it can't</p> <p>14 be reprogrammed to connect to all of the alarm devices. And,</p> <p>15 again, there are no parts available for this.</p> <p>16 The electrical system, you'll see in one of the</p> <p>17 images I provided, the one with the carpet, the little yellow</p> <p>18 circles, those are burn marks in the carpet from arcing</p> <p>19 coming from some of the track lighting. So we need</p> <p>20 replacement of that system as well.</p> <p>21 Shall I just proceed through these or will you</p> <p>22 stop me for questions?</p> <p>23 CHAIRMAN HAND: Please, Board Members, if you</p> <p>24 have questions at the end of each one, please ask. Do we</p>
<p style="text-align: right;">Page 22</p> <p>1 MS. SCOLARI: Good morning, Board Members. I'm</p> <p>2 Brenda Scolari, Director of Tourism and Cultural Affairs.</p> <p>3 And with me is Myron Freedman. He's the administrator of the</p> <p>4 Division of Museums and History.</p> <p>5 MR. FREEDMAN: Good morning. Thank you. Myron</p> <p>6 Freedman, Division of Museums of History for the record. I'm</p> <p>7 the administrator. And I'll walk through the CIP request</p> <p>8 this year. The Division of Museums and History has a</p> <p>9 mission. The Division of Museums and History preserves,</p> <p>10 shares and promotes the understanding and celebration of</p> <p>11 Nevada's natural and cultural heritage for enrichment of all</p> <p>12 generations.</p> <p>13 We have seven state museums. We have served</p> <p>14 almost a million people in the last six years. And</p> <p>15 considering the impact of the pandemic during that time,</p> <p>16 certainly it would have been well over a million. We have 39</p> <p>17 buildings and structures. Right now we're looking at</p> <p>18 \$40,000,000 in estimated repair costs over the next 10 years.</p> <p>19 \$57,000,000 in critical improvements.</p> <p>20 And I will briefly go over the 48,000,000 dollar</p> <p>21 expansion for the Boulder City Railroad Museum. So our</p> <p>22 current and immediate need is \$62,000,000 in maintenance and</p> <p>23 improvements. I'll start with Nevada State museum in Carson</p> <p>24 City. This is page four, and it's Public Works number 23166.</p>	<p style="text-align: right;">Page 24</p> <p>1 have any questions?</p> <p>2 MR. FREEDMAN: Thank you.</p> <p>3 MEMBER LEWIS: Kevin Lewis. I was going to ask,</p> <p>4 do you have a cost on that?</p> <p>5 MR. FREEDMAN: Yes, it's -- the cost from State</p> <p>6 Public Works is 1.4 million dollars.</p> <p>7 Next up is the Nevada Historical Society. Now if</p> <p>8 you'll recall, the Nevada Historical Society was slated to</p> <p>9 move into a new building or the Nelson Building. As the</p> <p>10 pandemic hit, the fiscal crisis took hold, those plans were</p> <p>11 scuttled. And so we are now remaining in the building on the</p> <p>12 UNR campus. This building is in need of a great deal of work</p> <p>13 that has to be addressed to have it continue its mission and</p> <p>14 function as both a repository of irreplaceable artifacts and</p> <p>15 a public room for exhibits and programs.</p> <p>16 So the upgrade for security, fire and life</p> <p>17 safety, electrical systems estimated by State Public Works at</p> <p>18 1.9 million dollars, is to install new systems in these</p> <p>19 areas, to renovate them and to upgrade the electrical as</p> <p>20 well.</p> <p>21 The fire systems for example has a pump that is</p> <p>22 undersized and fails, which doesn't keep the lines</p> <p>23 pressurized. And there's a fire door that has to be replaced</p> <p>24 that goes into the event room that won't close at all.</p>

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1 The security, really the facility is
2 under-secured. It doesn't have exterior security cameras.
3 It's very vulnerable at this point. And the -- there's a
4 door that can easily breach in the -- in the front. The
5 panel is outdated. There's no -- it needs major motion
6 detectors throughout the building. And there's no secondary
7 recording system in place. And, again, no outside cameras.
8 The electrical, and you see the image there from
9 the systems being jerry-rigged over the years. It's typical
10 to update the other utilities coming into the building
11 because of the -- of the state of the electrical system. It
12 really needs to be upgraded to accommodate all of those --
13 any of the new utilities that require power. And in some
14 cases there's not enough clearance around breaker panels, so
15 they will have to be relocated. And many of the outlets in
16 the building are simply not working.

17 Any questions on the historical society?

18 MEMBER FREED: This is Laura Freed for the
19 record. Mr. Freedman, can you talk about with the Nevada
20 State Museum and Historical Society in Reno, the burn marks
21 on the carpet are concerning. Can you talk about whether you
22 had fires and had break-ins as a result of these failing
23 systems.

24 MR. FREEDMAN: We have not had fires or break-ins

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1 per se, just arcing. So we're trying to obviously mitigate
2 these things before there is a disaster.

3 MEMBER FREED: All right.

4 MR. FREEDMAN: And the system, again, are decades
5 old, so it's time.

6 Moving on to the next project is, again, the
7 historical society. This is to add high density storage.
8 Again, we're continuing in the same building on the -- on the
9 campus of UNR. The stacks are full. The aisles have carts
10 in them full of artifacts. They are piled up high on top of
11 the shelves which is not good for a variety of things,
12 including fire system for example, for the sprinklers to do
13 their job properly. So we have to pull those down and put
14 them in the aisles, put them where we can. This would put in
15 a high density system, the kind that has the -- the rolling
16 cabinets to make maximum use of floor space in that building.

17 Any questions for that project? Again, that's a
18 1,000,000 dollar project, the State Public Works estimate.

19 Continuing on, this is the East Ely Railroad
20 Depot Museum. This is a thoroughly exciting project we've
21 been working on now for a few months. We received the bond
22 funding to actually do the construction drawings. So this
23 project will be shovel ready next year. We've met with the
24 community out there to get their input into what they would

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1 like to see in to restore the Freight Building. This is a
2 19 -- this is the oldest building on the property. It
3 predates the Depot. The Depot is 1907. It's the building
4 the State has already invested millions of dollars in to
5 renovate it and make it into a showpiece on the -- on the
6 side of the Nevada Northern Railway.

7 The Freight Building is a large building. And
8 the community sees an opportunity for events and meetings.
9 It's used that way now, but it cannot be used year round
10 because of the harsh climate out there. It's not insulated.
11 It does not have fire suppression. It doesn't have enough
12 bathrooms. This is a project that will completely renovate
13 this building into a -- into just an absolutely wonderful
14 center for the community. So what we're asking for here is
15 7.7 million, and this will cover the cost of the construction
16 related to these renovations of the building.

17 Any questions on our Ely Freight Building?

18 Anybody visited the Ely Freight Building? The next time
19 you're in Ely, you have to take a tour. It's an absolutely
20 fantastic building.

21 In Las Vegas at the State Museum, this is a
22 request for \$437,000 to completely revamp their AV system.
23 They have AV throughout the gallery. If you've been to the
24 exhibits down there, it's a fantastic, immersive exhibit that

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1 was put in, installed in 2008 originally. And they also have
2 systems in some of the meeting rooms. And they don't have
3 systems in some of the meeting rooms. So this project would
4 revitalize all of those systems so that when you go into the
5 gallery, you're no longer looking at a dark screen or you're
6 no longer going out to a module and key in something that you
7 can't key anything in. They are all dead right now because
8 the equipment is outdated. They replaced it over the years.
9 They can no longer replace that equipment.

10 Any questions on the State project?

11 MEMBER TIBERTI: Where is this project?

12 MR. FREEDMAN: It's on the grounds at the Springs
13 Preserve.

14 MEMBER TIBERTI: Thank you.

15 MR. FREEDMAN: Back to the Nevada Historical
16 Society. As I mentioned, we really need to take care of this
17 building now that it's continuing to be the home of the
18 historical society. This is for a seismic retrofit and
19 exterior renovation. We have severe issues with this
20 building where the water has seeped down between the stucco
21 and the concrete, so now it's actually separating away from
22 the building.

23 The State Public Works came out to do a facility
24 assessment of the building, and this is one of their strong

1 recommendations for 1.2 million dollars to upgrade the
2 existing structure so it can withstand seismic events and to
3 preserve it from intrusion of water and weather.
4 MEMBER FREED: Mr. Chairman, may I. This is
5 Laura Freed for the record. This is, perhaps this is for
6 Public Works staff. Is this the first time this project has
7 been requested in the CIP? Okay, thank you. That would be a
8 yes from Public Works.
9 MR. FREEDMAN: Myron Freedman for the record.
10 Continuing on. Back in Ely with the East Ely Railroad Depot
11 Museum, this is the Depot Building, that I just mentioned,
12 the Freight Building. This is the 1907 Depot Building.
13 Again, a building the State has invested in heavily to
14 restore years ago. We're coming back today asking \$2,000,000
15 to do a seismic retrofit -- retrofit and stabilization of the
16 foundation. You have to appreciate that this building is
17 sitting on a pile of rocks. That was the foundation they
18 used back in the day. And it's sinking and it's cracking and
19 it's got undulating floors. We've got windows that are not
20 fitting properly in the frames. But most of all, we're just
21 afraid of a collapse.
22 And so the staff has, in the years, gone
23 underneath the building and put up some major shoring which
24 is in place today. You can see sort of in the picture there

1 some of the shoring that is in the basement of that building.
2 And you can see the original stones that are holding it up.
3 So we're asking for this to be taken care of in this budget
4 cycle. Any questions?
5 Continuing on now. We're back in Carson City.
6 Nevada State Railroad Museum in Carson City. They had a
7 flood event in 2017. And you can see a picture there where
8 it absolutely inundated the property. It wiped out a lot of
9 the material that is rail tracks and roadbeds. And so this
10 is a 2,000,000 dollar request to provide some stability, go
11 through and reengineer some of the access roads and -- and
12 bring that back up to a safe standard.
13 Continuing on. In Las Vegas, we have a fantastic
14 freight elevator. All of you would be impressed to walk out
15 and see this magnificent gigantic freight elevator that can
16 take automobiles up and down between floors. They can get
17 them into galleries. Let me rephrase that. We used to be
18 able to get them into the galleries. This freight elevator
19 is not working. It has a bent shaft and that's been causing
20 some leaking. I don't have all of the specifics on the
21 mechanics here, but they are unable to use the elevator right
22 now. So this is 143,000 dollar request to allow that museum
23 to move artifacts, again, in-between floors.
24 Traveling a little bit further out to Boulder

1 City, this is the Nevada State Railroad Museum in Boulder
2 City. This is a long overdue need to replace ties and tracks
3 out there, mainly ties. They have four and a half miles of
4 track on the property. It -- the replacement will meet or
5 exceed what's called FRA standards and the Nevada Public
6 Utilities Commission standards. This is a stretch of track
7 that goes from Yucca Street, all the way out to the overpass.
8 This tourist -- this is a tourist railroad
9 operation. So the revenue is generated by the programs,
10 actually fund everything, half of everything at that site,
11 including staffing. The tracks there are over 100 years old.
12 And as you can see in the picture, they are in need of
13 attention. Currently it does not meet safety standards.
14 Continuing on. Lost City Museum, I hope
15 everybody has had a chance to visit the Lost City Museum.
16 It's really a Nevada gem. This is asking for 1.1 million
17 dollars to fix an issue we had up there for a number of
18 years. What happened is there used to be an irrigation
19 ditch. And the irrigation ditch was filled in by the water
20 authority. And so now when it rains, of course, yes, Nevada
21 is dry. But as we know, down South, they get monsoon
22 conditions. And when that happens, the lower parking lot
23 which is where the large vehicles are parked.
24 So if you're travel through Nevada and you just

1 went to Valley of Fire and you've got your big camper trailer
2 with you and you go up to see the Lost City Museum, you need
3 to park in this lower lot. But if it's flooded you're not
4 going to do that. In addition to that in the pictures I
5 provided, it may be a little hard to see, but you can see the
6 bottoms of the buildings there. They are completely soaked
7 and are deteriorated and that is from the flood events they
8 have down there, so this is to mitigate that issue.
9 In Carson City, this is a project that's been
10 before this Board before. This is a 27,000,000 dollar ask to
11 build a new collection center out at Indian Hills. We have a
12 ten-acre site out there. Since the 1980s we've had a 15,000
13 square-foot building that took basically all of the materials
14 and collection with the exception of what is stored at the
15 museum and it's completely full.
16 So this is an existential problem for Nevada
17 heritage. Where are we putting the future collecting of
18 Nevada heritage. Also we have a program called the CRM.
19 This is where any project done on State land, whether it's
20 BLM or our own lands, it's in statute to retain 50 percent of
21 those materials. So there are mining projects, road
22 projects, any kind of earth moving project and they discover
23 historic materials. When they are excavated, they come to
24 this facility.

1 We have -- we have a little bit of room now for
2 the CRM, which is a small addition put on the building.
3 That's just for CRM, these BLM and road construction
4 projects. Everything else is just packed full. And so,
5 again, we need this building to continue our mission. It's
6 not just a State museum but the historical society, the
7 railroad museum. And, again, we have curation agreements
8 with some of these other agencies. And we cannot continue
9 that business without creating this center.

10 Now we did have a previous project that actually
11 all of the schematic planning of this center, all of that
12 work was done in 2018. And so we're coming back now to do
13 the construction drawings and the construction. Any
14 questions?

15 MEMBER FREED: Mr. Chairman. This is Laura Freed
16 for the record. I saw -- this is for the Public Works staff
17 I believe. We have two projects dealing with Indian Hills in
18 our binder. We've got this one and then we have HVAC system
19 renovation. The -- Board Members, it's on page 52. That's
20 where the estimate is.

21 Can you talk a little bit about the overlap. Is
22 the HVAC system renovation designed to sort of buy time until
23 such time as construction funding might be available for
24 Indian Hills or?

1 MR. FREEDMAN: Myron Freedman for the record.

2 MEMBER FREED: Absolutely.

3 MR. FREEDMAN: Sure. Well, when we build the new
4 building, we're not tearing down the old building.

5 MEMBER FREED: Oh, okay.

6 MR. FREEDMAN: So this will continue to upgrade
7 that building to be appropriate for storing artifacts.

8 MEMBER FREED: Okay. Mr. Chairman, followup if I
9 may.

10 CHAIRMAN HAND: Yes.

11 MEMBER FREED: Thank you. What, if any, kind of
12 deterioration in the artifacts and antiques that we house
13 at Indian Hills has happened as a result of the climate
14 control not being right for those pieces?

15 MR. FREEDMAN: The staff works hard to mitigate
16 any kind of swing, high swing in moisture and dryness. So
17 they take pains to encase things properly. But what this
18 would do would allow us more easily to control that
19 environment. So they work hard to keep everything in there
20 preserved properly. But they could use this as a very
21 helpful addition to that building, not to mention the staff
22 would have to work inside the building.

23 Myron Freedman for the record. Back in Carson
24 City, the Railroad Museum, this is a 1.5 million dollar

1 request to update their site security, actually to put in
2 site security and site light. It's a large property. They
3 don't have security around the property. They have had a
4 break-in that led to an arson event. And so this is a
5 request to mitigate that.

6 Back in Overton, the Lost City Museum, this is a
7 request for \$575,000 to replace the flooring pretty much
8 throughout the building. They have old cracked flooring
9 running through the galleries in the linoleum and other
10 materials.

11 And then they have carpeting in other parts of
12 the building, that is so worn, it's pulled back from the
13 edges. It causes trip hazards. Not to mention what we would
14 like to see out there is no carpeting, which sort of holds
15 onto dust and debris. We would prefer to have all of that in
16 some kind of a hard flooring.

17 In East Ely, this is another project that's been
18 before you. It's an upgrade of the windows and the heaters
19 and basically going through the building to make sure it's
20 energy efficient. Right now the wind whistles through the
21 cracks between the windows and the walls. We get snow coming
22 in.

23 The windows were put in in 1970. You can imagine
24 what we're talking about here in terms of inefficiency. And

1 if we're going to continue to preserve this building, this
2 would be a very very important step to take. This along with
3 the stabilization would really make that building last for
4 generations. Any questions?

5 And once again, swinging back to Overton, with
6 the Lost City Museum. This would be for the construction of
7 a storage building, a collection storage building, so 2.2
8 million dollars. And there's a picture there of how they are
9 currently storing things outside. This is not ideal. It's
10 okay to store some of the sturdier materials, the stones and
11 the rocks, things like that.

12 But what has happened inside the building, if you
13 were to go back behind the galleries, you will see that every
14 nook and cranny of this facility is full of artifacts. And
15 so what's happening is the staff is running out of room.
16 They want bring in an intern, to situate an intern to help
17 out.

18 So the collection storage building would be built
19 in that area you were looking at off of that lower parking
20 lot, so build it out there. So it would replace both -- they
21 have -- they have a storage building down there, again, not
22 ideal and then there's a shop. So this building would take
23 care of both of those things. It would redo the foundation
24 so you no longer have this rotting problem. But hopefully

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1 the two projects in combination would make an ideal situation
2 for preserving the artifacts properly down there. Any
3 questions?
4 The next slides are the statewide program. I
5 would just like to make you familiar with some of the needs
6 out there. We have ADA compliance needs at the historical
7 society which has a crumbling ramp and a door situation. It
8 doesn't allow someone to actually come in without assistance.
9 We have at the State Museum in Boulder City, this
10 is a -- these improvements at Boulder City would allow people
11 to come up and actually look inside some of the historic cars
12 that are on display off the pavilion and put signage in. And
13 these -- while this will help those with disabilities, it
14 will help everybody. So it's -- it's anybody that's in need
15 of a little assistance for getting up high to see inside
16 would benefit from this.
17 And then in the Lost City Museum, they have an
18 entry ramp slope. The historical society has an entry ramp
19 slope. It's actually going the wrong direction. So when you
20 roll up to the door you roll back. And Lost City, they are
21 going to rely on -- they have a door problem as well. Again,
22 people roll up to the door. It's very heavy. They are not
23 able to get in without assistance. So we have two kind of
24 major door issues with ADA compliance at those sites.

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1 We need new roofing at the historical society in
2 Reno. And we have the, at the State Museum in Carson City
3 and at the State Museum in Carson City, that's a roof
4 replacement. If you're familiar with that facility, it's
5 several buildings. This is the north building. And
6 underneath that roof are the Dat So La Lee baskets. This is
7 the largest collections of Dat So La Lee baskets in the word,
8 and they are housed and involved in that building. We would
9 like to make sure that roof is replaced to ensure the safety
10 of that and everything else. All of the materials are stored
11 under that roof.
12 At the historical society, they did have a recent
13 leak this summer because of the rain event. Staff had to go
14 in on an emergency basis, put up buckets to catch water. And
15 we had damage to our tribal materials because it was
16 happening in that part of the building. They dried those
17 out, have taken care of them. We don't want this to happen
18 again.
19 Fire suppression needs are required at the State
20 Museum in Carson City. We have pressure gauges and air
21 management devices that need to be upgraded. There's a
22 couple of dry systems in the -- in the building there. And
23 the compressors are kicking on frequently which means there's
24 constant loss of pressure for some reason. That needs to be

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1 replaced.
2 And we need all of the heads inspected and
3 possibly head and pipe replacement. We also need suppression
4 at the Lost City Museum. It has no fire suppression in the
5 museum. We need fire suppression in East Ely Railroad Depot.
6 It has no fire suppression. They have alarms but they don't
7 have any suppression in those buildings.
8 I would like to update you on -- on the project
9 that you I'm sure are interested in. This is the -- this is
10 the Boulder City expansion. We received bond funding to do
11 the construction drawings, and we're in that process right
12 now. And that was funded through the Conservation Bonds, and
13 we expect to receive bond funding in 2023 for the
14 construction dollars for that project. But it is a major
15 capital improvement project. That's going to be in two
16 phases.
17 The first phase will cost roughly \$23,000,000 to
18 build what we're designing right now. And then we will have
19 a subsequent phase. We don't have a dollar amount on that
20 yet, but I'm expecting it to be somewhere around 25,000,000.
21 If you're familiar with that site, you know it's a large
22 site.
23 And the phase two site, we would develop the
24 other end of the property which actually most of the property

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1 and would put in needed sheds and another building for
2 holding historic rolling stock. And we would landscape the
3 grounds and put in other activities for visitors. And it
4 would have trails that would end up connecting to other
5 outdoor experiences around the area.
6 So while we are looking forward to bond funding
7 to take care of some of these things, you can see that it's
8 going to continue to have development process well beyond
9 that. And so I'm sure we'll be back looking for CIP projects
10 to help accomplish all of those goals as well.
11 May I take any questions.
12 CHAIRMAN HAND: You've done a good job presenting
13 information. No questions. With that, thank you for your
14 presentation this morning.
15 MR. FREEDMAN: Thank you.
16 MS. SCOLARI: Let me apologize for the phone. I
17 really try to make sure every time I'm in a meeting -- this
18 was an exception so my apologies.
19 I'm here today on behalf of the Division of
20 Tourism and I'm very proud to tell you a bit more about
21 Nevada Adventure Centers. I am presenting these as together
22 because really the intent and admission of them are
23 identical. Even though the footprint of each project is
24 slightly different based on location.

1 Adventure Center has really sprung a big
2 collaboration between the Division of Tourism and the office
3 of recreation. During the pandemic, we were more acutely
4 aware of both the opportunities and the challenges related to
5 being a state with 86 percent public land. We had such an
6 influx of first time outdoor recreation enthusiasts, had some
7 of the opportunities arose as well as the challenges, as I
8 mentioned.

9 We had record search and rescue during this time
10 because people were out in the state without the adequate
11 education and gear. So, you know, getting in trouble, not
12 having the best possible experience necessarily. But it was
13 also pointed out to us the lack of infrastructure in the
14 state. And we had already been assessing our opportunities
15 in regard to building an outdoor recreation economy,
16 especially in the rural communities.

17 As a result of that, the Division of Tourism made
18 an application to the U.S. Department of Commerce, EDA for
19 American Rescue Plan Act funding. And we received an
20 additional award for Adventure Centers in the amount of
21 3.7 million dollars, conditional, based on the delivery of
22 some preliminary engineering reports, which were submitted
23 with the help of Public Works earlier in the month. And the
24 Tourism Commission has also committed \$920,000 in matching

1 funds to these projects.

2 So the application is essentially for two
3 Adventure Centers. Those are essentially visitor centers
4 dedicated to the outdoor recreation experience in each
5 region. One is located in Carson City on the railway museum
6 property which is assigned to the Division of Museums.

7 And the -- each of the Adventure Centers are
8 comprised of container -- container based buildings, along
9 the shaded structures. And the idea is not only to have
10 State staff there to educate visitors and residents about
11 conservation, stewardship, matters of best practices when
12 they are out in public land, but then also to give them a
13 turnkey opportunity to engage with tour operators,
14 outfitters, local experts who can kind of assess their skill
15 level and help them have that outdoor recreation enjoyment in
16 the best possible way and stay safe and conserve our public
17 land for future generations. So hopefully a win, win in all
18 areas.

19 The other location is in Boulder City, just
20 adjacent to the Boulder City Chamber of Commerce, very close
21 to the Lake Mead Recreation Area, and it has comprised of the
22 same set of components. And this as well would be kind of a
23 partnership with the chamber of commerce onsite. We already
24 have a tour operator who is willing to take visitors from the

1 Las Vegas Strip to the Adventure Center, not only enjoy all
2 of the outdoor recreation available immediately onsite but,
3 as I said, engage with small businesses to sign up for tours,
4 et cetera. The idea here is that over time, the footprint is
5 much smaller related to tours taking groups of people out to
6 enjoy activities than it is individuals and in many different
7 vehicles.

8 These are some of the renderings. Though there
9 were countless applicants for the federal funding, even
10 applicants from Nevada, the strength of this project was
11 based on the collaborative nature of it, and it's extremely
12 future focused and it benefits tourism. It benefits
13 conservation, outdoor recreation. It's a job creator.

14 Here in the -- in the North, in Carson City, it's
15 even an incubator, in that there are fewer tour operators in
16 existence, we hope to incentivize creating those businesses,
17 along with the office of outdoor or economic development.
18 And we've already contacted them about making that happen,
19 which is very exciting.

20 It's the Division of Tourism's hope with the help
21 from our Destination Development Program funding that other
22 communities in the State can replicate these flagship
23 facilities, perhaps a scaled down version of this footprint.
24 But there really is an opportunity in every rural community

1 to take advantage of the outdoor recreation in the area and
2 to build some infrastructure and create a revenue stream
3 based on that.

4 The project is supported and endorsed at every
5 level. The Governor's Office endorsed it, mayors of both of
6 these communities have. We are already working with both of
7 the tourism entities, which in this case is Visit Carson
8 City, here in town. And then as I said, the Boulder City
9 Chamber of Commerce acts as the tourism office in Boulder
10 City. So we really do have a true collaboration. And all of
11 those entities recognizing the importance of building an
12 outdoor recreation economy in Nevada.

13 Can I answer any questions?

14 CHAIRMAN HAND: Member Hand here. I'm just
15 curious about the flooding project that came up. And then we
16 talked about another building in Carson City in the same
17 facility. So I don't know if this is necessarily for you but
18 maybe for Public Works about how that will be handled.

19 MR. LEFEVRE: Kent LaFevre for the record. This
20 proposed area is away from the ditch or the flooding area
21 that we experienced. It's on the other side of the railroad
22 museum area, so.

23 CHAIRMAN HAND: Member Hand. Thank you.

24 MS. SCOLARI: If there are no more questions, I

1 would like to introduce Stacey Montooth who is the Director
2 of the Nevada Indian Commission.
3 MS. MONTTOOTH: Hello. Good morning. For the
4 record, I'm Stacey Montooth. I'm the executor director of
5 the Nevada Indian Commission. And I'm a citizen of the
6 Walker Paiute Nation. First of all, I want to thank you all
7 for your time this morning as the decision-makers of how our
8 great state is going to spend its capital improvement funds.
9 That is a huge, lofty, very important task.
10 I'm here to talk about two projects that I
11 believe you all are already aware of. However, I always want
12 to take the opportunity to remind you all of the ongoing
13 exciting activities at the historic Indian school. Let me
14 start by showing you a couple of pictures.
15 I want to remind you all too that these potential
16 projects at the Historic Stewart Indian School are for
17 buildings that are not in use. So that's very important if
18 you prioritize your decisions. There are no outstanding
19 safety issues. Again, they are not occupied. But as I'm
20 sure you all know, that the best way to preserve buildings is
21 to have activity in them.
22 So if you will, let me show you this photo. The
23 first is of what we affectionally call the Old Gym. The
24 second photo is our auditorium. So during our 90-year

1 history of the Stewart Indian Boarding School, the Old Gym
2 served as a hub of activity for my ancestors. The students
3 who attended the boarding school for over 90 years, certainly
4 considering it was a location of forced assimilation, our
5 students found community, just like we do in 2022, right,
6 recreation, organized sports. You build friends. You build
7 sound strong bodies and that's exactly what happened here.
8 When we speak with our elders, often the Old Gym is one in of
9 the sites of the location on the campus with the fondest
10 memories so I want to make sure that you're aware of that.
11 And that's certainly the same can be said of our
12 auditorium, right. The students were often at the auditorium
13 when there were assemblies. That meant they weren't in the
14 classroom. That meant some sort of assembly or
15 entertainment. And, again, fond memories are often spoken
16 about at this location.
17 These two buildings with, if they were to be
18 restored could offer so many opportunities for us, the Nevada
19 Indian Commission to supplement all of the good work that is
20 already being done. My predecessor, Sherri Rupert, has done
21 feasibility settings. We know that the City of Reno, we know
22 that the other Nevada agencies certainly can use a more
23 moderate sized auditorium as well as the gymnasium.
24 Currently there's no place on our 100-acre campus

1 that we can have a meeting with over 100 people. That would
2 be wonderful to have that kind of option in the back of our
3 campus.
4 Preservation, not just of the physical buildings
5 at the campus but the preservation of Native American Culture
6 is extremely critical to all of our communities. So, again,
7 I want to remind you of these projects. I recognize that you
8 have to prioritize, and you have to carefully spend the
9 taxpayer's money.
10 These two buildings do not meet the threshold of
11 having to have any kind of construction due to law. They
12 aren't in use, but certainly they would be a huge resource
13 for what the Nevada Indian Commission already has happening
14 on the campus.
15 I'm happy to answer any questions anyone might
16 have.
17 MEMBER FREED: Thank you, Mr. Chairman. Laura
18 Freed for the record. So this is the third time the Old Gym
19 rehab was requested in this CIP. Is this the first time for
20 auditorium rehab?
21 MS. MONTTOOTH: Thank you. Stacy Montooth for the
22 record. And I'm happy to lean into our Deputy Administrator,
23 Mr. LaFevre. This is the second time it's been on the list.
24 MEMBER FREED: Okay, thank you.

1 MS. MONTTOOTH: Anything else I can answer?
2 Again, I appreciate your time, and good luck.
3 CHAIRMAN HAND: Thank you for your presentation.
4 (Whereupon, a brief recess was taken.)
5 CHAIRMAN HAND: We'll go ahead and reconvene and
6 we've got the Department of Agriculture up next. And we look
7 forward to your presentation.
8 MS. ANOOSHEHPPOR: Good morning, Mr. Chair, and,
9 Members of the Committee. For the record, Homa Anooshehpor,
10 administrator Division of Food and Nutrition. Today we are
11 proposing a cooling storage for Southern Nevada. We are --
12 Nevada Department of Agriculture manages two warehouses that
13 store and distribute food to schools, community organizations
14 and tribal communities. One is Northern warehouse located in
15 Reno. That has cold storage and the other one is Las Vegas
16 that doesn't have cold storage and are utilizing third-party
17 contractors.
18 Through the Southern warehouse -- through the
19 Southern warehouse, we store and distribute food to school
20 age children and also to commodity supplemental food program
21 which serves low-income seniors.
22 So through this warehouse, perhaps in 2021, we
23 served 2,000 seniors per month. And we served 5,000,000
24 meals to school age children just through the Southern

<p>Page 49</p> <p>1 warehouse. The Southern warehouse contains 5,150 square-feet 2 of dry food storage space and no cold storage. And we 3 currently lease 2,250 cold storage space from Las Vegas ice 4 and cold storage for \$68,000 a year. 5 This arrangement poses challenges for NDA staff 6 and monitoring inventory or order accuracy and packing best 7 if use by date. Some of the challenges that we have 8 encounter is that since January 2021, we have lost over 9 \$24,000 worth of food to the program due to improper 10 inventory rotation and spoilage of our food. 11 And order pulled by cold storage usually often is 12 incorrect or contain food that they're past the date of use 13 that causes delay in delivery to our partners. 14 We have spent approximately 100 hours per year 15 driving to and waiting at the facility and putting about 16 1,000 miles per year on State vehicles. 17 This lack of control with food inventory makes it 18 really difficult for us to ensue compliance because of 19 federal regulations and time consuming. 20 We are requesting assistance from State Public 21 Works to develop onsite cold storage capacity at the same 22 location at Southern warehouse, which consists of an 23 engineered concrete supporting six cold storage containers. 24 Container can serve as cooler or freezer to accommodate all</p> <p>Page 50</p> <p>1 types of food and NDA staff are able to monitor the condition 2 of all products and accuracy of storage. 3 This is the picture of our warehouse dry storage 4 that we already have. 5 And the next is the property and the warehouse. 6 And the next slide is the proposed location for 7 cold storage. 8 Without an onsite solution, we will continue to 9 encounter inventory loss and compliance issues and placing 10 federal funding at risk. So we are requesting one of those 11 projects because we are -- we are serving so many 12 communities, tribal community, school age children. This 13 project is very right for us to have cold inventory and make 14 sure that there's no food loss. With that, okay, any 15 questions? 16 MEMBER FREED: Thank you, Mr. Chairman. 17 Administrator Anooshehpor, I don't mean to 18 interrupt the flow of your presentation. If you're finished, 19 I have a question. 20 MS. ANOOSHEHPPOR: Yes, I am. 21 MEMBER FREED: So, wow, what you're saying is 22 that staff -- okay, staff spent approximately 100 hours a 23 year driving to and waiting at the cold storage facility and 24 put 1,000 miles per year on Agriculture vehicles. And we</p>	<p>Page 51</p> <p>1 rely on our vendor who apparently we pay a good deal of money 2 to rotate inventory used by Agriculture and sometimes they do 3 improperly. 4 MS. ANOOSHEHPPOR: Correct. 5 MEMBER FREED: Okay. How far away is our current 6 cold storage from the Agriculture dry storage facility? 7 MS. ANOOSHEHPPOR: That's a good question. He's 8 supposed to be here in Carson City. He was supposed to be 9 here. I don't know. 10 MEMBER FREED: Okay. 11 MS. ANOOSHEHPPOR: But I can provide that 12 information for you. 13 MEMBER FREED: Okay, that's fine. 14 And -- and I'm sorry. I think you did say this, 15 but can you refresh my memory. How much do we pay for our 16 cold storage to the vendor right now? 17 MS. ANOOSHEHPPOR: \$68,000 a year. 18 MEMBER FREED: \$68,000 per fiscal year? 19 MS. ANOOSHEHPPOR: Yes. 20 MEMBER FREED: Okay, thank you. 21 CHAIRMAN HAND: Member Hand for the record. I 22 was going to ask the same question about distance. 23 MS. ANOOSHEHPPOR: And Mr. Cox showed up because 24 he was supposed to at 10:45.</p> <p>Page 52</p> <p>1 CHAIRMAN HAND: Sure. 2 MS. ANOOSHEHPPOR: Presentation was supposed to 3 be at 10:45. 4 MR. COX: It's about ten miles one way, so 20 5 round trip. 6 CHAIRMAN HAND: Great, thank you. 7 Anymore presentation? 8 MEMBER FREED: So we have warehousing needs in 9 Southern Nevada generally. We've got emergency management 10 houses, PPE, personal protective equipment that we stockpiled 11 from the federal government through the pandemic. We house 12 -- purchasing has surplus equipment, I believe other 13 agencies. And, of course, Agriculture has its food programs. 14 What is the possibility of combining those forces for 15 economies of scale for the entire state? 16 MS. ANOOSHEHPPOR: We have someone here that can 17 present that other project so I will hand it to Mr. Tuma. 18 MR. TUMA: Thank you very much. Matthew Tuma, 19 deputy director for the Department of Administration for the 20 record. So, Director Freed, you're exactly right. There is 21 one of the common themes as Kent mentioned this morning is 22 sort of looking at a lot of our lease space versus owned by 23 the State space and figuring out how we can do a better job 24 at reducing our footprint of lease space.</p>
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1 So this is a need project where there's both
2 standalone value in the need for additional cold storage
3 regardless of where that sort of fits in with anything.
4 Because of administration kind of being the center point, a
5 lot of activity and action, this -- this work has really
6 involved our purchasing division in great depth, as well as
7 Public Works receiving the request for these projects. So
8 purchasing has been heavily involved in procuring contracts
9 for these sustaining cold storage that's leased. That has
10 been increasingly difficult to do in Las Vegas.

11 In fact, the purchasing administrator within the
12 last month signed a solicitation waiver for having to go out
13 for a larger procurement for that space because there's
14 really only the existing vendor that's going to meet the
15 State's needs, and that puts us in a very vulnerable position
16 with having to continue on with that business and also
17 probably seeing our costs continue to increase for the leased
18 space.

19 So there's both standalone value in need of
20 challenges on securing the lease space. But like Director
21 Freed said, there are other warehousing needs that we're
22 currently leasing space for in the Las Vegas area. The
23 largest one of those is now purchasing's responsibility that
24 has been transitioned over to the purchasing division from

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1 the Division of Emergency Management for storage of
2 stockpiles of PPE for pandemic resilience.

3 So this is PPE that was largely purchased or it
4 was procured with federal funding, either from CRF funding or
5 from ARPA funding. And then the leasing warehouse costs have
6 been funded by the federal government so far. But that's
7 probably not the ideal solution for the department in the
8 future. So we've been looking at sort of securing space that
9 will satisfy those needs, as well as agriculture's needs, as
10 well as a couple of other departments that have some
11 warehousing needs to do a larger warehousing facility in
12 which the Agriculture cold storage will be a subset of and
13 the economy and site with those other locations.

14 We -- this has been kind of an ongoing discussion
15 for -- well, DEM has been involved in these discussions for
16 probably about two years about how we secure that space,
17 really since the beginning of the pandemic and a need for
18 warehouses.

19 So during the Department of Administration's
20 presentation tomorrow, you're going to see another
21 warehousing project that encompasses these larger needs and
22 so it would, you know, clearly if that project were to move
23 forward or if one of the other options that has been
24 discussed sort of is purchasing an existing warehouse and

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1 having that serve all of those needs, as well as some type of
2 project as well. And so in those cases we would be, you
3 know, looking to incorporate Agriculture's needs with the
4 larger need.

5 So we just wanted to make sure the Board was
6 aware of that kind of thinking and trying to hit multiple
7 objectives with single contracts. So that being said, I am
8 open for any questions if you guys have any.

9 CHAIRMAN HAND: Member Hand for the record. I
10 had a question on the, so the federal government provided or
11 paid for the PPE and it being stored. How much space is
12 being used to store the PPE? Is this an excess of PPE or I'm
13 wondering about, you know, the value of it. Could it be
14 distributed maybe to communities anywhere stored, if it has
15 some shelf life. That can be an issue.

16 MR. TUMA: Yes. So Matthew Tuma for the record.
17 To answer your first question, it's roughly a little over
18 100,000 square-feet of storage space that we're leasing
19 currently. To encompass all of the needs of warehousing for
20 I think the Department of Administration, the Department of
21 Agriculture, as well as the Department of Taxation, we would
22 be looking at roughly 135,000 square-feet of warehousing
23 needs between all of those different departments.

24 And then you're right, the PPE is intended for

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1 distribution amongst those folks who need it, whether it's
2 supposed to be a strategic utilization of PPE for I believe
3 any jurisdiction that would request that or need that,
4 whether it be a state agency or a local agency.

5 CHAIRMAN HAND: Thank you for your presentation.
6 And Department of Wildlife is up next.

7 MR. LIGHTHOUSE: Good morning.

8 CHAIRMAN HAND: Good morning.

9 MR. LIGHTHOUSE: I'm Rod Lighthouse, the
10 supervising engineer for Department of Wildlife. And I'm
11 here to seek Public Works' help to get -- get some Public
12 Works' help in getting some critical projects completed or
13 maintained.

14 Anyway, I'll get started here. The Department of
15 Wildlife consists of approximately, well, in 2021 262
16 employees. How many do we have now? We have approximately
17 133 buildings, 13 radio towers, 11 wildlife management areas
18 consisting of about 120,000 acres, eight major facilities,
19 seven unique divisions, four fish hatcheries and three
20 regions.

21 Although, we work hard to maintain and improve
22 our facilities, our facilities have been neglected and are in
23 a state of disrepair. So due to the size of our engineering
24 staff and small budget, we don't have the capacity to perform

<p style="text-align: right;">Page 57</p> <p>1 all of the critical maintenance and which is what brings us 2 here. We're seeking your help and expertise. 3 So we have about ten or 11 projects that we 4 applied for assistance on. And I'm going to go over the top 5 eight. The first one is NDOW presented in '21, the last 6 cycle, and that's the Ruby Valley Fish Hatchery hatchery 7 building. This building has been severely damaged. You can 8 see it on the next slide there from water intrusion. I -- I 9 think it's from groundwater, mainly from groundwater but also 10 from poor management of the building. You can see what the 11 action has done to the building. It's -- we're really afraid 12 if we don't get this taken care of, we're going to 13 potentially lose the building, so number one. 14 Number two is a similar project. This is on a 15 residence at our Key Pitman wildlife management area near 16 Hiko. And this one, we're seeing a water intrusion from 17 below the surface into the basement which is heaving up the 18 floor. 19 And then that top left picture there, that was a 20 recent event where we had a little monsoon type of event that 21 flooded the office which is in the basement. So we're hoping 22 to get that -- get it drained and solved, get it drained and 23 then replace that floor, patch the walls. 24 Projects three, four and five are all very</p>	<p style="text-align: right;">Page 59</p> <p>1 several trees on the dam a few years ago. We had the prison 2 crews remove a lot of that. But you can see it's growing 3 back, same type of issues as Eagle Valley. 4 The next one is Illipah, Illipah is in White Pine 5 County, about 40 miles west of Ely on Highway 50, just off of 6 Highway 50. Again, the same type of issues. Backing up a 7 little bit to Eagle Valley and Kingston, there's a 8 significant population below each of those dams. And the 9 concern is, of course, if we have failure that we could 10 potentially flood if not injure or even kill a few people. 11 Illipah, even though there's not a lot of downstream 12 residents, there is a, Highway 50 is there, so we could lose 13 Highway 50. 14 Onto Bruneau River Management Area, this is a 15 remote facility near the Idaho border in Elko County. And I 16 don't know when we acquired it. It's one of our newer 17 properties. But we have -- there's a couple of old 18 residences on this facility. And NDOW doesn't have the 19 expertise to deal with these facilities because they contain 20 hazardous materials or they're built and constructed with 21 hazardous materials. 22 So we've tested the siding and roofing and some 23 other materials inside of these buildings, these old past 24 residences and they contain asbestos containing materials and</p>
<p style="text-align: right;">Page 58</p> <p>1 similar. They are dam projects, dam maintenance projects. 2 Again, these, we have been receiving notices for years from 3 the Division of Water Resources dam safety on performing 4 maintenance on these dams, and we never seem to have the 5 money to do it. And, in fact, I don't even know if we owned 6 these dams since they were constructed, all of them. I know 7 one of them we have. But, anyway, they have been neglected 8 and there's quite a significant list. They are all very 9 similar. 10 But this one -- the first one is Eagle Valley Dam 11 which is near Pioche. There's vegetation all over the dams. 12 There's rodent holes. For some reason somebody decided to 13 build some stuff on the dam at Eagle Valley which weakens the 14 embankment. The Parshall Flume which measures seepage, it's 15 all grown over it, in a state of disrepair. The dam crest 16 has been driven on, eroded, and it needs to be repaired and 17 brought back up to full width and height. And the wave 18 actions are causing erosion on the upstream slope. So, I 19 mean, there's several items that need to be corrected here to 20 bring this thing up to the, be in the best condition it can 21 be in. 22 The next dam is Kingston Canyon which is near 23 Kingston, Lander County, same type of issues. This one is 24 still in really sad shape. You can see there. There were</p>	<p style="text-align: right;">Page 60</p> <p>1 then there's lead paint on, I think some of the roofing tiles 2 on one of the houses. 3 So I know Public Works has or has had staff that 4 knows how to deal with this. We don't have a clue. The main 5 problem is these facilities are open to the public. And even 6 if they weren't, they would get into them. So we just want 7 to get rid of them. 8 Project number seven is the bridge, Lux Lane 9 Bridge, the Mason Valley Wildlife Management Area. Ever 10 since I've been at NDOW since 2014, I've seen memos from NDOW 11 that we need to make repairs of this bridge. And since I've 12 been there, we haven't done anything but we continue to get 13 the memos. It's just something we need to take care of. 14 It's currently -- NDOW puts a rating of five on 15 it of a scale of zero to nine. And it's -- it needs a lot of 16 work. You can see in the picture there that's some of the 17 guard railing. Foundations are deteriorated. The -- it 18 needs to be painted. The decking needs to be improved. The 19 buffing between the decking and the approach needs to be 20 improved to prevent it from getting worse. A lot of it is we 21 need to try to get fixed so we can avoid a failure and 22 possible injury. 23 Project number eight is also in the Mason Valley 24 Wildlife Land Area which is in Yerington. This is a culvert</p>

1 that provides -- it used to provide irrigation and stock
2 water to the farmers downstream but we still -- we still use
3 it. I think there's still -- we use it to convey water to
4 the site. As you can see, that six-foot culvert on the
5 downstream side is almost full, and there's a couple of
6 reasons for that. One is it's uphill downstream which we're
7 going to fix and which has allowed this thing to fill up.
8 But in addition to that, this culvert is -- is --
9 it's failed on top of it. I don't know why it hasn't caved
10 yet, but I guess we're lucky. But we need to get that
11 repaired so we can prevent another disaster.

12 So moving on here, I think -- oh, so
13 ramifications, that's the end of the projects that are most
14 critical to us. But basically the ramifications are that
15 with the intrusion is continued degradation of the building
16 and possible failure, along with potential disease or
17 sickness from mold or pests. Both of those water intrusion
18 projects of hatcheries, Key Pittman and similar issues, the
19 dam continues to decrease structural integrity, dam failure,
20 flooding and downstream residents, residents and possible
21 loss of line.

22 The Bruneau River, we're asking for the structure
23 demolition is possible injury to public and state employees,
24 sicknesses from vector borne pathogens and health issues

1 containing asbestos or related to asbestos containing
2 materials and paint.
3 Mason Valley Bridge is, of course, continued
4 degradation, decreased structural integrity, failure, loss of
5 life. And with the culvert in Mason Valley, possible
6 probable flooding, failure, loss of public safety access and,
7 again, injury and loss of life. If you have any questions.
8 MEMBER FREED: Thank you, Mr. Chairman. This is
9 Laura Freed for the record. I want to preface this by saying
10 that water policy, construction of water projects in this
11 state is all -- it is not my forte.

12 Having said that, I got a little bit lost. Going
13 back to Eagle Valley, I'm not clear on who owns these dams as
14 opposed to who, Wildlife presumably owns the area around
15 them. And specifically with Eagle Valley, you had mentioned
16 somebody built some stuff on it. What does it mean when you
17 say somebody built some stuff on it.

18 MR. LIGHTHOUSE: Well, there's a picture there
19 that shows stairs are built on the dam.

20 MEMBER FREED: Okay.

21 MR. LIGHTHOUSE: Which kind of is a structure.

22 MEMBER FREED: Okay. You don't know who did
23 those and when?

24 MR. LIGHTHOUSE: Well, I don't. I'm assuming the

1 State Parks did it because it's a State -- NDOW's dam is on
2 State Park's property.

3 MEMBER FREED: Okay. So NDOW owns the dam.

4 MR. LIGHTHOUSE: Yes.

5 MEMBER FREED: That's on Parks' land.

6 MR. LIGHTHOUSE: Yes.

7 MEMBER FREED: Okay. Is that true for Kingston
8 and Illipah too?

9 MR. LIGHTHOUSE: NDOW owns the dam at Kingston.

10 MEMBER FREED: Okay.

11 MR. LIGHTHOUSE: But I believe it might be BLM
12 land or Forest Service land.

13 MEMBER FREED: Okay.

14 MR. LIGHTHOUSE: And then Illipah and that one is
15 a dam.

16 MEMBER FREED: Okay.

17 MR. LIGHTHOUSE: And I think it's on BLM land.

18 MEMBER FREED: And it's on BLM land, okay. Okay,
19 cool. I'm going to cogitate on that.

20 Thank you, Mr. Chairman.

21 CHAIRMAN HAND: Member Hand for the record. I
22 have got a couple of questions. Lots of dam projects. I
23 remember the last CIP, there were dam projects also. So were
24 these dams all built sort of in the same era and now they are

1 all sort of in a, you know, in their life cycle. They are at
2 a point where they need a lot of attention or -- or is it
3 just I guess climate change? What's driving all of the dams?
4 That's my first question.

5 MR. LIGHTHOUSE: I don't believe they all were
6 built around the same time. The one you're referring to is
7 Cave Creek Dam. That was the last cycle. And that was built
8 by a farmer like about 80 years ago. And it's been -- since
9 then it's been razed. And there's been various -- well,
10 there's been a dam failure there before since they razed it
11 so there's been repair.

12 And then I don't -- I'm not certain when NDOW
13 required it. But ever since I've been with NDOW, they
14 haven't -- they haven't gotten a lot of attention. We just
15 don't have the resources to take care of them, like they are
16 required to be taken care of.

17 To further answer your question, NDOW did build
18 the Kingston Dam and I believe that was in the '60s, maybe
19 late '60s, mid to late '60s. I'm not sure when Illipah was
20 constructed or Eagle Valley. We did not -- I'm sure we did
21 not build those dams, but I can get that information to you.
22 It's definitely available.

23 CHAIRMAN HAND: Adam Hand for the record. Thank
24 you. I just was curious because there seems like there's a

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1 lot of dams at the last CIP and then again today. And I --
2 my recollection may not be correct, but it seemed on some
3 previous dam projects, there was an opportunity to get some
4 federal funding. Is that something that is a possibility
5 with any of these? And maybe that -- maybe that might not be
6 a question for you but for Kent.
7 MR. LIGHTHOUSE: So --
8 MR. LEFEVRE: Do you want to take this one.
9 MR. LIGHTHOUSE: Yeah. Back to Cave Creek Dam, I
10 was going to say something, but it might not be true. I was
11 going to say it's on our Wildlife Management Area but it's
12 not. It's in a State park. But we were able to attack that
13 project from a boating access perspective which allowed us to
14 obtain boating access, grant funds to help with repairs.
15 The problem -- the problem of using boating
16 access funding on these projects is that we're still working
17 on the Cave Lake. So we -- that's not a big big pot to run
18 money from. And we pretty much drained it for Cave Lake or
19 are draining it. So it's going to take a while to build that
20 up.
21 And plus, help me out on this, we only have a
22 certain -- short amount of time to spend those funds. So I
23 think once -- once they are allocated to us we have five,
24 five years to spend those funds. And so we'll only have five

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1 years to build it up, at which time we would only have about
2 \$2,000,000 so we would have about \$400,000 a year. Which and
3 if we spend it all on dams, we can't do any of the projects.
4 MR. LEFEVRE: So, Mr. Chairman, the other half of
5 your question is the other dam projects that are currently
6 underway, we have design underway on Hobart Dam and also on
7 Marlette Dam. And both of those have been applied for
8 federal assistance. And correct me if I'm wrong, Brian, but
9 I don't believe we received those grants as of last month.
10 MR. WACKER: Correct. Marlette Lake is in EHP
11 review and Hobart has never been selected. They are two
12 grant cycles.
13 CHAIRMAN HAND: Thank you.
14 MEMBER FREED: Mr. Chairman, this is Laura Freed.
15 Okay. So the -- on the demolition of residences on the
16 Bruneau Wildlife Management Area, NDOW is providing \$50,000
17 of agency funding. I see that's coming from the Wildlife
18 fund?
19 MR. LIGHTHOUSE: That would come from a grant.
20 MEMBER FREED: Oh, from a grant, okay. Is that
21 like U.S. Fish and Wildlife grant?
22 MR. LIGHTHOUSE: Yes.
23 MEMBER FREED: Okay. All right. And Fish and
24 Wildlife Service money is not available for any of the dam

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1 projects?
2 MR. LIGHTHOUSE: Well, the boating access funding
3 would be Fish and Wildlife Service money.
4 MEMBER FREED: Okay.
5 MR. LIGHTHOUSE: But I don't believe that we can
6 use the same funding source that we're using for Bruneau for
7 the dam because it's not our wildlife management. It's not
8 on the property.
9 MEMBER FREED: Okay.
10 MR. LIGHTHOUSE: But we were able to use that
11 boating access money on our dam that's not on our property.
12 MEMBER FREED: Okay.
13 MR. LIGHTHOUSE: I could be wrong. I think
14 that's what I'm saying is correct.
15 MEMBER FREED: Okay, thank you.
16 MR. LEFEVRE: Kent LaFevre for the record. So
17 just kind of an anecdote. I got a call from the State Water
18 Engineer last week and he wants to meet with me and talk
19 about how we can consolidate all of these water resources
20 into one place, one owner. So that will be an interesting
21 conversation I'll have in a couple of weeks.
22 MR. LIGHTHOUSE: Please don't recommend NDOW.
23 MR. LEFEVRE: I'll put Jordan in charge of
24 everything.

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1 MEMBER BENTLEY: This is a little out of context.
2 Member Bentley for the record. What is the status of the
3 Cave Creek Dam now?
4 MR. LIGHTHOUSE: We're getting ready to go out to
5 bid. Our plan was to be out to bid and hopefully starting
6 construction by now. But we had a misunderstanding of what
7 was required to get the project out to bid. So we didn't
8 have all of our permitting in place. So the permitting was
9 put in place.
10 And then there was another little hiccup is that
11 there was a third-party review done as part of the work. And
12 then the consultant that was working on it had the
13 third-party reviewer do some design. So then there was
14 kind of -- I guess there was a conflict of interest. So then
15 we had to get another third-party reviewer to do another
16 review. So it held it up a little bit. But the plan is to
17 go to bid here fairly soon and then construction commence I
18 believe in March.
19 MR. LEFEVRE: Yeah.
20 MR. LIGHTHOUSE: And be completed by early or mid
21 next fiscal, mid year, next fiscal year.
22 CHAIRMAN HAND: Any questions? Member Hand for
23 the record. I have one last question and that's your bridge.
24 I'm more of paper guy than a dam guy. And I go back to the

1 same question under, are there any opportunities to get, you
2 know, federal funding for working on that -- for work on that
3 bridge?

4 MR. LIGHTHOUSE: I believe we did commit some
5 money to that. That bridge is on the wildlife management
6 area, as well as the culvert. And I believe that we
7 committed to 75,000 on one and 50,000 on the other. Oh,
8 yeah, it says right there, yes. Oh, no, 50,000 on demolition
9 of the houses. 75,000 for the Lux Lane Bridge or, yeah, the
10 Lux Lane Bridge. And then I don't remember that number but
11 it says 350,000 for the culvert. But those are on Wildlife
12 Management areas so there is federal funding available.

13 CHAIRMAN HAND: Great, thank you. I just wanted
14 to make sure that was considered.

15 MR. LIGHTHOUSE: Yes.

16 CHAIRMAN HAND: Thank you. If we don't have any
17 other questions, then thank you very much for your
18 presentation.

19 MR. LIGHTHOUSE: Thank you very much for your
20 consideration.

21 CHAIRMAN HAND: Member Hand for the record.
22 Let's recess until 12:45.

23 (Whereupon, a lunch recess was taken.)

24 CHAIRMAN HAND: We apologize for being a few

1 minutes tardy here. And look forward to get the ball rolling
2 again. We have public safety up first this afternoon. We
3 look forward to your presentation. Please, when we get
4 started, if you could share with us your name. Introduce
5 yourself so we can get your name for the record. We
6 appreciate that. Thank you.

7 MR. TOGLIATTI: I'm George Togliatti, director of
8 public safety. And with me is my associate, Gigi. We had a
9 little media mecca outside the, out on the grounds because we
10 have our first bomb detection dog for the State and when it
11 comes to animals, you get tons of attraction. So that worked
12 out really well. So Gigi is also a sniffer of sorts so she
13 came along with Carson City Sheriff's Office Canine, so on
14 and so forth. So that's kind of the event we had preceding.

15 I just wanted to take a minute to go over the
16 plan for the new building for the Department of Public
17 Safety, just a couple of things I wanted to hit on. This is
18 kind of a labor of losses. I had this position some years
19 ago. I left I believe in 2007, '08. Time flies when you're
20 having fun.

21 But this is more than the headquarters building,
22 and I just want to focus on that for a second. We have --
23 it's multipurpose. We want to bring a bunch of different
24 divisions, including parole and probation. At present, we're

1 paying rent and leasing space throughout the Carson City
2 area, so it will be obviously a savings there.

3 One of our projects is a State forensic
4 laboratory. Nevada is the only state in the nation that
5 still does not have a forensic laboratory, a State forensic
6 laboratory. Right now our laboratories are in Washoe County
7 and in Clark County. I think the time has come for us to
8 take a look and say and address that. And we're doing that
9 for a couple of reasons.

10 We have to service the, needless to say, all of
11 the counties, as well as the State's needs. And as the
12 population grows, and certainly we're growing more and more
13 everyday, the workload is getting to the point where we can
14 definitely see a justification, for lab particularly by the
15 time this building is built.

16 There's also room there for also some research.
17 For example, we had a survey done by our office of traffic
18 safety, one of the divisions within the Department of Public
19 Safety, and a group came out from NHTSA, which again is our
20 national traffic safety team. And they came out and pretty
21 much briefed us on what would be state of the art as far as
22 protection.

23 Because if you think about it, we now have
24 cannabis legalized, particularly recreational. We're looking

1 at lounges, so on and so forth. And, in fact, that the feds
2 did come out and say these are the things you should be
3 doing. This gives us another opportunity to make ourselves
4 eligible for various federal grants as far as our research
5 goes.

6 For example, we have issues when we pull someone
7 over on the road who's impaired. Well, is it beer? Is it
8 prescription medication? You, know what exactly is it?
9 There's a culpability factor that has to be considered. The
10 feds look at that, and they look at that through NHTSA, the
11 federal group.

12 Right now we kind of rely on our two laboratories
13 to help us out if we do get blood tests, if we take it beyond
14 just a traffic stop where we're checking to see if somebody
15 is impaired. So there's a whole world out there that we
16 need, we're missing because we're building a State
17 laboratory. So why have a headquarters building and bring in
18 some folks, save the rental fees and not have a State
19 laboratory attached to it? The State laboratory is also a
20 revenue source because presently all of the counties, whether
21 it's White Pine or wherever, will be paying other counties to
22 get these tests done.

23 Now we're not getting into any of those costs,
24 but that could vary, depending on the county and what

1 representation is done, volume, you don't have to charge,
2 that kind of. But the fact is you do have this State
3 resource. And the fact that we can also get extra funding
4 for the revenue there and from the federal government is a
5 plus.

6 Last but not least, to make this really brief,
7 we've had some meaningful conversations with Tyler Klimas
8 with the Cannabis Commission. He's the executive director on
9 the Cannabis Commission. They are going to be looking at
10 some laboratories, particularly in Southern Nevada. Now
11 right now they outsource all of their labs. So they are
12 having the industry pay someone to do those tests of the
13 various product.

14 Quality control can be become an issue when
15 you're dealing with multiple businesses, private businesses
16 to do your testing. If we had a State laboratory set in
17 Carson City, which we proposed in my conversations with
18 Tyler, we could provide space for the cannabis group to come
19 in and do their testing for all of the North, which he
20 estimates to be somewhere between ten and 20 percent right
21 now with the volume within the cannabis retail area. So that
22 quality control being an issue, I think that's something that
23 needs to be addressed. He's independently going to be
24 looking to try to get a laboratory in the South because you

1 have to worry about not only the quality and the purity but
2 the intensity of it, cannabis, et cetera.

3 So without taking up too much of your time, I
4 just wanted to come by and at least, you know, make sure that
5 I got my two cents in that this is just not a headquarters
6 building for us. This is something that's going to be
7 multipurpose. And I think it's going to serve a lot of
8 needs. And it could very well, depending on how we model it
9 when we put in front of the legislature, as revenue producing
10 or at least equalizing some of the expenses. Thank you.

11 MR. PALMER: Good afternoon. My name is Chris
12 Palmer. I'm the administrative services officer for the
13 Department of Public Safety offices. And to my right is
14 Deputy Director Sheri Brueggemann. And I will be running
15 presentations and getting some remarks. I'm happy to take
16 any questions at any time and the deputy director will tell
17 you some things too. So we'll kind of share the mic there.

18 And thank you, Director, for your opening remarks
19 and comments about the type of building for the Department.
20 We are quite excited about the development of work that's
21 been done so far. It's pre planning and so forth, and we'll
22 show pictures that can be shown of the renderings. So the
23 benefit of having a headquarters in Carson City is --

24 MS. STEWART: Excuse me, can you put the mic a

1 little bit closer so our court reporter can hear you. I'm
2 sorry, my apologies.

3 MR. PALMER: No problem. Thank you.

4 So the benefits of having a headquarters building
5 in Carson City, as the director had mentioned, one of the
6 components is it certainly creates the development of a State
7 lab. We have three main evidence vaults throughout the State
8 and some satellite vaults where we collect evidence and so
9 forth. Bringing that evidence together close to a lab where
10 things can be processed would certainly just makes sense,
11 rather than sending stuff out to either other cities,
12 counties' labs that they have that are even out of state. So
13 part of the headquarters building, again, as mentioned is the
14 State laboratory.

15 The gathering of our individual divisions into
16 one building would certainly be beneficial in a collaborative
17 sense, especially in time of some kind of emergency or
18 operation that requires multiple agency involvement and
19 bringing that together under one roof and collaborating
20 together is certainly a huge benefit to -- to our operations
21 in public safety.

22 The building would also provide some increased
23 security for our staff. We have multiple buildings
24 throughout Carson City. We'll show a map here in just a

1 second. Being able to pull everyone under one roof would
2 provide additional security and help for our staff.

3 We talked about the operation efficiencies,
4 improve efficiencies of response time and the rental cost and
5 so forth going into the building. We have, as I mentioned,
6 multiple locations throughout Carson City. So pulling all of
7 that together would be a savings in those realms and so forth
8 and would go towards the contribution of the building.

9 Another benefit is we occupy a partial floor, a
10 second floor in the DMV building and have been there for a
11 number of years. I think our previous director use to say
12 that we're a cousin living over -- over the family's garage
13 and so forth. Anyways, so we do occupy part of that
14 building. And so by moving into a new building of our own
15 not only does it, I've spoken to this, but it will also free
16 up space for them to spread out and provide them with
17 additional facility space.

18 So so far the architecture and pre-planning that
19 has gone into the building, they have designed a NetZero
20 building for us which would unite the nine State police
21 agency divisions together, in addition to the State lab.

22 So the slide on the left side of the screen shows
23 a rendering of the buildings to be coming from the South
24 which would be the main entrance to the building itself. The

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1 structure on the left side of that or excuse me, on the right
2 side of that slide is a list of different locations that we
3 currently occupy throughout Carson City. So you just kind of
4 see the disparity in being able to collaborate, of course
5 picking up the phone or nowadays, thanks to COVID, we can
6 make calls on teams and so forth, certainly has helped with
7 the communication process, but it's not quite the same energy
8 as being in person, especially for emergency type operations
9 and reliability of equipment.
10 So far as far as location, there is, I don't
11 know, about a mile or so south of here on Carson Street,
12 there is a vacant lot. It used to be the old armory, for
13 those of you who have a little bit of history with Carson
14 City. And that lot has been kind of designated for a public
15 safety facility which is why it's remained undeveloped
16 because it's set aside for public safety. It's 15 plus
17 acres, a little bit of a trapezoid shape over there, that
18 would need clean up and so forth, but it is in good shape at
19 this point.
20 The structure itself is two main buildings, one
21 being a parking garage, for a parking garage and then the
22 office space will be two stories as well. We'll get to
23 another overview picture here in just a moment with that.
24 With the office building and so forth, the lab

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1 would be an attachment to that, a part of that building,
2 bring itself together, and there's a list of different items
3 and facilities that go in there. Part of the parking garage
4 area would be set aside for a maintenance bay, maintenance
5 bay for emergency vehicles that we operate, highway patrol
6 and other vehicles. So it would give us a little bit of
7 mechanic area use of our own maintenance there. Currently we
8 either use local resources or go up to the Reno shop up
9 there. So that would provide some added convenience to us in
10 this area.
11 Before we get into the design of the building and
12 so forth, any questions? Anything I can clarify perhaps at
13 this point?
14 CHAIRMAN HAND: We're good.
15 MR. PALMER: Okay. So this slide, and you can
16 see another rendering of what the campus might look like,
17 again, from the standpoint, a fully workaround. Again, it's
18 a two-story building. So the lab has set aside for 5,000
19 square-foot. The -- the operability of the lab would bring
20 in not only some revenue and localized testing and so forth,
21 it would release the burden from some counties' labs that we
22 are currently using, as well as save money in costs and so
23 forth sending items that need to be analyzed outside of the
24 State.

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1 We have also, as the Director had mentioned, been
2 working a little bit with the Cannabis Board, who is in need
3 of testing for their products and so forth as well. And the
4 State lab will be able to come in and take care of some of
5 their testing needs as well.
6 The building itself is about 67,000 square-foot
7 and housing divisions will be 325 approximate employees that
8 would occupy this building with a little bit of room to grow.
9 Hopefully in good times and so forth we'll be able to expand
10 without trampling on top of others.
11 So this is somewhat of an aerial view of the
12 building and the lot itself. So Carson Street would be at
13 the bottom of the screen there. To the far left there's a
14 little square pad. To the far left of the little pad there,
15 that would be the maintenance garage that I mentioned. With
16 the chair-like looking things on top of that area is the
17 parking garage.
18 There would be some solar and opportunities there
19 to recapture some expenses for energy. And, again, that's a
20 two-car -- two-story parking garage. We would be able to
21 park underneath the solar panels that are, what's on the
22 picture made it look ugly, so they didn't put that in. So,
23 anyway, we would be able to maximize that area.
24 Going a little bit more to the -- to the right on

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1 the main building/office building. I don't know what shape
2 that is. But the entrance being, the entrance of that
3 building would be to the south, so it's the far right of the
4 screen where that row of cars is depicted would be the
5 entrance to the building itself.
6 There is a couple of different ways to enter into
7 the facility from Carson Street as well as Colorado to the --
8 to the far left be able to come in for employee parking and
9 so forth.
10 The lab that we talked about would be the upper,
11 really the building itself, the upper kind of left wing of
12 the building would be where the lab and the evidence vault
13 and so forth would be -- would be located.
14 So we talked about the lab and I kind of just
15 want to gloss over this a little bit and I've been speaking
16 so long, but our -- there was a comprehensive study that was
17 done on the lab in forensics and so forth are needed within
18 the State. And there are opportunities there for better law
19 enforcement, for better apprehension with having items
20 in-house.
21 There is also, the State lab would be able to
22 bring with it the opportunity to -- to bring about some
23 stability and consistency throughout the labs within the
24 state. Currently there's not an overriding authority for

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1 that. And so north versus south or east and west labs vary a
2 little bit, so an exaggeration. But to illustrate the point,
3 you could potentially be DUI lab test, on the other side of
4 the State test, maybe you're not DUI. So there is some
5 disparity in consistencies in lab circumstance.
6 As far as funding and so forth, the headquarters
7 building itself would be 50 or approximately 50/50 highway
8 and general fund. The lab portion would be 50 percent
9 highway fund, again, just rounding with round figures.
10 We have 50 percent in cannabis funds there. But
11 we also have the opportunity to bring in some federal dollars
12 for equipment and maintenance in the form of grants and so
13 forth and as well as fees that we may be able to charge
14 other, to other neighboring, so that makes it a little bit
15 fluid as well through that. And just as a side note, we
16 currently pay approximately a million dollars in our other
17 facilities.
18 And so our next item of presentation, we do have
19 three requests. The next video, before we leave the
20 headquarters building, any questions, comments?
21 MEMBER FREED: Thank you, Mr. Chairman. This is
22 Laura Freed for the record. I've got a couple of questions.
23 But going back to slide seven with the rendering.
24 MR. PALMER: Yes.

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1 MEMBER FREED: So in the building on the left
2 side, is that a helipad?
3 MR. PALMER: Yes.
4 MEMBER FREED: Does the Department of Safety have
5 a helicopter?
6 MR. PALMER: We do not. This idea really is in
7 an emergency use evacuation of the Governor or other
8 important staff or whatever, of course National Guard would
9 probably take priority in that.
10 MEMBER FREED: Okay.
11 MR. PALMER: But as long as we're building the
12 structure and we're relatively small dollar, it could be a
13 secondary operation point. Our dispatch center will be moved
14 into this building.
15 MEMBER FREED: Okay.
16 MR. PALMER: And so there would be maybe some
17 continuity in emergency operations and so forth. So it
18 really would be for convenience in terms of that, not a deal
19 breaker if it's not there I suppose. No, we do not have any
20 helicopter. I don't know in the future that I'm aware of.
21 Director?
22 MEMBER FREED: Okay.
23 MR. PALMER: It is merely just part of the
24 emergency --

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1 MEMBER FREED: Okay.
2 MR. PALMER: -- type facility.
3 MEMBER FREED: Okay. On slide eight, this isn't
4 on the slide narrative, but you had said a comprehensive
5 study of forensic labs in the State was done. By whom?
6 MR. PALMER: By NHTSA.
7 MEMBER FREED: By NHTSA, okay.
8 MR. PALMER: As the Director indicated.
9 MEMBER FREED: Okay, got it. And NHTSA found
10 very accuracy standards among forensic laboratories in the
11 North and South and rurals?
12 MR. PALMER: Yes.
13 MS. BRUEGGEMANN: The testing standards are --
14 this is Sheri Brueggemann, deputy director.
15 MEMBER FREED: Hi, Sheri. Nice to see you.
16 MS. BRUEGGEMANN: Good to see you. The testing
17 standards and the methods are not standardized. So with
18 regard to the DUI's, as Curtis pointed out, you could have
19 variants. But worse than that with cannabis, that's quite a
20 deal too, is you would have variances. And that's not to
21 tell you just the North and South. That's every lab. They
22 are independent. There is no overriding statutory guideline
23 that requires a certain standard for any of these items.
24 We do within the office of traffic safety have a

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1 committee on intoxication, and we are hoping to incorporate
2 that into our bills so that we can be a guiding force with,
3 especially with regard to blood draws because right now we
4 can only test for a few things. Neither Metro nor Washoe can
5 handle our requests or come up with testing methods so that
6 we can say, yes, this person was impaired because impaired
7 could be anything. So there's a number of reasons to do it,
8 but those are the main issues.
9 MEMBER FREED: Thank you. Mr. Chair, thank you.
10 Since you went into some detail, I guess I'll get into the
11 weeds because that's how I do. Who regulates law enforcement
12 laboratories? Are they subject to the provisions of the
13 Clinical Laboratory Improvement Act or who?
14 MS. BRUEGGEMANN: I'm not aware there are
15 regulations of laboratories.
16 MEMBER FREED: So there's no regulatory agency
17 that ensures that the testing methodology? Okay, wow, that's
18 interesting.
19 CHAIRMAN HAND: There should be.
20 MS. BRUEGGEMANN: Well, I'm sure there are
21 overriding regulations within the counties that they operate
22 in.
23 MEMBER FREED: Okay.
24 MS. BRUEGGEMANN: That doesn't necessarily mean

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1 that each county agrees with each other.
2 MEMBER FREED: Okay.
3 MS. BRUEGGEMANN: You have to be certified.
4 MR. PALMER: There are -- yeah, first of all, for
5 the record, there are some national standards and so forth,
6 of course, but that's not really a regulating body, so.
7 MEMBER FREED: Okay. That's interesting because
8 as you guys -- I'm sure you guys know the Bureau of
9 Healthcare Compliance within DHHS is charged with regulating
10 clinical labs, I mean, in this state. And I'm wondering if
11 there's -- if HCGC or somebody else is supposed to ensure the
12 standardization of lab practices in the law enforcement
13 realm. So that's interesting.
14 Director Togliatti, yes.
15 MR. TOGLIATTI: One more thing. We've had some
16 preliminary conversations with the Washoe County Sheriff and
17 Clark County Sheriff and regarding their laboratories. And
18 we based on the timeline, population group and a whole bunch
19 of other things, we don't see how that's going to in any way,
20 shape or form negatively impact their operations. Also, they
21 have a lot of grant funding as well and within their -- in
22 fact, our office does a lot of that through the department
23 of -- Department of Justice grants. This will not affect
24 that either.

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1 This is mainly going to be addressing growth
2 within the State. Hopefully some areas where we now have a
3 chance to do some research. I think my personal opinion, I
4 anticipate possibly this upcoming session, they will revisit
5 saliva testing for roadside saliva testing rather than blood
6 draw. That also gives us an opportunity to examine these
7 issues that we talked about. Things that go beyond just the
8 field sobriety where, you know, watch how my finger, walk
9 three feet, all that stuff.
10 So the other exciting thing, right, my
11 conversations with Tyler Klimas, with cannabis, is right now
12 we're looking at pretty much the nuts and bolts. Do we have
13 standard of purity. You know, we're going recreational on
14 this stuff. So what's the standard if you're dealing with X
15 number of independent laboratories, that's one and if we
16 bring it all together.
17 There's also another piece of that that we can be
18 doing which is research the cannabis. You know, what are the
19 medical benefits, et cetera, et cetera. So if we're going to
20 have something like this and we're going to have a
21 headquarters built, what we're doing is we're putting a lab
22 in there. We start thinking years out. The same thing with
23 the cannabis, where we can be maybe a little bit cutting edge
24 because we were one of the first states to legalize it.

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1 Let's show everybody what the potential is here. And some of
2 the -- you know, by-products, that may help people or that
3 help.
4 MEMBER FREED: This is Laura Freed again for the
5 record. Thank you for that, Director. Does the Department
6 of Agriculture still contract with the Cannabis Compliance
7 Board for testing?
8 MR. TOGLIATTI: We're not involved with the
9 Department of Agriculture. And my understanding, and this
10 will be, for the record, secondhand.
11 MEMBER FREED: Okay.
12 MR. TOGLIATTI: Any examination or any
13 examination of any of the cannabis, nothing is being done by
14 Agriculture nor any of the forensic labs.
15 MEMBER FREED: Okay.
16 MR. TOGLIATTI: That's all been outsourced to
17 private laboratories. That's where the cannabis group would
18 like to come together and have the State do that type of
19 testing to have more of quality control issue of what's going
20 on.
21 MEMBER FREED: One more question, Mr. Chairman,
22 and I promise I'll thank you for the indulgence. I think
23 this is probably one for Mr. Palmer. This is slide nine,
24 funding sources. The headquarters part of the building,

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1 you're estimating 50 percent highway fund, 50 percent general
2 fund. You mean general fund appropriation or bond funds when
3 you say that?
4 MR. PALMER: And my guess in bonds.
5 MEMBER FREED: Because in the project narrative
6 that the Board has, we've got 67 percent State fund which I
7 assume to be general obligation bond and 33 percent highway
8 funds.
9 MR. PALMER: Yeah, that might be old language.
10 We've actually had this request for five or six biennium.
11 MEMBER FREED: Okay.
12 MR. PALMER: So that may be --
13 MEMBER FREED: Okay. So we'll have to get
14 clarity on how much highway fund we're talking about here.
15 Okay. Thank you, Mr. Chairman, again for the indulgence.
16 CHAIRMAN HAND: Member Hand. I have just a
17 couple of follow-up questions. One of them is the eight or
18 nine locations that you're in now. Are you renting all of
19 those, every one of them?
20 Okay, so there -- and then I think I heard that
21 the other two labs would not be closing. The other two labs
22 in the state were referenced so they would stay open.
23 MR. PALMER: Curtis Palmer for the record. So we
24 had mentioned Washoe and Metro in Las Vegas labs. So those

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1 are county operated. So those would continue and they're
2 bursting at the seams already with their own work and trying
3 to work us into their labs as well will change that.
4 CHAIRMAN HAND: Thank you. Any questions?
5 MR. PALMER: So the next project would be that
6 we're asking for is some dormitory facilities for training
7 our cadets. And so we currently have two academies, one in
8 the North, one in the South. The one in the South in Las
9 Vegas is basically a commuter type training facility. The
10 folks that come in from there live in the area so they
11 commute in. The academy up North is really more for the rest
12 of the state rurals and so forth as towards commuting back
13 and forth on a regular basis.
14 So we currently have a dormitory facility, a
15 lodging visitor group facility out at the Stewart facility.
16 So those old beautiful buildings, unfortunately they are old
17 and are in need of some drastic updating. For example, I
18 don't believe they have air conditioning, internet or Wifi
19 there is limited, if there's any at all, for the students to
20 do homework or to do things after hours when they are not in
21 the official training and so forth.
22 That facility is located about a mile southwest
23 from the actual training facility where we have our own
24 building. And so, and our understanding is that the Native

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1 American Tribes that have the property and so forth now have
2 expansion plans and use for that property in general as a
3 whole. And I understand at some point they would be asking
4 to have control of that property back which would lead us to
5 -- so this is kind of a preventative in efficient planning of
6 what might come about.
7 And there's just some talk there about some of
8 the problems within our facility. This slide shows our
9 current training academy facility. It is a State owned
10 building, classrooms and so forth where we currently house
11 the training of the cadets as they come into the program.
12 Our next slide, and this is just general
13 reference. The next slide you can see the building from a
14 bird's eye view there. There's a parking facility and so
15 forth around the building.
16 The proposed site for the dormitories would be at
17 the bottom of that slide there adjacent to the parking area,
18 roughly 2,200 square-foot location that would have double
19 occupancy rooms, adjacent bathrooms and a pod kind of
20 configuration. There would be some additional classrooms,
21 exercise rooms so forth, kitchen facilities.
22 And the students can stay there, but we also have
23 instructors that come out and would perhaps be there for a
24 few days to a week in teaching some specialized training

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1 concept that the cadets need to learn. So frequently those
2 instructors stay onsite, as well is a place where our
3 instructors can stay with the cadets.
4 Is there anything else?
5 MS. BRUEGGEMANN: Yes. Again, my name is Sheri
6 Brueggemann for the record, deputy director. And I have to
7 tell you that I personally have been presenting our CIP for
8 our headquarters since 2007/2008 so it is very near and dear
9 to my heart.
10 But there's a couple of things that I want to
11 reinforce that the Department of Public Safety does not have
12 a headquarters building at all. So we would be one of the
13 few departments of our size that doesn't and this would be
14 the first and hopefully the last headquarters building we
15 would ask for. So, again, I wanted to underscore that, that
16 we are without a home.
17 And we believe that the leadership should come
18 from right there in the middle of our employees. And that by
19 working together with all of our groups and divisions, who
20 right now are scattered all across the city and state, of
21 course, we might be able to unify them as our shortage of
22 officers has put us in a unique position where we have to use
23 each others skill sets in order to react to issues that come
24 up.

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1 An example of that is the capitol riots over the
2 last summer, that sort of thing. And it doesn't improve yet.
3 So this would also be a real jolt to morale and it would help
4 a lot in that area. So I did want to mention that.
5 I also wanted to mention that I have requested,
6 not in writing, but Public Works and anybody that will hear
7 me that I understand that there are ARPA funds available to
8 assist. If so, for CIP's, we would love to be considered for
9 that.
10 I also would love you to consider to put us on
11 the fast track and put us beginning to end in the next
12 biennium. We're ready to go. We're happy to help. We'll do
13 whatever we have to do to make it happen. We're working very
14 well with the architects and Public Works. So we think it
15 could be a great opportunity.
16 We spoke with the lab. And the issues that we
17 spoken of are large and they are of concern because the
18 operating retail facilities to get their lab results
19 verified, they go to their own labs. So they pick their lab.
20 They get the results. They send it to the Cannabis Board.
21 And there's no way to satisfy any regulations because none of
22 them are standardized or even city standard -- by city
23 standards. They are private labs. So there are some issues
24 there so I think that can help us.

1 But in a bigger way, we talk about a forensic
2 lab, and I don't know what you think about, but I think about
3 CSI because that's all I know. And then you see the cars and
4 the phones and the telephones and pull this apart and that
5 apart and truly an investigation. We don't even have that in
6 this state. We don't have any of it, and so we need it. Our
7 investigation division is dependent on those kind of
8 investigatory type methods, whatever they may be and whatever
9 the equipment may be. But right now, we have to pick and
10 choose what's important enough to send out of state to find
11 someone to do our research and our analysis and that's just
12 not acceptable.

13 So Curtis mentioned it, the Director mentioned
14 it, we are the only state that does not have a State lab.
15 And the city labs or the county labs that we're speaking
16 about have no control over each other. So there is nowhere
17 you can go to get that kind of control from the State aspect.
18 I think that's important to bring up and because I've been
19 doing it for so long.

20 Okay. I'm sorry, I'm just reviewing this. Some
21 of the notes on the split has moved back and forth because
22 originally we did not have parole and probation in our count
23 to move over to the headquarters building. We were going to
24 leave them in their current location because of the type of

1 clientele that they have to handle, and we didn't think that
2 we could put it in the same operational building.

3 But we have since found that we could by changing
4 entrances and the back of the area where the lab is also has
5 the intake door for the offenders that come in from that way.
6 So we did move quite a piece of general fund type things in
7 there and that may have impacted our numbers if we did not do
8 this. But that would take care of our entire department up
9 here in the North.

10 I think we covered everything else. ARPA funds,
11 and that's even with your consideration. We -- we love the
12 designers. We love working with the group of people we're
13 working with. And I think it's an outstanding goal.

14 The helipad was Curtis' idea in case the Governor
15 needed a place to secure. And we do have an area over at the
16 emergency management building inside armory right now. But
17 should that building become not secure, which it already has
18 once, we would be the secondary site. We will have a secure
19 room within the offices so the Governor could at any time
20 take information coming in from the federal level directly in
21 there without anybody else having the availability to hear.

22 So state of the art, we are looking at total net
23 State, zero. So heating, air conditioning, everything would
24 be top of the line and not cost the State. It does add up in

1 the initial cost of the building because we're putting new
2 equipment in there. But in the maintenance of the building
3 it should go a long way towards saving and setting new
4 standards for buildings for the State in the future. So
5 that's just my pitch. And thank you for giving us the time
6 today.

7 CHAIRMAN HAND: Do we have any questions? If
8 not, thank you very much for your presentation.

9 MS. BRUEGGEMANN: Thank you.

10 CHAIRMAN HAND: Thank you for sharing the dog.

11 MEMBER FREED: Mr. Chairman, I just had for the
12 record, I wish I had control over the ARPA funds. That would
13 be nice.

14 MS. BRUEGGEMANN: For the record, I wish you had
15 control over them too.

16 MR. HUNT: Good afternoon, Mr. Chair, Members of
17 the Board. For the record, I'm Tim Hunt, Nevada Division of
18 State Parks and supervising professional engineer.

19 MR. MORSE: And for the record I'm Rick Morse.
20 I'm the Forestry Program Manager on support services and I'll
21 be presenting for the forestry side.

22 MS. STEWART: Gentlemen, I'm going to ask you to
23 move those microphones close so the court reporter can hear.
24 Thank you.

1 MR. HUNT: Okay. Tim Hunt for the record. We're
2 presenting today the top ten of the department's 60 plus
3 improvement projects that were submitted. First off will be
4 Division of Forestry.

5 MR. MORSE: For the record Rick Morse again,
6 program manager for NDF. So since legislative action back in
7 2015 which closed quite a few number of fire stations and
8 consolidated equipment, we have two residences that still
9 exist out at Spring Creek and they become problems, so over
10 the last almost eight years vagrants constantly. Police have
11 to call us, call me in particular to get my permission to
12 escort them from the property. Neighboring children playing
13 in the residences, and they are condemned. We can't secure
14 them in any way. And so we're asking to get these demolished
15 and limited frustration of the land.

16 Plans for one of the properties is to give it
17 back to State Lands. Let them dispose of it or sell it and
18 so recoup some cost from the sale of the property. That is
19 an HOA area. And they are really really anxious to get rid
20 of this. It's an eyesore.

21 And the other property, we're going to keep the
22 bay. Which in the picture on the slide, which is slide, the
23 one on the left with the blue bay, the bay will stay. And
24 the structure will be demolished next to it. And then we're

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1 going to put in three RV pads for seasonal firefighters to
2 help in the Elko community area for wildfires and such. We
3 do get them coming in from other states and communities like
4 that.
5 That's about it. If there's any questions, I
6 would be more than happy to answer your questions.
7 CHAIRMAN HAND: Member Hand for the record. I'm
8 curious about the property sale. What sort of revenue would
9 that create? Have you got an appraisal on that?
10 MR. MORSE: I went in and researched the value
11 which the value we're going to sell is literally at \$15,000.
12 That's just for the land. So it wouldn't be that much of a
13 recoup for getting rid of the property.
14 CHAIRMAN HAND: Thank you.
15 MEMBER BENTLEY: Member Bentley for the record.
16 I'm a little confused. You say you potentially would sell
17 the property. Yet, in the same proposal, you want to put in
18 three RV sites. Isn't that kind of a conflict?
19 MR. MORSE: Yes, sir. Rick Morse for the record.
20 One property will be, the land will be sold. The other one
21 will be kept. There's two properties about a mile and a half
22 to two miles from each other. The one would be refurbished
23 for purposes of Nevada Division of Forestry. The other one
24 would be sent back to State and sold.

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1 MEMBER BENTLEY: Thank you.
2 MR. HUNT: Tim Hunt for the record. Next up is
3 the 9-Mile Stone House Rehabilitation which is part of the
4 recently acquired Walker River State Recreation properties.
5 This property was acquired in July of 2017 through the
6 legislature. Shortly before acquisition, the property was
7 damaged by two 5.8 earthquakes that occurred within
8 approximately 10,000 feet of its location.
9 This project would rehabilitate it, restore the
10 historic nature of the property, seismically retrofit it so
11 it can be open to the public and utilized as an
12 interpretative facility.
13 During the historic review, it was determined
14 that both Colonel Nye and Mark Twain had spent significant
15 time at this location. So it does have quite a bit of
16 historic value to it, both here in Nevada and also with Mark
17 Twain's national worldwide recognition. It would definitely
18 be a site people would like to see.
19 If this project is not approved, the upper
20 portion is already completely fallen away. So the entire
21 inside of the structure is, in fact, open to the elements.
22 Delaying this project would increase the deterioration and
23 any restoration processes more expensive.
24 Initial reviews, programming was done under

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1 188005 through Public Works through an architectural firm.
2 And also in stages of the historic preservation officer, also
3 enlisted the historic architect to evaluate the structure as
4 well. Are there any questions?
5 CHAIRMAN HAND: No questions. Thank you.
6 MR. MORSE: For the record Rick Morse, NDF. So
7 our next project I'm going to be talking about is we had
8 originally asked for an apparatus bay, fire apparatus bay to
9 be added onto our western regional office headquarters out in
10 east lake with a wash component, a wash bay component. After
11 State Public Works, the Division was able to do their
12 assessment. The architect decided it would be cheaper to
13 build a new building, which is depicted on the right-hand
14 picture there. The orange building is the new structure. We
15 have plenty of land here. And it would give us three bays
16 for the fire apparatus and one or not -- all year round, a
17 wash bay we do not currently have. So we can't wash our
18 vehicles in the wintertime.
19 We would keep the wash rec that we still have
20 which is outside of course. But this would give us the
21 ability to wash them in the wintertime as well. So it's
22 actually cheaper to create a larger building freestanding,
23 which I was really surprised by than to have in the current
24 building, because everything would have to come up to code I

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1 guess and the building that we have. So, and it's -- we are
2 fighting to get the upgrades made on it ourselves. So are
3 there any questions?
4 CHAIRMAN HAND: No questions. You must be doing
5 well.
6 MR. MORSE: Cross my fingers.
7 MR. HUNT: Tim Hunt for the record. The next
8 project is the building weatherization and envelope
9 protection at Spring Mountain Ranch State Park. This is a
10 continuation of 19-210 the Public Works undertook. This
11 continuation would provide independent engineering drawings
12 to the construction level and documentation identifying and
13 prioritizing the protection, the envelope protection for the
14 majority of the structures out there. Any questions?
15 Okay. Next is the restroom replacement and
16 shower facility at Wild Horse State Recreation Area in
17 Northern Nevada. This project would replace an existing
18 toilet system that has outlived its useful life. And it
19 would also upgrade the existing -- the replacement would be
20 upgraded to four shower facilities and flushing toilets to
21 improve visitation. And the north loop at this location has
22 a shower flushing restroom but the lower loop does not.
23 This existing structure is outdated, does not
24 meet ADA requirements and it does not meet the current

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1 visitation needs of the public. Any questions?
2 Next is a similar facility at the same location.
3 This is a day use area to be replacing, again, and
4 noncompliant out-of-date bowl toilet system. It currently
5 does not meet the ADA standards and it's in excess of
6 40 years old. It would be replaced with a flushing toilet
7 system. This particular one is located adjacent to the
8 nearby cabins that were installed a few years ago and the
9 septic and leach field are currently existing at the capacity
10 to handle the addition.
11 CHAIRMAN HAND: Member Hand. I have a question.
12 This might be for Public Works. These are several facilities
13 all at the same park, if you will. Is there any reason that
14 they are not bundled for some efficiency or?
15 MR. LEFEVRE: Kent LaFevre for the record. We
16 can certainly look at that, but usually these are estimated
17 one at a time so that they can be -- you know, so we can pick
18 and choose.
19 The other aspect of it is once the, some of these
20 have different State funding. Some might be 100 percent
21 State funding and some might have agency funding so that's
22 why they're -- that could be a reason they are separated.
23 CHAIRMAN HAND: Member Hand for the record.
24 Thank you.

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1 MR. MORSE: For the record Rick Morse. The
2 number seven project is the Ely industrial shop. Ely is one
3 of our conservation camps. And we do a lot of refurbishment
4 out there and we have for quite some time which saves the
5 Division quite a bit of money by doing some of the alteration
6 work or the upgrade work of refurbishing our own vehicles.
7 We currently work, the bulk of that work is done outside on
8 gravel. And, of course, in the wintertime it's pretty cold
9 in Ely, even more so than here.
10 So we're asking for a 5,000 square-foot shop
11 facility to be constructed to help us be able to renovate our
12 fleets and also to keep our employees safer and more
13 comfortable working in an inside environment, of course, or
14 more hospitable environment to outside. And it's a lot
15 easier to paint inside than it is outside. If there's any
16 questions, I'll take them at this time.
17 And my last project of the top ten is an
18 emergency generator for the Northern region. This is a
19 pretty straight forward project. And actually I believe I
20 have to update Public Works because I didn't realize until
21 after we were done with this, we possess the generator
22 already. And I think that the price included a new
23 generator, so we'll have to work that out. But this is
24 literally putting in a pad and doing the installation for the

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1 generator that you see in the picture. So I think it will
2 come down a little bit in cost. And this is just an
3 emergency generator to keep the lights on and computers
4 running for the regional headquarters in the North.
5 CHAIRMAN HAND: Member Hand for the record. So
6 is that the 183, 183,000 is the generator that you already
7 own?
8 MR. MORSE: It is as of right now \$702,448.
9 CHAIRMAN HAND: That's a lot of money.
10 MR. MORSE: Install emergency generator. That's
11 why I believe it's for a new generator. The generator was
12 given to us and it works just fine. It's just never been
13 installed.
14 CHAIRMAN HAND: Thank you.
15 MR. HUNT: Tim Hunt for the record. The next
16 project is the construct flood control improvements at
17 Cathedral Gorge.
18 CHAIRMAN HAND: Sorry for the interruption.
19 Member Bentley?
20 MEMBER BENTLEY: Under that presentation, whose
21 responsibility would it be to revise the budget that we have
22 here?
23 MR. LEFEVRE: Kent LaFevre for the record. That
24 would be my shop at Public Works. So we'll take it up with

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1 the agency and get a revision.
2 MEMBER BENTLEY: Thank you.
3 MR. HUNT: Tim Hunt for the record. The last
4 project is to construct flood control improvements at
5 Cathedral Gorge State Park. This is in essence a dirt berm,
6 not an engineered levy system adjacent to a large wash next
7 to the park. In 2018, large thunderstorms in the area
8 created extreme flows and the containment burn has been
9 failed which flooded out the entire campground.
10 The berm was reestablished through risk
11 management. It was insurance. But, however, it was not
12 allowed to be improved at that time because of the process
13 where insurance just restores any kind. So this project,
14 it's approximately about 800 linear feet on the outside of
15 the drainage which requires the fortifications in armoring
16 the levy. Any questions?
17 And restroom replacement at Cathedral George
18 State Park. This is an extremely old restroom facility that
19 is -- does not meet any accessibility requirements and is
20 beyond its useful life. This project will replace it with
21 shower and restroom facilities which it currently has. Any
22 questions?
23 In addition to or these capital improvement
24 projects, we also have a large number of statewide programs

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1 that, projects that will be provided, be presented by the
2 State Public Works Board. Our two projects that are going to
3 specifically identify are the life safety issues. And
4 project number 23503, these are the fire suppression systems
5 at the Walker River State Recreation Area. To bring these
6 previously private structures into compliance with the State
7 Fire Marshal, these projects are necessary. Any questions?
8 Are there any questions on any projects that have
9 been submitted that were not identified in the presentation?
10 CHAIRMAN HAND: It appears there's no questions.
11 Thank you for your presentation.
12 MR. MORSE: Thank you.
13 MR. HUNT: Thank you.
14 (Whereupon, a brief recess was taken.)
15 CHAIRMAN HAND: Member Hand for the record. Good
16 afternoon and welcome, Department of Corrections. As Susan
17 was talking about the microphone, if you could each introduce
18 yourselves when you begin to speak so we get it on the
19 record, that would be great.
20 And we're going to go ahead and ask that you
21 present all of your projects and we'll save questions until
22 the end. And does that work? A lot of heads nodding.
23 Great, thank you. The button on the bottom is the magic
24 button.

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1 MR. DANIELS: Good afternoon, everyone. My name
2 is Charles Daniels, Director of Nevada Department of
3 Corrections, and I'm very pleased to be here. I would like
4 to identify the folks that are here presenting with me today.
5 To my left, we have Dr. Ralph Wagner. He runs
6 all of our facilities and anything and everything to do with
7 our buildings and grounds.
8 To my right I have William Gittere, who goes by
9 Bill. He's my deputy director of operations. So he in
10 essence runs our corrections for us. And he supervises all
11 of our wards.
12 And then to my -- to his right we have Ms. Lisa
13 Lucas. She's a deputy director of support services, and so
14 she deals with our technology, fiscal services and many
15 counts and so on.
16 So each of us have a little bit we would like to
17 share with you, and so we're looking forward to presenting
18 what we want, what we're trying to get. And can you hear me
19 okay over there? Awesome.
20 So the very first thing I would like to discuss
21 is what we're here for. And so the Department of Corrections
22 has proposed 168 CIP's of which 85 are presented herein. In
23 addition to that, we have 37 SWP's, which will not be
24 presented and that will be obviously for FY24 through FY25 to

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1 continue its missions of our 18 facilities.
2 I gotta get this up. There we go. All right.
3 So what you see on this slide right now is what we actually
4 do. What exactly is our mission. Well, I'm going to tell
5 you because I think it's important. Our mission is very
6 simply the Nevada Department of Corrections will approve
7 public safety by ensuring a safe and humane environment that
8 incorporates proven rehabilitation, initiatives that prepare
9 individuals successful reintegration into our communities.
10 Is there a pitch or something going on? I need
11 to move back? Oh, okay. We're going to get it. There's a
12 sweet spot. I was annoying myself. Like, what's going on.
13 All right, very good. So, anyway, that's our mission for the
14 part you heard.
15 But more importantly, I need to talk to you about
16 our vision because that's of equal importance. Our vision is
17 to reduce victimization and recidivism by providing offenders
18 with incentive for self-improvement and the tools to affect
19 change.
20 The reality of it is our mission is to change
21 society. When a person runs afoul of the laws, arrested and
22 is held accountable, we are the actual, the third section of
23 the judicial section. But once some judge hands them off to
24 the Department of Corrections, we will endeavor to assess

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1 that individual. Figure out what he needs to have addressed,
2 if it's criminal behavior, criminal thinking or he got stuck
3 with one of the isms, the alcoholism, the drugs, whatever it
4 may be. It's our job to identify them and put that
5 individual on a track that also addresses the other issues,
6 lack of education, lack of training, lack of any job skills,
7 lack of even any desire to be emersed in our society and be
8 productive. We do all of that.
9 So the goal is once we get them, we will hand
10 them off to some form of supervision, prepare to remain out
11 in society and not recidivate. We are looking at recidivism
12 rates. We do see those at least by 30 percent. We would
13 have already, in my opinion, been very closely there. But
14 the problem with that right now is we were stuck like
15 everybody else dealing with COVID. So we were vastly locked
16 up and we modified operations. But we're back in the
17 business of, number one, saving lives and keeping society
18 safe and making a difference.
19 So in support of the requested CIP's, I would
20 like to take the time and the opportunity to discuss the
21 importance of Over Watch as it relates to the need for
22 updates to technology. You will see much later on, we are
23 heavily vested in changing in technology. But as you know,
24 if you're dealing with technology, it's an infrastructure

1 issue. We really need to have fundamental change in our
2 ability to keep the public safe and obviously deal with our
3 ability to rehabilitate these individuals, as well as keep
4 our staff and the other offenders safe. It's important.
5 So Over Watch is a corrections command and
6 control platform utilizing technology as a force multiplier
7 to mitigate staff shortages, inadequate technology,
8 antiquated communication systems and inadequate staff,
9 professional development.
10 Therefore, it is imperative for us to illustrate
11 the need for consideration and approval of the items listed.
12 Essentially, the corrections industry nationwide is suffering
13 from a declining cadet pool which are new hires and staff
14 retention that can best be described as hemorrhaging. We do
15 not have a workforce nearly what it was just five years ago
16 and nationwide, not here. Every single corrections agency
17 has the same issue, and there's several reasons why.
18 Number one, like most of you know, corrections is
19 not a sexy job. It's not something you aspire to be when
20 you're 14 or anything of that nature. And so the people that
21 tend to come to us are people who want to have, be designated
22 as a law enforcement official. All of our staff, custodial
23 staff are POST certified, but they also want to serve and
24 they find their passion here.

1 I've been in the agency -- I've been in
2 corrections for 35 years. And the only reason I'm here is
3 because I love it. I have a passion. Typically you'll find
4 our leaders feel the same way. But then our new staff, they
5 get in and they get the feeling and they want to stay. But a
6 lot of the younger folks no longer want to be a part of that.
7 They want exciting things. They want technology. They want
8 to shoot a laser. I don't know. I'm a little too old to
9 know what they want to do anymore. But, nonetheless, they
10 don't want to do whatever I like to do. So, anyway, there's
11 a lot going on and moving forward.
12 So I'm going to appeal to the sense that we are
13 changing corrections. I also happen to be, believe it or
14 not, the leader of the technology division in our industry
15 organization called CLE, Corrections Leaders of America. And
16 what it is is that this represents every single one of the
17 state directors, as well as the Federal Bureau of Prisons and
18 I'm leading that technology piece.
19 One of the reasons why it's such a big deal and
20 I'm pointing that out is it's impacting everyone. I know I
21 said it, but you're going to hear it some more. This is an
22 industry issue that we're trying to solve.
23 So moving forward, let's go ahead and talk about
24 what we're going to address. Thank you, there. Thank you,

1 Dr. Wagner. So we're going to be talking about populations
2 projections, as well as a master plan overview. Then we're
3 going to go through our proposed CIP's.
4 What's interesting about that, I will start out
5 with the very first. But while I'm giving you the
6 information, I'm still going to intertwine what we are
7 talking about as we reimagine corrections. And we want to be
8 the leader in this re-imagination primarily because
9 corrections cannot sustain itself without the humans that we
10 need and the dedicated servants. So a lot of this will be
11 building upon one another and you'll notice a theme. They
12 will either be security related or technology related because
13 if you can't do those two, none of the rest of it matters.
14 So let's go ahead and move on. So let's go ahead
15 and briefly talk about our population projection which
16 happens to be interesting. Okay. So we're going to talk
17 about our population. And so, anyway, let's look at our bed
18 capacity. As you know, we measure our capacity by several
19 things, facilities, but in addition to that, within each of
20 those facilities we have a certain amount of beds. And so
21 right now, we project our bed capacity to be right now a
22 little over 10,000.
23 If we manipulate some of the bed space moving
24 forward and we had to have -- had to address it, we can

1 manipulate some of it, but there's a huge issue right now.
2 It's the type of facilities and many of these facilities we
3 have security issues. Our locks don't work. Our frames
4 don't work. We have a lot of issues that meant what we do is
5 very porous and unsafe, and we need to be able to provide a
6 safe environment for our staff to work. But also for the
7 many individuals, the offenders who come to us who are paying
8 for their, you know, transgressions, they need to feel safe
9 so that they can come out of the program and educate
10 themselves and prepare themselves for the eventual reentry
11 back into society.
12 So our big capacity right now is slightly over
13 10,000 and that is of August 7th moving forward. We do
14 anticipate though that in spite of the fact that we have
15 those beds, many of them won't be online for multiple
16 reasons. Some are security related. But the other one is we
17 don't have enough staff to monitor the inmates. So we have a
18 disproportional amount of beds that are up North but we don't
19 have staff to monitor them. So we have to close down housing
20 units to get those individuals transferred down here. We
21 have had to reassign many of them down to our Southern
22 institutions just so that we have enough staff to be able to
23 actually keep everyone safe and to be able to respond to
24 emergency situations.

1 Let's briefly take a look at our female
2 population. We have two facilities that primarily house our
3 female offender population. Down in Las Vegas, actually in
4 the City of North Las Vegas, we have Florence McClure
5 Medical -- I'm sorry, Florence McClure Women's Correctional
6 Center. And -- and then we have a satellite camp for those
7 that are transitioning out of a secured confinement to
8 another type of arena which would be a program or what would
9 be our camp, and we have that currently in Jean. Jean is
10 just somewhat, maybe 15 miles south of Henderson, right off
11 of I15. And so we have a lot of folks out there.
12 We have a lot of the females that have worked
13 their way out. In many respects, many of them, they're
14 programming and many of them participate in our fire crews.
15 They have their own fire crews down there. They do great
16 work. Their efforts are just as robust as the male
17 offenders, and we really appreciate the value that they bring
18 to the State.
19 So our female population continues to grow and,
20 but it's somewhat slightly different from what the male, what
21 you will find with the males. But right now we're struggling
22 because over the last two and a half years, much of our
23 staffing -- I'm sorry, much of our inmate population, whether
24 it be males or female, it's abnormal because a lot of folks

1 went through a long of period of time, if you committed a
2 crime other than something heinous, you couldn't even get
3 arrested in COVID. You were given a ticket.
4 And so a lot of the folks were still leaving on
5 time, but we didn't have as many admitted when the Court
6 slowed down and so on. We expect that to change dramatically
7 because now all of the criminal justice entities are back for
8 the most part in full force. And so we do expect to see an
9 increase in our inmate population as it relates to our female
10 population, as well as the male.
11 Deputy Director Gittere, would you like to say
12 something related to the population trends.
13 MR. GITTERE: I would, sir. Thank you. Deputy
14 Director Bill Gittere for the record, deputy director of
15 operations. I think that critical piece I would like to add
16 at this point is that the Southern institutions are managing
17 the bulk of our workload because our Northern institutions
18 are so grossly understaffed, and that trend is continuing.
19 So the bed capacity in the South will be more and
20 more important to us as time goes on because the trend of us
21 losing staff members, net losses is continuing to this day.
22 16 officers this past pay period, 12 officers the pay period
23 before, nine officers the pay period before that, and that
24 trend isn't showing any sign of declining.

1 Where we have staff is in the South and we're
2 better able to retain them in the South. In the North it is
3 just a growing growing problem. So that bed capacity, and
4 we'll talk about one project we would like some help with in
5 the near future to add more bed capacity in the South is
6 critically important to us.
7 We don't believe that the trend of declining
8 individuals really come to corrections is going to change any
9 time soon. The economy is in full -- full employment. The
10 -- in July, the economy added 520,000 jobs in the United
11 States. To me, I don't think one of those was in corrections
12 because we certainly didn't see any gains. If that
13 continues, our base of operations in the South and our
14 ability to hire and retain personnel in the South better than
15 in the North, dramatically better than in the North, will be
16 very important to our future, safety and security.
17 MR. DANIELS: Thank you very much, Deputy
18 Director Gittere. So in addition to that in terms of
19 addressing the female population, as well as the male
20 population, we really need to ensure that we have that final
21 bed space down in the Southern region, primarily because we
22 just don't have individuals who want to work up North. They
23 have other opportunities, sexy organizations like Tesla and
24 Amazon. You can't really blame some of these folks because

1 we do work in a dangerous environment. And many of our
2 facilities are way out such as Lovelock, which is North up
3 here and Humboldt, and many of our camps are out in the
4 middle of nowhere.
5 So we don't have staff to keep one another safe,
6 as well as the community safe, as well as the offenders safe.
7 We would be doing a disservice if we kept those facilities up
8 to capacity. It's just not a tenable situation.
9 So as it relates to the male population, we're
10 also looking at an increase in our male population. Now some
11 of the projections that we've had from some of the
12 organizations that provide protections which is always an
13 independent party have indicated that the numbers wouldn't go
14 up. But at the onset of those projections they went down.
15 Part of that had to do with what the sentencing commission had
16 done and really had a significant impact on the reduction of
17 how long individuals would serve, especially for their -- for
18 the offenses that weren't violent. A lot of sentencing was
19 reduced.
20 However, now all of that is starting to catch up
21 with us and the male offenders are coming back. And once
22 again, now that the prosecutions have gone up, we're going to
23 see a return with the upper projections. So as you look
24 forward, we need to have that bed capacity. And with that

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1 capacity, we need to have housing units in which we can
2 actually keep the individuals within those cells and keep
3 those individuals confined to those housing units.

4 We had a major incident back in December, and it
5 was at one of our Southern institutions, and it ended up
6 being a major event that was covered by the media and they
7 were still getting reports from that. But at the end of the
8 day, all of that was as a result that the inmates could kick
9 themselves right out -- right outside their cell by kicking
10 the doors and walking on out. So if you were giving an order
11 to lock down, they are just, yeah, whatever. What are you
12 going to do.

13 And that's the type of issue because that then
14 turns into obviously violence and uses of force, and we're a
15 very professional workforce. We send our folks to the
16 academy. They are well trained. But when you have large
17 groups of individuals that are setting fires and refusing to
18 lock down, then you end up having to evolve into use of
19 force. Fortunately, we have some very highly trained staff
20 members and we happen to have a professional CERT team, a
21 response team that went to that facility and assisted in
22 getting control. But for a moment we had lost control of our
23 facility. And in the corrections arena there is nothing
24 worse.

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1 Our job, quite frankly, is to maintain control of
2 our facilities, and we'll lose control if to reestablish.
3 But all of that was preventable if we would have had locks
4 and doors that actually did what they were supposed to do,
5 which were prevent ingress and egress. They failed. And we
6 had the individuals who filled it, bolt it and then resulted
7 into a large disturbance.

8 And so that's why this is so very important. As
9 we're going over the numbers, it's a safety and security
10 situation. And I am responsible for all my staff and those
11 inmates. If anything were to happen to any of them, I'm the
12 one that's going to address their families, whether it be
13 offender or staff. I'm the one that has to look them in the
14 eye and say we did everything possible regarding training,
15 regarding the preparation for an emergent event, but I have
16 failures with my infrastructure.

17 It doesn't do any good for me to tell you we've
18 been putting in for this for years. It doesn't do any good
19 for me to tell you your loved one was hurt and we've had
20 projects on the books. The reality is your son or daughter
21 or your loved one was hurt or I couldn't keep your loved one
22 that's -- or I couldn't keep your loved one that's been sent
23 to prison, I couldn't keep them safe in an acceptable manner
24 because we just didn't have the staff and we didn't have the

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1 features to keep those individuals locked up in an
2 appropriate manner commensurate with the security level.
3 As you know, we have some medium security, low
4 security, but we also have some guys that are just violent
5 and they are in prison for being violent, to include up to
6 homicides and such. I have to be able to keep those
7 individuals secured.

8 Go ahead, next one.

9 MR. WAGNER: For the record, Ralph Wagner, chief
10 engineer. I think I'm at a good distance here. To
11 supplement that discussion and more background information,
12 we're going to get into the master plan which was developed
13 by Public Works and released in 2016. I'm sure you're
14 familiar with it. But it plays into what we just talked
15 about, populations and how we deal with it and the inevitable
16 increase.

17 So there's -- within that master plan there's six
18 major projects, and they have escalated substantially from
19 the initial cost estimates that are in that document, and
20 they are triggered by JFA Institute. We rely on them for
21 long-term projections and we'll get into some of that.

22 But before we go too far, I'll point out the six
23 major projects are spread out through our facilities, our
24 major facilities. Clearly, the camps aren't going to get

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1 much attention in this regard. But at SDCC, we have two
2 housing units. That's the number one for us, and that's
3 shovel already. Three years ago we finished the design of
4 it. And at that time Director Dorinda thought that we were
5 in good shape, the programs and that type of thing, but I
6 think the Director will reinforce it.

7 But long-term, it makes sense for reasons that
8 have already been talked about, we have a shortage in
9 staffing. And if we can move closer to a population like
10 Vegas, 2.5 million, clearly much easier to staff than out in
11 Ely and more so Wells and Humboldt, those far out areas. So
12 long-term it's almost inevitable that we're going to migrate
13 more and more off our offenders to the South to Las Vegas
14 where we have, what, 2.5 million people to draw from for
15 staffing.

16 To that extent this project is, and it's
17 enormous. I'll get to it here. It's item number 43. We
18 want to get that funded but it will -- it will dwarf the
19 funding that's available through bonding. When I do get to
20 it, we would like to have the Board's endorsement. When we
21 go solicit monies from ARPA which we plan to do here in the
22 short-term. That may be a unique, large biennium source that
23 could actually fund that \$152,000,000 debt.

24 With regards to your Board, the suggestion is

1 possibly contribute 5,000,000, add that from our packet of
2 bonding money. I know that's worked well in the past when we
3 had a classroom project up at Prison Industries High Desert
4 with the simulators that were provided. DETR was able to
5 give us \$230,000 to go towards that project. And so that was
6 a blending of funding, I know the Governor at the time
7 endorsed as well. So possibly that's another twist. I don't
8 want to dwell on that too long.

9 But I'm going to move on and, again, show you
10 population numbers that trigger this master plan. And so
11 here's data from 2016 and 2027, clearly an upward trend.
12 There's no reason to doubt it. Those numbers are pretty
13 exact. They are down to the nearest inmate. I think you
14 would have to round those off, but they are still dependable
15 to our situation now. It's inevitable that we're going to
16 need, especially in the South, more beds.

17 Female/male population growth, consistent with
18 the upward trend we just talked about. And some photos of
19 overcrowding to further supplement. So spent time briefly,
20 not spending much time with it, especially there's six
21 projects here. So they are -- they're there just for
22 completeness, not to dwell on at this time, except for that
23 one project that I've already talked about somewhat.

24 But women's, they need a warehouse and other

1 facilities. That's all a part of the master plan. And
2 here's that major project that's shovel ready. It's fully
3 designed and it will include, if you look through the fine
4 print, there's 168 cells per housing unit. If you do the
5 math, that's 300 and -- 336 cells all together for, times
6 two, that's our maximum amount, two beds per cell. So that
7 will put us in the 650 range of additional inmates that we
8 could support for that project. So it's, of all of the
9 master plans, clearly on the top of our list and I believe
10 Public Works' list as well.

11 And then CC has several facilities that are
12 needed but, again, not at this time.

13 Prison eight, I'm going to refer to the acting
14 administrator of Public Works. He designed it I believe,
15 right. You were pretty much close to it.

16 MR. LEFEVRE: Kent LaFevre for the record. Yes,
17 I was the architect of record on that project.

18 MR. WAGNER: And the price tag has gone up since
19 you finished it.

20 MR. LEFEVRE: Yes, it has.

21 MR. WAGNER: I think we were quoted in the master
22 plan around 300,000,000. And you could probably multiply it
23 by at least two at this juncture. But that facility would
24 also play well in the South. It's just down the hill. High

1 Desert is where it would be located. And the desert out
2 there, as they say, we have a lot of space. And this would
3 be another contribution to that and played well in the
4 long-term plans of bringing more and more staff and offenders
5 into that area.

6 Three Lakes, that's also in that area. That's a
7 newer facility. It's a camp, but it's got plenty of space
8 around it too for expansion but, again, that's another day.

9 And up at Stewart Camp, up North has also made
10 the master plan.

11 So with that, I want to spend some time talking
12 about the CIP process that we use internally. Basically,
13 it's an 18 month effort. We're in month eight right now. So
14 we won't see the first dollar approved until July 1 of next
15 calendar year. So it's -- it's a lengthy process.

16 And just to introduce it to how we go about
17 looking at our projects and developing them because we -- we
18 tend to submit a large number. Last biennium I think it was
19 around 178. And this time it was 168. And those really are
20 needs that we have. We recognize that the bonding money
21 can't take care of it. We've had around ten, 15 percent
22 historically. But, nonetheless, they are true needs and we
23 think it's important that we demonstrate that.

24 But here's some abbreviations you're somewhat

1 familiar with that you may want to refer to as a study in CIP
2 in more depth. Personnel abbreviations, just to facilitate
3 your review. Vetting process, just go through that quickly.
4 But January of this calendar year, it started, the 18-month
5 process. And the ward, assistant ward to the tenants, ASO,
6 the facility supervisor, they get together in each of the
7 facilities and develop what their needs are and then rank
8 them. Then they send them to me as Chief Engineer. And I
9 merge them into a single set of priorities. And, of course,
10 as you might expect, our major facilities get the most
11 attention. It's rare that a camp will get major funding.
12 Just by sheer numbers, they are just smaller facilities.

13 So they are all ranked. This time is, like I
14 said, around 170 of them. And then they send to the
15 executive team comprised of the director and deputy
16 directors. They look through them at this juncture. The
17 Director, as he already alluded to, is that he's got a
18 paradigm shift in how he envisions management. That's that
19 reimagine that you heard about with the document out there,
20 and I'm sure he'll get into it, respond to any questions you
21 have on it.

22 But that triggered their input and as Public
23 Works, we presented it to them and it was a definite
24 difference because it was a major twist to what we normally

1 submit. But in that regard we were quite pleased with how
2 the result in ranking and CIP's that we received from Public
3 Works were given to us in the last month or so.
4 So they had, I think it's something like three,
5 four months, once they receive our proposed CIP's, to go
6 through some rigor to do a two-page cost estimate. And I
7 believe you have that in front of you and that level of
8 detail. It breaks down the individual costs and then a
9 description of each project. And that is a -- it takes a
10 fair amount of work. They typically come out to our
11 facilities, have discussions with us.
12 And so to that extent, I just might add that it
13 in my five years with the Department, I just, to see a good
14 working relationship we have with the staff over at the State
15 Public Works, they are -- examples, we had up at Ely, see if
16 you remember this, we had a break in the hot water line. And
17 we had to remove the offenders from housing unit 78 and 12.
18 And we -- that was an emergency. And we contacted Public
19 Works, and we got that funded with monies in a similar but
20 different CIP to take care of the short-term repairs. And
21 then subsequently the hot water was funded in the last
22 biennium. And that all reflects this ongoing interaction
23 that we have and the quick response that we tend to get when
24 we do get into those emergency situations.

1 So I'll finish this up. So now we're here with
2 the presentation to you, to the Board, and that's the vetting
3 process. To that extent, I'm going to turn it back over to
4 the Director for his input on the next slides.
5 MR. DANIELS: Thank you, Dr. Wagner. Let's talk
6 about the philosophy for a moment only because I want to
7 reemphasize why we need what we need and why they are ranked
8 together. But even before I do that, I do want to thank your
9 level of responsiveness whenever we have a situation in which
10 we need some help right away. We can't afford it. We need
11 something fixed. From the very beginning, when I even met
12 Dr. Wagner, he said listen, whenever we have something major,
13 the State will come through.
14 He says we have a lot going on and there's a lot
15 that won't get done but if we absolutely positively need them
16 overnight they will come. And that's been proven over and
17 over again. So I just once again want to thank you for the
18 efforts and the role that you all play in this state with
19 very limited resources. And we know and respect that
20 everyone needs everything. But how often do you get a pat on
21 your back for doing your jobs. So thank you very much for
22 that.
23 So let's now talk about the philosophy. I felt
24 very strongly and I had told Dr. Wagner when we came, I was

1 going to be somewhat repetitive because I have to bring home
2 the moment. Our focus of the proposed CIP's is clearly on
3 the recent NDOC reimagine philosophy that includes
4 implementing more technologies, for example surveillance
5 systems, to offset the difficulty that we have in recruiting,
6 as well as maintaining staffs while improving our overall
7 performance.
8 The philosophy continues to be driven by
9 considerations of safety and security of our staff to the
10 offenders. And I could have just easily written in there,
11 the issue was also about public safety and your safety. If
12 we can't maintain those individuals, especially our violent
13 ones, then you're in jeopardy out in the community going
14 about your day-to-day lives.
15 But I also want to point out something more. We
16 are -- we are by law, by the U.S. Constitution --
17 Constitution, we are required to provide safe and humane
18 conditions and provide protective custodial care for our
19 inmates, our offenders. The Eighth Amendment, think about
20 it. This is an amendment. It's a right for all of the
21 Americans or anyone that's locked up in our -- in our country
22 that we provide safe and humane conditions, and we endeavor
23 to do that. We see it as a failure any time we cannot do
24 that because we have the knowledge and the know how. Our

1 industry is very good. The corrections industry is very good
2 at doing what it does, but it requires us to have appropriate
3 equipment. We have an ability to sequester and/or protect
4 the individuals in our care, and I believe we do a good job
5 at it.
6 But right now unfortunately, we're down to making
7 miracles happen everyday and every shift. And so I want this
8 to be embedded as I move forward. We have 40 initial
9 proposed CIP's that would, 168 CIP's were highlighted and
10 intended to reflect the recent paradigm shift in our
11 philosophy. So I'm going to transition into what we're
12 actually proposing, and I'm going to do number one through
13 the five.
14 But if you were to look across the top, the one
15 thing I would ask that you pay attention to is that this is
16 really all about doors and locks in disrepair. No matter
17 what we do, we are legitimately interested in providing safe
18 and humane conditions. We have to have the ability to
19 maintain the -- the offenders in a manner consistent with
20 their meaning for security.
21 One through five, what we're saying is we need
22 those doors and we need those locks. It's imperative. It's
23 a basic for corrections. When you remove an individual from
24 society and say you're going to be removed as the adult

1 timeout for a certain period of time. Well, just getting
2 them there is just the start. But being able to deal with
3 the issues that they all bring to the table, especially the
4 more bottom ones or individuals who can't seem to take care
5 of themselves, maybe there's a decline in their mental issues
6 and they don't do well functioning with others and they can
7 be manipulated.

8 At the core of this, we went back and said what
9 do we do? What is our job? What are we supposed to do in
10 this environment? And we have got to keep people where we
11 need to keep them. So if you were to look at it, what we're
12 asking for, one through five, is very simple. This is safety
13 and security of the humans in or confines and that includes
14 our staff as well, and so we really need this money. We need
15 to be able to fortify this.

16 And this is the time I also want to thank you for
17 re-looking at what we had initially submitted and allowed us
18 to re-prioritize in groups of, that are very safety and
19 security related, and we know that you didn't have to do
20 that. We appreciate the fact that these rankings are right
21 where we wanted them. This is our wheelhouse. We can't go
22 to plan B until we take care of plan A.

23 Deputy Director Gittere, would you like to
24 elaborate on this?

1 MR. GITTERE: Thank you, Director. Deputy
2 Director Bill Gittere for the record. I would like to add
3 that first project, doors and locks project at Southern
4 Desert. That is directly related to the large disturbance
5 that we had last -- last December.

6 As staffing levels fall, offenders have to wait
7 longer for services. We do everything. We --, we ensure that
8 we house them in safe and humane conditions. But as staffing
9 falls, delays occur. That puts stress on the offender
10 population. And when the offender population gets stressed,
11 they don't follow the rules and regulations as they should.

12 If we can't fundamentally keep the doors and
13 locks secured, if enough of them do not want to follow our
14 instructions, get stressed, then they can get out of those
15 cells and cause a disturbance and that's what happened.
16 Those doors and locks were supposed to be -- were supposed to
17 go through CIP fix a decade earlier but that got put -- put
18 on an off-ramp somehow and it never came back up. Three
19 units at that institution were repaired. Those doors and
20 locks were brought up to standard but the other three units
21 were not. And the unit that this occurred in was one of
22 those three units. That's why that priority or that project
23 is the number one priority across the department because we
24 have the most risk there.

1 The next projects are security surveillance
2 projects from two through nine, and that's to put fixed focus
3 -- I mean that was to put fixed saturated camera systems
4 across all of our institutions so that we could keep the
5 officers that are currently working safer on the job. So
6 that we can send the resources to stop these things before
7 they happen and erupt into violence. Right now we simply
8 don't have that capability across our department and we need
9 to establish that. That's why they are so high on our
10 priority list this time around.

11 MR. DANIELS: Thank you very much, Deputy
12 Director Gittere. But I would also want to at this point
13 like to reintroduce Deputy Director Lucas. And I would like
14 you to expound a little bit upon why the camera system
15 requires such an overhaul of the infrastructure and the
16 ability for us to take care of that equipment.

17 MS. LUCAS: Thank you, Director. Lisa Lucas,
18 deputy director support services for the record. As the
19 Director mentioned, so the cameras that we currently have, a
20 lot of them, they are old. They are outdated. They are
21 failing. We have units that don't even have cameras. And we
22 have camps that are going out and buying their own because
23 they don't have anything. So we have this hodgepodge mix.
24 If we go get replacements, we maybe only get 20

1 or 50, so that's not nearly enough. And it is -- it's a
2 safety issue. A lot of the offenders know where there aren't
3 cameras, so that becomes an issue as well. So that's where
4 they go. But it's a huge safety and security issue with
5 failing equipment that we can't -- we can't keep up anymore.
6 Thank you.

7 MR. DANIELS: Thank you very much, Deputy
8 Director Lucas. This is Director Daniels again for the
9 record. So if you were to look at the next view, going from
10 what was it?

11 MR. WAGNER: The next item number, ten through
12 15.

13 MR. DANIELS: Yeah, so items number ten through
14 15 are doors and locks. Notice that we did not mix these all
15 throughout the 168 projects. We need to reemphasize what we
16 do and that is keeping the state safe by being able to secure
17 those that are in our charge. Go to so many facilities, we
18 can't do anything with this unit or this group of cells
19 because the locks don't work or the frames are bent.

20 And for what we do, this is -- it's kind of -- we
21 have to get back to those basics. We have to deal with it.
22 And we're looking at any of our major incidents, almost all
23 of them are precluded by failure in either the physical plan
24 or to be used in the physical plan, to include our mechanisms

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1 to secure individuals and keep them separated.
2 So once again, we have that emphasis. We can put
3 so many other issues up higher, rank them higher. But if we
4 can't do, if we can't execute our core mission by keeping
5 those there at those facilities safe then we have failed.
6 And, so once again, I would really like to appeal
7 to each of you that this, as you can see, this is a package.
8 This is something that we just have to get right. And some
9 of the other things, we may be able to move back, but not the
10 core, not the essential tools of what we need to do to keep
11 one another safe. And so I just wanted to go ahead and
12 repeat that.
13 So let's talk about a few more things that --
14 that we need. First of all, we do have firing ranges. Our
15 staff have to qualify on ranges, have to qualify on our
16 weapons systems every year, multiple times per year. And
17 right now, of course, one of those tools is to have a range,
18 a firing range where he can not only teach but also ensure
19 that these individuals qualify and maintain proficiency.
20 For every single one of our staff at any given
21 time may be required to escort an offender to a local
22 hospital or to another facility or transport this individual
23 to the courts, we have to be able to maintain those
24 facilities.

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1 Unfortunately, our facilities are not up to par
2 by any stretch of any imagination, any organization of which
3 there is a requirement to have trained personnel and
4 proficient in firearms, we are neglecting and by sense, we
5 are neglecting the citizens of the State of Nevada. We
6 really need to get our facilities fixed. We need to have
7 a -- a well built, well maintained firing range with the
8 appropriate size berms and an ability to receive the brass
9 and to ensure we can do it appropriately with the lead that
10 would be discharged either out in the desert or in the dirt
11 or unfortunately even get to the water table which you know
12 we have to protect at all cost.
13 Our staff deserve better. They need to have
14 better equipment. They need to be able to go out and train
15 in training conditions in which you're not in the blazing sun
16 in the middle of the desert all the time.
17 So, once again, I would like to appeal to each
18 and every one of you that if you want a professional
19 workforce, which we have, we have POST certified staff. If
20 you wear a uniform you're POST certified. But we need to
21 provide them with the tools so they are not out struggling,
22 trying to train in the middle of the day. And then you have
23 flames and fire that you can't use because the berms have
24 broken. You have splintered wood. We have to get that piece

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1 right. So, once again, I do appeal to you for that.
2 And then, of course, the other issue is you're
3 looking to the next one, number 17, replace HVAC systems.
4 And then you're going to see a lot of these issues come up.
5 As you know, it's hot outside. It gets hot up here, but it's
6 really hot down south. And we really do need to, if we're
7 going to maintain the offenders, as well our staff in safe
8 and humane conditions, part of that is ensuring that we can
9 have facilities in which they are not in there sweltering and
10 baking all day long.
11 Right now at our women's facility, our HVAC
12 system just does not do the job. We hear -- we hear the
13 complaints everyday. We're working on it. And we do a great
14 job at patching it and getting the HVAC systems up and
15 running for a few more days or a few more weeks but we always
16 circle back around. We really need to get the HVAC systems
17 replaced.
18 In addition to that, if you go to High Desert
19 State Prison, then you're also dealing with the underground
20 piping system. As you know, anywhere, over time, pipes will
21 break. It's my understanding that when they were purchased,
22 they probably didn't purchase the best available, which is
23 understandable, fiscally responsible. But these pipes are
24 now well beyond their life cycle, and they are starting to

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1 rupture. And we can't do what we need to do. And then it
2 causes issues with the offender population because, hey, come
3 on, our pipes don't work. We don't have any water pressure.
4 Things are failing, and we hear it. And we do the best we
5 can. But we can run a much smoother operation if we were to
6 get that replaced, as well as look at all of the mechanical
7 equipment replacement and as well as to the upgrades to our
8 recreations yards.
9 Dr. Wagner, would you like to elaborate on those
10 at all.
11 MR. WANGER: I can add to that. In particular,
12 the HVAC systems that you're referring to, down South we
13 have, well, High Desert and 30 percent of the women's
14 facilities are cooled with evap and cooling. This year it's
15 poignant because one of our more severe monsoon seasons. So
16 mid July, early July to some time in September we have
17 rainstorms. We made national news. You saw the casino with
18 the leakage or whatever but that's a fact, that monsoon.
19 Evaporative coolers work when it's dry. And we
20 have our 15 percent humidity, then we can evaporate water.
21 They can kind of work. But there's a reason housewives in
22 Las Vegas, including mine, don't like evaporative coolers,
23 especially during that two-month span that we're going
24 through now. You can't evaporate water as you approach

1 80 percent or above humidity and if you can, you get very low
2 performance.

3 So I just recall when I first showed up, we were
4 working on development, a renovation in housing unit eight
5 over in Southern Desert. And Warden Howell is sitting there.
6 And his one comment, and it stuck with me, he said, you know,
7 we should keep our offenders in a good living environment.
8 Which that in my mind means traditional air conditioning.
9 It's like a hornets nest in my mind. You don't want to stir
10 it up unnecessarily.

11 So that's why these HVAC systems, especially at
12 High Desert and the women, to convert those evaps, because
13 not only for that reason I just mentioned, water shortage, I
14 can do the quick math for you. At High Desert, we spent an
15 extra 100 gallons per day per person to run those evaps.

16 If you look in Nevada, every person in the
17 country typically I think uses between 125, 150 gallons a
18 day. That's a big -- a big amount of water usage and it's
19 almost potable. We're not -- it's our evaporative median at
20 High Desert when it becomes all clogged up, that's well water
21 that we send right to our waste water pond. It's a shame
22 that we spend 300,000 gallons, maybe 400,000 gallons a day
23 into those waste water ponds for no good reason and that's
24 that evaporative cooling.

1 issues. And they resolve everything through violence. So we
2 can't have them in our general population nor can we have
3 them go out on the yard and recreate with the other offenders
4 because they will tell you right up front, let me get near
5 someone. I just enjoy this. This is what I do. So we are
6 required, the constitution and statute in our own state that
7 we need to ensure the other ones are safe which means we have
8 to sequester these individuals.

9 So when they come out and they recreate, which
10 they are entitled to, daily, at a minimum of at least one
11 hour a day. We take them out and allow them an opportunity
12 to recreate. But we have to build what we call recreation
13 enclosures. They are a certain height. They are a certain
14 weight. And they have a top and they have a bottom. So,
15 yes, they get to go outside. They get to recreate, but we
16 can't put them with anyone else.

17 Well, up in our Northern facility, our recreation
18 enclosures are shot. You can't keep anyone in them. They
19 are hard to utilize. Some of them are completely offline.
20 And the other ones, quite frankly, will be offline pretty
21 soon. But we can't have those individuals who cannot control
22 their violence and their desire to want to hurt others, we
23 can't leave them out. But we are required to still ensure
24 that they have access to recreation to which we firmly agree.

1 Their initial costs are less. But when we look
2 at quality of life and we look at maintenance costs, it's
3 clear to me that traditional air conditioning is where we
4 need to go, especially in the South. So that's my main thing
5 on that discussion.

6 With regards to the underground planning, the
7 underground pipe planning, yeah, that is a requisite, High
8 Desert to bill year 2000. It's 22 years old. We have a leak
9 up there now that we can't find, and we can get along without
10 it. You know, we're losing gallons per day. But it's one of
11 those where resources, we can't go find it without digging up
12 the whole building which is around the whole facility. So we
13 just live with a minor leak which is not good for us. So
14 that's my input on those. I'll turn it back to the Director.

15 MR. DANIELS: Thank you very much, Dr. Wagner.
16 Director Daniels for the record. So if we move on, next
17 you'll see up in Lovelock, this is on 21 through 25, we have
18 upgrade recreational enclosures. And some -- some folks
19 might wonder, well, what in the world would you have this on
20 for.

21 So here's the idea, some of our offenders require
22 enhanced monitoring and access to other offenders typically
23 because they are violent. They are dangerous. They are a
24 threat to others. They have extraordinary impulse control

1 So we really need to get those recreation
2 enclosures either rebuilt or fixed or added. We need
3 something in this endeavor, and we are hoping you now
4 understand because most people reading that will say it's
5 fairly innocuous to have recreation enclosures. No, this is
6 serious, and we do want to keep everyone safe.

7 At this moment now, Deputy Director Gittere, he's
8 going to discuss the armory replacement at Southern Desert
9 Correctional Center. Deputy Director Gittere.

10 MR. GITTERE: Thank you, Director. Deputy
11 Director Bill Gittere for the record. This next priority
12 belongs to the armory at Southern Desert Correctional Center.
13 Without being overly specific for safety and security
14 concerns, this particular armory is in -- is in need of an
15 upgrade for security, space and safety concerns to the level
16 that we need this to happen. Other armories are sustainable.
17 However, this one is in significant need of improvement. And
18 we would ask that the Board assist us with that initiative
19 during this biennium. Thank you. Director.

20 MR. DANIELS: All right. I'm now going to --
21 thank you. Once again, Director Daniels for the record.
22 Next is at High Desert State Prison. We need to ensure
23 shower enclosures in those housing units 9, 10, 11 and 12.
24 One of the more difficult issues we struggle with at High

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1 Desert, yes, at High Desert State Prison is that when we have
2 to go modified operations or we need to have a unit that's a
3 little bit more secured, we then have to take the individual
4 inmates out of the cell to shower facilities.
5 You can -- you can clearly imagine that every
6 time we have to take one of those individuals out of the cell
7 and take them to shower, in the event they want to either
8 become disruptive or violence, they have that access to be
9 able to do it because they are no longer in their individual
10 cells and we have to escort them to the shower.
11 On a particular note, our staff are vulnerable in
12 this arena also because you have to take them out, put
13 restraints on the individuals and walk them across to the
14 shower units. We need to do better. We really need to get,
15 number one, the showers fixed. And there's also a desire to
16 be able to put the individual showers in the cells. That way
17 we don't have to take the individuals out all the time and
18 have them exposed to, our staff be exposed to violent
19 individuals.
20 And also our inmates who feel as if they need
21 further, they need additional protection, yet they are
22 violent as well. We can really limit the exposure that can
23 happen to other offenders, as well as my staff can really cut
24 back on exposure that they have to the individual offenders.

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1 MR. GITTERE: Director, may I add at this point.
2 MR. DANIELS: Yes.
3 MR. GITTERE: Those particular shower locks are a
4 component part of our doors and locks necessity. We have had
5 multiple incidents where those locks as they were originally
6 designed have been defeated and has caused our staff to be
7 injured. As the Director alluded, one inmate needs to be
8 protected from another inmate perhaps and that would also put
9 offenders at risk if those locks aren't circumvented. And
10 unfortunately, they just weren't built with the security
11 needs in mind that we actually have in those close custody
12 units in 9 through 12 at High Desert.
13 MR. DANIELS: Thank you very much, Deputy
14 Director Gittere. This is Director Daniels, once again, for
15 the record. I would like to transition into Lovelock,
16 renovate their firing range, the same reasons. We want a
17 well trained workforce and required by their certification,
18 POST certification, peace officers standards and training
19 requirements that are State requirements. We need to have
20 the appropriate facilities to ensure that our staff can
21 remain proficient and be able to qualify because those
22 individuals will be out in the community. And you certainly
23 don't want an individual who is not properly trained or
24 hasn't had the type of quality training that we need. So I

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1 would appreciate you all taking another look at that.
2 And then we need to transition back down to
3 Northern Nevada Correctional Center, the installation of
4 recreational enclosures. The other issue, I would point out
5 is that some of the individuals that are confined with us,
6 they require protection. They can't be with others. For
7 whatever reason they have significant threats against their
8 lives or they don't feel they can function with the other
9 offenders because in their opinion they are not tough enough
10 or the other guys are too scary. They just don't have the
11 confidence to be able to do anything other than have
12 themselves sequestered in the cell.
13 So, once again, we need the recreation enclosures
14 for them as well. They just refuse to go in what we call our
15 compound and work their way into the inmate population, as we
16 call it, may lie with the others. So that we need an
17 environment to be able to take care of them.
18 And as time goes on, we're continuously asked to
19 do more to keep the offender safe, which I do not disagree,
20 by the way. I don't care who you are, you have the right to
21 be protected. And you have the right to be able to do your
22 time and eventually reenter society. And it's our job to get
23 you there to the other side, hopefully rehabilitated and
24 hopefully with some job skills and other vocational training

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1 efforts but nothing starts unless a person feels safe. And
2 that's another reason I'm appealing to you to ensure that we
3 get those recreational enclosures and they are not a minor
4 issue.
5 MR. WAGNER: For the record, Ralph Wagner. I'm
6 going to finish these top 40 which we think are important
7 that we focus on the top 40. As we mentioned a few times, we
8 submitted a total of 168, I think it was, the count. And in
9 this document we termed it as 85. But the top 40, we spent a
10 little more extra time on.
11 And I also wanted to point out to you, in those
12 top 40, we did that internal ranking that you'll see at the
13 top that shows what we said several times today already and
14 you're quite familiar with, but safety and security are our
15 top priorities that drives our decision-making on all of
16 these higher priority CIP's that goes right to the top for
17 reasons that the Director and deputy director have talked
18 about.
19 But also infrastructure and energy are
20 consideration as well as the, we do an approximate cost
21 range, to kind of give an idea of that, so just to draw your
22 attention to it. So I'll hit on the next slide, recreational
23 enclosures. We've touched on that to point out that the Warm
24 Springs facility is a smaller facility up North and that's

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1 why it's ranked somewhat lower than some of these other ones
2 that have already been mentioned about recreational
3 enclosures but the theme is the same.
4 At Northern Nevada Correctional Center, to
5 renovate the Regional Medical Facility boiler plan. Again,
6 you'll see in our ranking that we give that high marks for
7 energy savings, as well as infrastructure. It's not a direct
8 safety and security issue, but it's still a necessity. And
9 to that extent, you may be aware, but we've enjoyed
10 installation of new boiler facilities at three major
11 facilities, Northern Nevada Correctional Center, Lovelock
12 Correctional Center and Ely State Prison. All three of them
13 have done this process. We have -- they are nearly all up
14 and running and that is a wonderful thing because that
15 triggers space heating and domestic water, hot water usage
16 and highly sophisticated, so we're thankful for that.
17 When we see boilers, we don't have much to
18 complain about. This is just a smaller version of that but
19 nonetheless it's important to the overall maintenance of our
20 facility as you know.
21 The next, number 28, the chiller and hot water
22 compound is, again, that's consistent with the heating and
23 cooling necessities. And Lovelock is a major facility so
24 that deserves that attention.

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1 The next one, the Director hit on some of the
2 HVAC systems in the earlier priorities. And I touched on the
3 need for it. It's probably important to point out that in
4 the South, evaporative cooling in my mind is a detriment. We
5 need to move away from it. We just can't keep -- not only --
6 what I didn't mention, not only the offenders are
7 uncomfortable and we're borderline with the OSHA temperature
8 and humidity requisite, our staff has to work in those
9 facilities. And the inmates, the offenders, especially the
10 males, they can get by without a shirt. But our staff is
11 fully clothed and many times vested. So they really suffer.
12 And I've talked to them, and those that work at
13 High Desert and migrated to Southern Desert where we have
14 water source heat pumps for a lot of our facilities, drastic
15 difference, but that's a big deal. So when I see HVAC
16 systems, I think it's important to point that out.
17 But the other thing is up North, evaporative
18 cooling, not so bad. I mean, the cooling load up there isn't
19 near what we have down in -- in Southern Nevada. And so and
20 the humidity, I'm almost sure you don't have the monsoon
21 affect that weekend but that dissipates as it moves north.
22 It's coming out of the Pacific. Tucson gets hit about every
23 summer and it goes north and west. We get it and that's what
24 it did this year but it dissipates. So evaporative cooling

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1 up there works but it does -- it is high maintenance and that
2 Warm Springs facility is very old, so that's why we need that
3 renovation.
4 At NNCC, again, another recreational yard, I
5 won't hit on that very long for reasons that it's already
6 been talked about. You need to have those enclosures to
7 control our inmates. It's all part of control and to keep
8 our staff safe and secure, which is two drivers in our
9 overall considerations.
10 The next set of five, domestic hot water,
11 Southern Nevada. That's worth pointing out to detail on
12 that. We've had an ongoing issue. We have some blend of
13 geothermal working through a blank frame heat exchanger that
14 we're able to get ten degrees Fahrenheit may be less benefit.
15 So it's that much cooler in the summer and that much warmer
16 in the winter. But that goes into this brand of water source
17 heat pumps amplifiers, which we have trained brand in the
18 bulk of these housing units in Southern Desert.
19 But these amplifiers are used for domestic hot
20 water, like laundry and culinary. And we've had grievances.
21 We've supplemented with water heaters to get by. But that
22 whole system needs to be redone. And we would be quite
23 content with a traditional boiler system like we enjoy. We
24 just talked about it at our three major facilities. But

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1 nonetheless, that's an ongoing problem that -- and that's
2 what we hope to do with that one.
3 And we do have -- we were just at a judicial
4 meeting last month when that came up as a topic, that
5 grievance, that we have to deal with and we would like that
6 to go away.
7 The next topic, CIP, preliminary plumbing.
8 That's up there. Bill Gittere testified that it's -- it's
9 not good. We have a crawl space, about a four-foot crawl
10 space. And you can just see the degradation of that plumbing
11 underneath our culinary. And as it turns out, we have a
12 floor with another issue, but it tends to leak and that
13 contributes to it. So that's an, of all the things that many
14 of them were taken care but that's an issue.
15 Up at Lovelock, a preliminary floor, somewhat
16 self-explanatory. I don't need to spend a lot of time on
17 that.
18 Florence McClure, water controls, which we have
19 found to be very successful. We've got a set of them going
20 in in Southern Desert. They work so well at the Ely State
21 Prison that increases the pump flow we have in our waste
22 water system. We almost can get the sludge out there because
23 these water saving devices cut water usage by 50 percent or
24 more.

1 And what happens, the offenders, especially on
2 the male side, so this is females that we're talking about.
3 They will just be sitting there and run the showers and
4 toilets and the sinks, constant. And these systems will give
5 you two flushes an hour and that type of thing. So they --
6 they really make sense and they work real well.
7 So moving along, replace the water heaters at
8 Casa Grande. It's an administration building. Again, that's
9 self-explanatory. They are dated and they have a, just like
10 everything, moving parts.

11 The next set of five involve the firing range.
12 We've already submitted a couple of them. And I would just
13 add to it, we're dealing with OSHA on Southern Desert
14 Correctional Center. We have lead in the ground. Shooting
15 lead into lead. Lead in the air is not a good thing. I'm
16 pretty sure we can make a strong case that groundwater
17 contamination would be an issue, but air contamination could
18 be. But, nonetheless, that's the firing range business. We
19 need to have those upgraded, so two OSHA standards, and they
20 are getting more and more familiar with our degraded firing
21 ranges.

22 MR. GITTERE: Dr. Wagner, let me interject.
23 Deputy Director Gittere for the record again. The firing
24 ranges have multiple problems, all of our three major firing

1 ranges and it's more than just the OSHA issues with lead
2 reclamation and possible ricochet issues that we're dealing
3 with right now that has taken to the Southern Desert range
4 offline temporarily.

5 Range tactics and range training with people and
6 firearms has continued to evolve and it's today, the
7 techniques and practices, techniques and practices that we
8 should be training on the range to enable an officer to
9 deescalate situations and practice those techniques instead
10 of resorting to a firearm too fast, can't be trained on,
11 adequately on a simple 25-meter or 50-meter static range.
12 You need the ability to shoot, move and communicate and train
13 officers to do things in a manner consistent with our
14 established standards, today's standards as far as use of
15 legal force.

16 Our ranges are 30 years old. They were designed
17 for basic tactical competence on the standards of the day
18 when they were built. They are no longer adequate in any
19 way, shape or form. If we expect our officers to comport to
20 our use of force standards and today's expectations, we
21 really have to upgrade these ranges commensurately, and
22 that's what we're asking to do. We need to bring them up to
23 speed with today's standards so we can more accurately train
24 our officers to use legal force in a manner consistent with

1 today's standards of practice.

2 MR. WAGNER: For the record, Ralph Wagner, chief
3 engineer. I want to move on to number 37, upgrade electrical
4 service. That's timely because at 8:20 p.m. last Thursday,
5 we lost all power to all High Desert, Southern Desert and
6 Three Lakes and Creech Air Force Base lost all their power.
7 That's from the monsoon storm, wind, rain, whatever reason.
8 High Desert initially had some trouble kicking
9 back on. It didn't kick on. Our backup generator system, we
10 were in good shape up there.

11 At Southern Desert, it took another three hours
12 to get that system back up and running. The backup
13 generators are there, except for housing units 11 and 12
14 which this is taken care of in this CIP. But that was a real
15 issue. We lose all power to control inmate population so
16 that's a little scary and so it's timely that in the sense
17 that the scenario existed just a few days ago.

18 The next item next, advance planning for NNCC
19 culinary and bakery. That's, again, typically what is done
20 for larger projects. Public Works likes to spend two years
21 in evaluating if it goes over 10,000,000, and that's
22 necessary there and that's their call.

23 The next one, replace ceramic toilet in housing
24 unit. This one I didn't appreciate much. But we were

1 talking about Southern Desert and keep talking about an event
2 that occurred last December and that's the reason it's number
3 one on our list is because we had a major event out there.

4 But in touring that facility, you take porcelain
5 toilets, those become weapons when you fracture them and they
6 are real trouble. So we want to convert to steel which is
7 part of this CIP.

8 And then at Lovelock, that's number 40, and
9 that's an artifact of the planning that was done last
10 biennium for that waste water system. And so that makes
11 sense to go forward once we have the plan all pretty well
12 developed and a pond, of course, but that will improve the
13 waste water system up there.

14 So having said that, we're going to transition to
15 a little bit more rapid discussion of the next 45 CIP's. I
16 won't spend much time on them. They are documented in your
17 report and I think somewhat self-explanatory and rather use
18 whatever remaining time we have for questions and answers.

19 But I do want to go back to number 43. That's
20 that monster property, shovel ready, \$152,000,000 housing
21 which plays well with the overall theme that we've been
22 talking about today with the re-imagined, how we go about
23 management of our facilities. And it's certainly a much
24 easier recruit on 2.5 million people than it is for instance

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1 at Ely. And we're seeing that the need to reduce that
2 population and send them down to our facilities at Southern
3 Desert and High Desert. And this would certainly help, as I
4 mentioned, close to 700 beds would be made available and it's
5 shovel ready.

6 And so what I like to take note of is we're going
7 to submit that to ARPA within the next few days I believe.
8 But I would like to be able to say we have your endorsement
9 of that. Plus -- well, let me restate that. That ARPA
10 thing, as I understand it, it may be a month or so to where
11 we've already heard whether or not what your recommendations
12 are going to be.

13 But what I would like to see is a token amount,
14 something like a small, five, let's say 5,000,000, throw a
15 number out there, something we can show the ARPA people that
16 we have joint funding for. Like, I think I mentioned that
17 earlier today, how that worked well on another project.

18 But the endorsement probably will be the bigger
19 thing, if we have you look at the master plan and see how
20 that plays into our long-term strategy and how we re-imagine
21 managing the offenders for the future.

22 So I'm going to do -- know that I think I'll just
23 come back to it, if it comes up in questions and answers as
24 you go through these because these are, of course, half of

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1 what we submitted. And when we did submit them, I encouraged
2 Public Works to focus on the first half and not the latter
3 half. Not that they weren't necessary for reasons, I would
4 like to have it documented. So I think we dwarf the other
5 departments and number ones we submit but those are real.
6 They are real projects, and we need to get them on for the
7 record so we can show we've had to go in front of IFC and for
8 medium High Desert for those type evaporative coolers.

9 And if we could, I can point to the number of
10 issues that we have up there and the need for that type of
11 support and you're successful in getting 233,000 in part
12 because we add to the backlog of needs.

13 So just marching through these, I think I'm going
14 to leave it like that and turn it back to the Director for
15 any closing remarks, and then we'll be available for
16 questions and answers.

17 MR. DANIELS: Thank you very much, Dr. Wagner. I
18 really appreciate that. Prior to me giving my closing
19 remarks though, I would like to turn this over one more time
20 to Deputy Director Lisa Lucas. She has some comments prior
21 to turning it back over to me.

22 MS. LUCAS: Thank you, Director. Lisa Lucas,
23 deputy director of support services, again, for the record.
24 I just want to reemphasize the need for the surveillance

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1 cameras. Obviously there's a reason for it, two through
2 nine. It's a safety issue. But also it goes against more,
3 our cameras are old. They take up a lot of storage space.
4 They take up a lot of bandwidth. So going to newer cameras
5 that have compression rates that will help with our
6 limitations on our bandwidth storage so none that we're
7 replacing, so now we're putting cameras where we don't have
8 any.

9 And with the newer cameras that come out, they
10 have features that we currently don't have. And for
11 instance, some of the thermal cameras, so we can see, you
12 know, in locations that we may not have good lighting or
13 something, it would pick that up.

14 Other things that they have, you know, this would
15 just help us enhance and examine critical incidents that are
16 caught on camera. I don't know if you know how much storage
17 surveillance footage takes up but it's a lot. And, you know,
18 old storage equipment, it just -- it keeps going up and
19 there's certain stuff we have to keep on file for certain
20 periods of time. But, so it is critical for security and
21 safety but also it would help out with our IT and technology
22 to help us save on bandwidth. Thank you.

23 MR. GITTERE: Director, before you take over, I
24 would like to add. I was at Ely State Prison. I was a

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1 vacation relief sergeant at the time that we put a fixed
2 camera system in that facility. And we saw a five-fold
3 decrease in the amount of spontaneous uses of force after
4 adding the camera systems. It makes prisons safer. That's
5 how important they are to us. They keep our staff safer.
6 They keep our inmates safer. And we don't have that
7 capability across our department. And that one thing keeps
8 everybody honest is that important to our operations. Thank
9 you.

10 MR. DANIELS: Thank you very much, Deputy
11 Director Gittere. I do have a few closing remarks. And
12 then, of course, I will certainly avail my team and I for any
13 questions you may have or concern. Chairperson Hand, and the
14 rest of the Board, we need your help. It's just that plain
15 and simple.

16 I'm so proud of the 2,200 men and women who
17 comprise the professional workforce of the Nevada Department
18 of Corrections. What's interesting about me sharing with you
19 that pride is that I wish I could reference the 3,000
20 correctional professionals we should have but we're
21 approximately 800 short, 800 short.

22 These men and women spent 25 to 35 years of their
23 careers running to danger, never away, with the understanding
24 they will encounter a violent offender who has lost

1 self-control. My staff are heroes, but there's only so much
2 they can do. My staff are certified heroes every single day,
3 running to danger. I applaud them with all my heart.
4 I have 35 years in corrections. These men and
5 women are doing the least amount I've ever as a corrections
6 leader to provide my staff. We give them the best training.
7 We give them our time. But we need the ability to
8 appropriately secure our facilities and to keep everyone
9 involved safe. I just wanted to extend that on behalf of all
10 my staff.

11 And also I want to extend to anyone who is
12 watching us. We recognize that you all have a struggle,
13 trying to decide who gets what, and I appreciate that. And
14 when we leave here we will not complain. It will be what it
15 is. So I want to extend that to you in recognition of the
16 tough choices each of you must make. So thank you for your
17 service as well.

18 And to my team, I adore our staff and will do
19 anything for them. I want to thank you for being here as
20 well, whether it be combatting continuing criminal activity
21 or keeping people safe, you can rest assured the men and the
22 women of the -- the men and women who comprise the workforce
23 of the Nevada Department of Corrections deserve your support.
24 And we'll continue to move forward regardless of what

1 happens. So thank each and every one of you for your service
2 as well. And we are now prepared to take questions.
3 CHAIRMAN HAND: Member Hand for the record.
4 Thank you for the presentation. And what questions do we
5 have?

6 MR. LEFEVRE: Chair, may I ask a question?

7 CHAIRMAN HAND: Yes.

8 MR. LEFEVRE: Thank you. Four years ago there
9 was an emphasis on cameras from corrections. And when we got
10 into the session, we learned that body cams had not been
11 fully deployed. So my question is have you been able to
12 deploy everything that's been given to you by the legislature
13 before you go ask for more cameras?

14 MS. LUCAS: Lisa Lucas, deputy director support
15 services for the record. I headed the body cam issue. And I
16 am happy to say that, yes, we have worked with Motorola and
17 they are exchanging our old body cameras for newer equipment,
18 no cost. They are doing it. And we are getting 70, the 70
19 that we're allotted out into the field. We are splitting it
20 between the North and South so they are getting put out
21 there.

22 MR. LEFEVRE: Okay, thank you.

23 MR. GITTERE: Mr. LaFevre, this is Deputy
24 Director Gittere for the record. I would like to add

1 something. I was recently at a conference with other state
2 correctional leaders. And two of these states presented
3 their findings or how they introduced camera systems into
4 their correctional departments, and there were two different
5 approaches. One was a fixed camera system. And the other
6 one was body cameras and a combination thereof. And after
7 the conference, I talked with both of those presenters. And
8 I asked the state that had implemented the body cameras,
9 predominantly if they saw a reduction in the number of
10 spontaneous uses of force after they had added the body cams.
11 And the true answer was not really.

12 The reason is that body cameras are activated
13 30 seconds after the ensuing event. And then you get the
14 body camera footage and the audio back 30 seconds and then
15 the footage of the incident that then developed.

16 With a fixed camera system, you get what happened
17 ten minutes or two hours or two days before that incident
18 that can lead to that offense, that incident erupting later
19 on. The state that had -- my experience at Ely State Prison
20 supported that. We saw a fivefold decrease in amount of
21 spontaneous use of force that happened at that institution
22 after we added the camera system.

23 The state that had -- the other state that had
24 predominantly put in these fixtures had found that to be true

1 as well, not as dramatic as we saw but true as well.

2 In addition, I asked about grievances from
3 inmates, inmates complaining that they didn't get a
4 particular service for instance. I didn't get fed today.
5 You can go back on a fixed camera system to prove that did or
6 did not happen but not so much on body cameras.

7 The best result is the combination of the two and
8 that's what we're going to try to achieve. But the fixed
9 camera system, if you're going to get the bang for your buck,
10 that's -- that's where the expense really lies. Thank you.

11 MR. LEFEVRE: Thank you. Thank you, Chair.

12 MR. DANIELS: Chair, if I may, I'm going to
13 piggy-back on that too. I arrived in December of 2019. In
14 February we started dealing with COVID, watching it and
15 working with our medical staff. But I will tell you what, in
16 January, I launched an investigation on where are those
17 cameras. I heard we had them. Where are they? No one
18 seemed to know. I met with my inspector general. And had
19 him work with the AG's office to some extent. And I needed
20 to figure out what happened because as far as I'm concerned,
21 that's malpractice in the arena of corrections.

22 So, yes, you are right in questioning that. I'm
23 still incensed all this time later that my staff has had to
24 go without when there was something we could have easily

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1 rectified that people for the most part, straight forward
2 with what happened. So, yes, I share in that. But I'm a
3 full participant in anything and everything you do with
4 security, surveillance, technology. I'm a full participant.
5 Your Director today is 100 percent all in on that. But I do
6 thank you for bringing that up. I am still hot. Thank you.
7 CHAIRMAN HAND: It looks like we don't have any
8 questions. We appreciate your presentations, all of them.
9 Thank you for your time and your presentations.
10 MR. DANIELS: Thank you, Chair. I appreciate it.
11 CHAIRMAN HAND: We'll take a five-minute recess.
12 (Whereupon, a brief recess was taken.)
13 CHAIRMAN HAND: Thank you for your patience this
14 afternoon. Welcome, Department of Motor Vehicles and look
15 forward to your presentation. And just as a reminder, could
16 you please state your names as before you speak so we get it
17 for the record. We appreciate that. Thank you. And you can
18 go ahead and present all your projects and then save
19 questions at the end. Thank you.
20 MS. LANEY: Thank you, Chairman and Members of
21 the State Public Works Board. For the record, I'm Tonya
22 Laney, deputy director of the Nevada Department of Motor
23 Vehicles. Today we're here to discuss with you our 2023
24 rehab improvement projects.

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1 The DMV summary list of projects, in Las Vegas,
2 we have three that are on the list for request. One of them
3 is construction on the Silverado Ranch facility, upgrade to
4 Flamingo Warehouse air conditioning. Construct of the secure
5 parking area for State owned vehicles. And in Carson City,
6 we have two remodel of the customer counter millwork and
7 interior -- I'm sorry, install of exterior self-service kiosk
8 and install a license plate factory emergency generator.
9 The first up is the construction of the Silverado
10 Ranch facility. This project is a continuation of 21PO6 for
11 the construction of a full service DMV facility with
12 commercial driver's license facility on the property as well.
13 Why is a full service facility needed? The Donovan CDL
14 facility was constructed in 1995. Access for the major
15 population base is poor. Customer and employee safety is a
16 concern at this location.
17 We have the railroad that runs right behind the
18 property and we tend to see a transient homeless population
19 that hop off the railcars and often times are found in the
20 entryway of the Donovan facility, as you can see in the
21 covered area there, often using that facility outside of the
22 doors, their public restroom as well.
23 The neighborhood is surrounded on two different
24 sides by commercial properties. It's hard for law

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1 enforcement to see when they are doing drive-bys to check on
2 State properties, and there's a lot of good hiding areas in
3 different populations that we see frequenting that facility
4 at this point in time.
5 The building is showing its age in all areas,
6 requiring a complete overhaul at this point. The third-party
7 program office received additional staffing in October of
8 2019. The equipment, furniture for the additional employees
9 needed for the third-party program office overcrowded the
10 area, eliminating the full potential that we have in the
11 40-hour certification classes that we have.
12 The typical class size has between six to eight
13 attendees in both FSC, CSA, director mandates, all
14 third-party participants to successfully pass the
15 certification class that we offer at DMV, and we are the only
16 entity that offers this class. Having adequate room to
17 administer classroom training is a crucial requirement that
18 we would need with this new building.
19 Some of the problem areas of Donovan, there's
20 some pictures there. You can see the outdated restrooms,
21 training facilities, the little break area right there.
22 Outside the door is not secure. It's open to the public, and
23 that's the only area that the staff have to take their breaks
24 during the day. And the office space there, it's really

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1 crowded.
2 All right. The Henderson facility, the, that's
3 one of the offices that we're looking to replace with this
4 new build. The biggest issue on the list -- we'll go over
5 the biggest issue really is parking. The facility has
6 already outgrown the property. There is no ability to upsize
7 this building or the parking areas that are in that building.
8 And so it has a long list of, you know, ADA issues, the
9 customer frustration, the staff frustration with finding
10 parking.
11 The customer counters aren't ADA compliant. And
12 when they were built there was less electronic equipment used
13 by staff today such as the scanners, eye machines, other
14 things that we need for compliance to finish their
15 transactions.
16 Due to the customer lobby shape, customers cross
17 over each other when navigating their way through the
18 building. And other areas of the building, such as the
19 restrooms, offices, lighting, architectural aesthetics and
20 extensive refurbishment at this point in time. And here's
21 just a couple of shots of the location showing the crowding
22 we have going on with our additional equipment in there.
23 The UNLV Center for Business and Economic
24 Research provide these statistics on Clark County's growth.

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1 The Clark County population when the Henderson DMV opened in
2 1997 was 1.1 million people. The projected population in
3 Clark County in 2030 is 2.7 million which is more than double
4 the population when the building was first constructed.
5 The Henderson office currently has 38 customer
6 service windows with an average wait time of 54 minutes. The
7 inability to swiftly serve the customer base is not only
8 seeing the long lines and long wait times at the Henderson
9 office but is also seeing an increasing large number of Las
10 Vegas customers who travel to Mesquite, Pahrump and Laughlin
11 to try to conduct their business. The issue there is those
12 buildings are only staffed adequately to serve the population
13 of those rural communities. So often times the customers who
14 travel out there have to be turned away because we don't have
15 the staff to serve them and we ask them to go back to a DMV
16 that's staffed better for the population of where they live.
17 The continuing negative impact to our customer
18 base is only going to worsen given the growth statistics
19 mentioned in the previous slide. The current facility has
20 259 parking places for customers and staff to serve an
21 average of 1,300 customers per day. 82 of those parking
22 spaces are designated for the 122 staff that work that
23 facility.
24 Our Administrative Services Division office is at

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1 capacity. The staff who work in the office only accommodate
2 two of the three staff that are at the facility and they are
3 in there shoulder to shoulder. This leads to delays at the
4 end of the day, as it only allows two of the three staff
5 members to assist 45 to 50 technicians at the end of a shift
6 that are all trying to cash out their banks at the end of the
7 day. And this increases overtime costs for the agency.
8 The restroom facilities, employee restroom
9 facilities consist of one women's restrooms with six stalls
10 and one men's restroom with two stalls and one urinal. These
11 facilities are wholly inadequate to meet the needs of the
12 staff. And I imagine we can get the picture.
13 Break room, the employee break room can
14 accommodate no more than 12 staff at one time. And this is
15 people are more sensitive to sitting on top of each other
16 actually houses less than 12.
17 Appliances that are use in the facility, the
18 electrical outlets would have to be rewired. The breaker
19 constantly trips if the staff are trying to use the microwave
20 or anything to heat up their lunch.
21 Outside break area, the outside break area is
22 available to DMV employees. Again, you saw the picture
23 earlier. It's open to the public. Anybody can walk up and
24 talk to the staff. They can't get away on their break from

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1 customer questions and concerns. And it doesn't give them
2 the reprieve that our DMV staff greatly need when they have
3 their few minutes down and dealing with customers all day.
4 Parking, we talked a little bit about that
5 already. With the total of 259 parking spaces available and
6 122 staff members and hundreds of customers at any given
7 time, staff members often do not leave the building to enjoy
8 their lunch breaks either because they are afraid when they
9 come back they are not going to have a parking spot. If they
10 do leave, when they come back, they often find that they get
11 back late because they are circling, waiting for a customer
12 to leave so they can get back to work.
13 We have the issue twofold, they take their break
14 outside and get interrupted by customers that leave, they
15 don't have anywhere to park when they return. And that's all
16 within the allotted one hour lunch break. We actually do
17 staffing issues. Like a lot of other State agencies right
18 now, a lot of our staff are voluntary to work overtime when
19 we have a 30-minute break. So that leads to further issues
20 of not having adequate space for that number of staff to be
21 on premise to take a break as well as an area for them to
22 have those breaks.
23 Coupling this challenge with a lack of adequate
24 break room space, again, staff would love the accommodations

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1 to enjoy those breaks.
2 The Donovan office currently has nine customer
3 service windows and three information desks. Two of the
4 windows for motor carrier customers and the inability to
5 serve CDL customers creates long lines and additional wait
6 times for CDL as well.
7 Restrooms in this building, employee restroom
8 facility consists of two single restrooms which are shared by
9 both men and women. This is unacceptable and makes the State
10 label for any inappropriate action which may occur.
11 The break room at this facility, the employee
12 break room needs refurbishment and is original to the
13 building. It has two tables and six chairs to serve the
14 entire office. Again, that's pre COVID. You cram the six in
15 there. They might fit. But, again, people being sensitive
16 to each others space, not quite six at this point in time.
17 The outside break area in this building as well
18 consists of two picnic benches which are out in the open and
19 adjacent to the building is a staff entrance. Security is
20 lacking for employees unable to distance themselves from
21 customers and the different populations from the train tracks
22 in that area.
23 All right. It's time to meet the growing demand
24 of the Clark County population to reduce customer and

1 employee frustration at our new Southern Nevada DMV Services
2 Center. Combining the current DMV facilities in Henderson
3 and the Donovan Commercial Driver's License office into one
4 new service center in the South of Las Vegas, lines with the
5 Governor's strategic plan of Keeping Nevada Strong, the new
6 service center would help us provide excellent customer
7 service, improve the efficiency of operations of service
8 delivery and help recruit and retrain and ready workforce.
9 Here we have the aerial view of the one stop
10 center that would reduce confusion and frustration while
11 improving the customer experience.
12 Okay. The location, it's on 20-acre property
13 leased through the State's Lands office from the Federal BLM.
14 Advance plan and schematic design were already completed by
15 Tate Snyder or TSA. The plan is approved as part of CIP
16 11EL4. This is not a general fund project. The location is
17 not in a residential zone and is easily accessible via the
18 I15.
19 Parking and access, we touched on it a little bit
20 already. The new service center will alleviate previous
21 parking issues that were mentioned by providing approximately
22 350 parking spaces for customers and 134 spaces for employees
23 and 23 spaces designated for our disabled customers.
24 Moving forward with the new South Las Vegas

1 service center will increase the capacity of this facility
2 for 38 to 60 service windows, allowing our customer wait
3 times to be significantly reduced. A resulting direct
4 benefit will not only be seen in the efficient service at the
5 new Las Vegas office but also far less customers traveling to
6 the other offices in the Southern rural communities that I
7 mentioned earlier.
8 Here's a couple of pictures of the rendering of
9 the new CDL customer lobby, a little bit more than you saw in
10 the previous images. This would have 14 CDL windows and five
11 for our motor carrier as opposed to the nine and two that we
12 have in our existing facility.
13 Next up on the list, we have the Flamingo
14 Warehouse air conditioning upgrade. Why is an air
15 conditioning upgrade needed? During the summer months
16 temperatures in Flamingo Warehouse become intolerable. In
17 this space, we only have a warehouse staff working in there.
18 But due to our running out of space in all of our facilities,
19 we also have HR housed back in the warehouse. So we have
20 been dealing with, you know, anywhere from three to five
21 employees at a time that they are talking to, plus staff are
22 out there, plus warehouse staff, in those hot working
23 conditions. It's not a pleasant space for them.
24 The existing swamp coolers are not decreasing the

1 temperature to a level where it's comfortable. And then due
2 to the humidifying affect of the evaporative coolers, stored
3 archive materials are not being stored in ideal temperatures.
4 The hotter temperatures are affecting the way DMV warehouse
5 staff operate. There's a health concern with coolers and,
6 this project will improve the working environment for staff
7 and help with employee retention.
8 Next we have our Carson City DMV customer counter
9 remodel and exterior self-service kiosk installation. You
10 can see our lovely dated color scheme that we have going on
11 there in Carson City. The existing customer counters are not
12 fully ADA compliant. And accommodation for those with
13 accessibility must be provided in a different part of the
14 lobby area. Technicians actually have to leave their service
15 window and walk over to a blank space in the lobby if they
16 can find one and assist customers in a more accessible area.
17 And there's not much room to do so in this location.
18 The current place of work is showing its age with
19 formica countertop, diminishing in places, sharp edges from
20 the delaminating tops that has caused cuts to staff and
21 customers. Existing counter tops and drawers are falling
22 apart and in need of constant repair.
23 Door locks do not provide secure cash in hand
24 environment and they don't provide security for our license

1 plate products. The countertops do not provide an adequate
2 working distance between staff and if enough space for the
3 electronic equipment, as I mentioned earlier in the other
4 facility. And there are also security concerns with the lack
5 of barrier between the customers and the DMV technicians.
6 Why are Carson City upgrades needed? If you
7 couldn't tell from the pictures about how dated they are,
8 I'll go into a little more detail. The self-service kiosk
9 inside the Carson City DMV has been moved several times in
10 the lobby. We do this to try and keep the traffic flow
11 appropriate for the location, also safety and security, to be
12 able to monitor the customers and staff at the same time. I
13 think we're on a third with that kiosk and we still haven't
14 been able to accommodate it and we're just out of room at
15 this point.
16 The size of the kiosk and the customers lining up
17 create the traffic flow bottlenecks right in the main
18 entrance where we have currently the employer area before you
19 go into the main lobby. And the lines just run into each
20 other. So we're simply out of room.
21 We would like to install a different kind of
22 kiosk, one that's external to the facility like the one we
23 have in the South Reno office, if you've seen that one. And
24 then we have several in our Las Vegas offices that are also

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1 external, keeping the lines completely separate from traffic
2 inside the building.
3 This CIP request is being submitted to construct
4 a secure room in the main easterly room which backs into the
5 customer facing kiosk terminal. This room will require a
6 lockable door, firearm protection, security camera,
7 ventilation, lighting, electrical power and data. The
8 current kiosk is only available during normal business hours
9 because it is in the facility. Whereas, if we had one that
10 is accessible from the outside, that kiosk would be available
11 24 hours a day, like the other kiosks that are out of the
12 facility.
13 Construct secure parking area for State owned
14 vehicles at the Flamingo DMV. I've heard from other agencies
15 that we are not unique in the fact that we had a rash of
16 catalytic converter thefts going on. There's an increase in
17 vehicle vandalism and in addition to that, theft. By having
18 a secure place to park State vehicles, there will be less
19 impact on agency operations. This project would construct a
20 secured parking area for State owned vehicles with security
21 fencing, a paved parking pad, a secure back access gate, EV
22 charging points and improved lighting.
23 Install emergency generator at the Carson City
24 license plate factory is next on our list. Why is a

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1 generator needed for the license plate factory? Well,
2 there's a need for a 100-kilowatt standby generator to keep
3 the statewide license plate factory production line operating
4 because of the unstable utility power in the area which is
5 due to the solar panel ray operated in the adjacent room.
6 There have been several instances where power outages can
7 cause the early closure of the license plate factory
8 resulting in lost productivity, customer delays and upset
9 prison neighbors. This project would ensure continuous
10 operations for the license plate factory that is struggling
11 to produce plates in a timely manner for the entire state.
12 That is all we have for you guys. I tried to
13 make it short and sweet. I appreciate you having us at the
14 end of the day for that reason and we'll be happy to answer
15 any questions that you have.
16 CHAIRMAN HAND: Member Hand. What questions do
17 we have?
18 MEMBER FREED: Laura Freed for the record.
19 Regarding the Silverado Ranch construction request, so it's
20 100 percent highway funded. Can you talk a little bit about,
21 since this is a 105.9 million dollar construction estimate,
22 how does that affect the highway fund balance that you guys
23 project?
24 MS. SMITH: For the record Angela Smith. So the

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1 highway fund, the way that these projects work is they would
2 bond out for a 20-year period.
3 MEMBER FREED: Oh, it's a loan, okay. We're not
4 just paying cash. Just checking. I was looking for the
5 State funds line. Thank you very much.
6 CHAIRMAN HAND: It looks like we don't have any
7 other questions. But please don't run off because I have a
8 question for you off the record. So actually I do have a
9 question about the folks going up to rural areas. And so I
10 guess if they live in -- if we lived in Reno, is Carson City
11 a rural area or is somebody coming from Yerington to Carson
12 City, you know, going from rural.
13 MS. LANEY: Great question. No, Reno and Carson
14 share resources as well as customer base. And we realize a
15 lot of people work in Carson and live in Reno and vice versa.
16 We're speaking more to the very rural offices, such as
17 Pahrump, Mesquite, Tonopah, Hawthorne. We have customers
18 that will leave the Las Vegas area and drive out to those
19 offices in the Reno, Carson area and drive out to those
20 offices thinking that it will be easier to be seen. That
21 they will get their services done faster because there's not
22 as many people in those areas, not realizing that those
23 offices are truly staffed for the population in that area and
24 honestly understaffed at this point, right. Staffing hasn't

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1 changed in any of these offices in a very long time. So they
2 are overwhelmed with the population they already have and
3 that's what the customer still has the perception that if
4 they travel out there it will be faster service and that
5 might have been true one day but that's no longer true.
6 CHAIRMAN HAND: Thank you. If we don't have any
7 other questions, thank you for your presentation.
8 MS. LANEY: Thank you so much for your time.
9 CHAIRMAN HAND: So the next item on our agenda is
10 Item 6, which is public comment. Do we have any? We don't
11 have any public comment.
12 Then the last agenda item for today is to recess
13 until tomorrow at 9:00 a.m. Do we have a motion to do that?
14 MEMBER FREED: I move to recess. This is Laura
15 Freed.
16 MEMBER TIBERTI: Tito Tiberti. I second that
17 motion.
18 CHAIRMAN HAND: I guess I suspect we're not going
19 to have any discussion. Thank you all.
20
21
22
23
24

STATE OF NEVADA
PUBLIC WORKS DIVISION BOARD MEETING

August 24, 2022

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

3

4 I, KATHY JACKSON, Official Court Reporter for the
5 State of Nevada Public Works Board, do hereby certify:

6 That on Wednesday, the 24th day of August, 2022, I was
7 present in Carson City, Nevada, for the purpose of reporting
8 in verbatim stenotype notes the within-entitled public
9 meeting to the best of my ability;

10 That the foregoing transcript, consisting of pages 1
11 through 177, is a full, true and correct transcription of my
12 stenotype notes of said public meeting.

13

14 Dated at Carson City, Nevada, this 4th day
15 of September, 2022.

16

17

18

19

KATHY JACKSON, CCR
Nevada CCR #40

20

21

22

23

24

In The Matter Of:
STATE OF NEVADA
PUBLIC WORKS DIVISION BOARD MEETING

August 25, 2022

Capitol Reporters
628 E. John St # 3
Carson City, Nevada 89706
775 882-5322

STATE OF NEVADA
PUBLIC WORKS DIVISION BOARD MEETING

August 25, 2022

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1 STATE OF NEVADA
2 PUBLIC WORKS DIVISION BOARD MEETING
3 THURSDAY, AUGUST 25, 2022
4 CARSON CITY, NEVADA
5
6
7
8
9 The Board: ADAM HAND - Chair
10 KENT LEFEVRE - Interim
11 Administrator
12 TITO TIBERTI - Member
13 CLINT BENTLEY - Member
14 LAURA FREED - Member
15
16 For the Board: SUSAN STEWART
17 Construction Law Counsel
18
19
20
21 Reported by: CAPITOL REPORTERS
22 Certified Shorthand Reporters
23 BY: KATHY JACKSON
24 Nevada CCR #402
628 East John Street #3
Carson City, Nevada 89706
(775) 882-5322

1 THURSDAY, AUGUST 25, 2022, CARSON CITY, NEVADA
2 -oOo-
3 CHAIRMAN HAND: Good morning. This is Member
4 Hand for the record. And I think our court reporter is
5 ready. Good to go? Great.
6 We would like to welcome everybody to the second
7 day of the CIP review at State Public Works Board meeting.
8 It's August 25th, about 9:00 a.m., and this is the time and
9 place of the meeting.
10 And we're going to kick off with roll call,
11 possible action. The first item on our agenda is roll call,
12 and then we'll jump right into your presentations.
13 MR. LEFEVRE: Chairperson Adam Hand?
14 CHAIRMAN HAND: Present.
15 MR. LEFEVRE: Member Clint Bentley?
16 MEMBER BENTLEY: Present.
17 CHAIRMAN HAND: Member Tito Tiberti?
18 MEMBER TIBERTI: Present.
19 CHAIRMAN HAND: Member Kevin Lewis?
20 Member and Director of Department of
21 Administration, Laura Freed?
22 MEMBER FREED: Present.
23 MR. LEFEVRE: Mr. Chairman, we have a quorum.
24 CHAIRMAN HAND: Thank you. This morning, as we

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1 get started, we would like to ask everybody to please speak
2 into the mics, especially if you have a group at the table,
3 just to make sure that we're able to capture the conversation
4 for the record and introduce yourselves so that we've got
5 that straight in our records.
6 And with that, we'll go ahead and get started
7 with the Nevada System of Higher Education. Welcome. We
8 look forward to your presentation.
9 MS. MCADOO: Good morning, I am Cathy McAdoo.
10 And I'm the chair of the Board of Regents for the Nevada
11 System of Higher Education. Thank you for your time today.
12 Thank you for allowing us to be here and to introduce our
13 items from the Board of Regents.
14 Acting Chancellor Dale Erquiaga sends his regrets
15 that he was not able to be here today due to another meeting
16 conflict.
17 The recommended projects and the corresponding
18 ranking was approved by the Board of Regents at its May 25th
19 special meeting. This recommended list of projects went
20 through a very robust vetting process at the Nevada System of
21 Higher Education and is recommended by the Chancellor and the
22 institution presidents.
23 The recommended list that I've reviewed today
24 included the input of the NSHE Business Officers Council

1 which comprises each institutions sets of finance and
2 administration. The business officers reviewed each project
3 against key criteria, including cost savings, life safety,
4 code compliance and student demand for industry need. The
5 board appreciates your consideration of these projects, which
6 are critical to the system and its institutions in supporting
7 Nevadans in their endeavors to earn a degree or credential of
8 value and in supporting the State's workforce and economic
9 development goals.

10 Thank you again for the opportunity to be here
11 today and participate in this critical process. I will now
12 turn it over to CFO Clinger who will start our presentation.

13 MR. CLINGER: Good morning. Thank you, Chair
14 McAdoo, for the introduction. For the record, I'm Andrew
15 Clinger, chief financial officer. Chair, and, Members of the
16 Committee, thank you for your time today. As the Chair
17 stated, we had a very robust process that we used to go
18 through and vet these projects so we appreciate the
19 opportunity to present these to you today.

20 We have 16 projects that we're presenting to the
21 Board today for consideration. And what I'll do is I will
22 start with the two deferred maintenance requests that we have
23 before you and then each president will come up and present
24 their individual projects for their campus. So we tried to

1 go in the order of the ranking but as the institution will
2 come up, they will present multiple projects. Some of those
3 lower ranked projects will be taken out of order but we
4 thought that would be more efficient than playing musical
5 chairs every time we came to a project. So we started in
6 order and we'll veer off from that a little bit as we go
7 through the process.

8 The one thing I do want to mention too is while,
9 as we go through the projects is when we took these to the
10 Board on May 25th, there are several of these projects that
11 the Board actually approved as full construction. And when
12 we submitted them to your staff, they changed several of
13 these to the planning projects and certainly had that
14 discussion with Director Lefevre and understand why.

15 But just would state that as we go through the
16 process, if there is an opportunity and if there is funding
17 available, we certainly would prefer that those projects be
18 put in as construction. We certainly understand the change
19 that was made at this point.

20 So I'm going to start with our number one
21 priority. And our first two priorities, as I stated, are
22 related to deferred maintenance, and this is really a
23 continuing request. We've received the 15,000,000 in what we
24 call HECC/SHECC funds and that's Higher Education Capital

1 Construction and Special Higher Education Capital
2 Construction. That is specifically the name in statute. It
3 is funded partially at least with State tax and State funds.
4 And we have been receiving this 15,000,000 as an institution
5 for probably 40 years.

6 And as you can imagine, over 40 years, certainly
7 the population of the state, the number of students we serve
8 and the number of buildings that are needed to maintain has
9 grown significantly over that period of time.

10 So our number one request is to continue this
11 funding. We have over three billion in property and
12 infrastructure to maintain that System of Higher Education.
13 And our estimate is that to just to view ongoing maintenance
14 for that three billion dollars of infrastructure, it would
15 take \$60,000,000 a year to maintain that infrastructure. And
16 much like this state, we do have a significant backlog of
17 deferred maintenance projects that we would like to address.

18 So number one priority is to continue with the
19 15,000,000 in HECC/SHECC. And then our second priority is
20 an additional 50,000,000. And what we would do with this
21 50,000,000 is we would allocate this out to all of the
22 institutions using a similar formula that we use for
23 HECC/SHECC. It's based on gross square footage and each
24 institution would get a proportionate share of these funds.

1 We have identified through our internal analysis
2 91.7 million dollars in projects that we have identified as
3 immediate need. So these are deferred maintenance backlog
4 items that need immediate attention.

5 In all, we've identified almost 274,000,000 worth
6 of deferred maintenance projects, backlog for maintenance
7 projects that are in need of completion. And these projects
8 range from things like elevators at UNLV or fire suppression
9 systems at UNLV, ADA at UNR or backup generator at Nevada
10 State. So these are all deferred maintenance that we've
11 supplied a very long list of these projects to your staff for
12 consideration.

13 You might be thinking, okay, this is the Nevada
14 System of Higher Education. Certainly you must have your own
15 resources to take care of this. And what I would say to that
16 is we really have two main sources of revenue that we -- that
17 we manage our budgets with. One is State funding. And the
18 other is student fees.

19 And so on the student fee side, we charge between
20 \$4.31 per student credit hour for all the way up to 20 at
21 universities, and so all of that money is not enough to cover
22 for maintenance needs. And, in fact, we can double that fee
23 that we're charging the students and we still would not have
24 enough to cover all of the deferred maintenance issues. Then

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1 we would be able to use those funds to match the State.
2 So for example, the UNLV engineering building,
3 that capital fee at UNLV is used to match their portion of
4 the cost of that building. So even if we dedicated all those
5 resources to deferred maintenance and doubled the rate, we
6 would still not have enough to meet that commitment. So that
7 is why this is our number two priority.
8 And with that, Mr. Chair, we will move on to the
9 next one or happy to sit for questions.
10 CHAIRMAN HAND: It might be best if we go
11 ahead and -- because people are going to be changing, it
12 might be better if we take questions along the way so we
13 don't have folks to come back and forth.
14 MR. CLINGER: Okay.
15 CHAIRMAN HAND: So, Members of the Board, do you
16 have any questions?
17 MEMBER FREED: Thank you, Mr. Chairman. Laura
18 Freed for the record. So is this number two priority of
19 50,000,000 intended to be an ongoing request or is this more
20 of a one shot for this four year CIP period?
21 MR. CLINGER: That is a great question. So we
22 would -- we're asking for this biennium year, but I
23 anticipate that this would be a request that you would see
24 for multiple bienniums. Like I said, we've identified almost

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1 92,000,000 in backlog. So if we got 50,000,000 this time,
2 you know, we would be able to take, immediate need backlog I
3 should say. So we would be able to address part of that.
4 But we would certainly be back in future biennium to ask for
5 additional deferred maintenance costs.
6 CHAIRMAN HAND: Any other questions? Thank you.
7 MS. POLLARD: Good morning. For the record, I'm
8 DeRionne Pollard, President of Nevada State. This is my
9 first time being before this body. So I apologize in advance
10 if I get this all wrong. But I will also share that I
11 brought smarter people with me, you probably are familiar
12 with. To my left Kevin Butler, vice president -- senior vice
13 president for all things business and operations at the
14 institution. And just to make sure in case he gets it all
15 wrong, we also have Lisa Schock with us, who is our director
16 of facilities at Nevada State College.
17 So, Chairman Hand, and, Members of this Board,
18 it's a delight to be here. I'll offer a few reflections on
19 the needs of Nevada State as it relates to our capital
20 projects. You do know that Nevada State is the newest
21 institution within the NSHE system. And what's important
22 about that is that we've been very clear about thoughtful
23 growth and development. We are one of the fastest growing
24 institutions in the country. As a result of that,

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1 investments in our space allow us to really drive this
2 mission. And we also come forth with we hope to be some
3 creative and thoughtful solutions regarding the space
4 deficits that we have.
5 A most recently NSHE report indicated that Nevada
6 State has got a 60 percent student study space deficit, so
7 our first priority speaks to this. Our Academic Village is a
8 proposed 40,000 square-foot complex, using high end durable,
9 modular construction. That's a lot of modifiers. But what I
10 think is important about this is that it has an attractive
11 price point. It is particularly flexible. It allows us to
12 be a to reduce costs of about 40 percent of what you might
13 see in a traditional brick and mortar facility. It's cost
14 effective. I think reduce the overall costs to the State.
15 It also I think advances sustainability efforts and goals
16 that you may see as well.
17 This project is the highest ranked institutional
18 project coming from NSHE and is supported by our Board of
19 Regents. It was ranked third overall by the Regents for the
20 last biennium. Unfortunately, it did not make it to the
21 finish line. So our hope is that this year that will occur.
22 What would we use this space for? When we think
23 about colleges and universities, we know the students' space
24 is important, particularly around student success initiatives

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1 and support that goes for that. Our data proving method has
2 a key component to help maintain and graduate our grossly
3 diverse student population.
4 Right now our robust tutoring services are in a
5 space that's 500 square-feet in the back of our library. And
6 our writing center operates about three-fourths of a
7 converted classroom that's in a separate building from other
8 tutoring services. So our goal is to build a tighter
9 mousetrap and to do it thoughtfully to help keep students in
10 one space. The Academic Village will provide much needed
11 space for our student success initiatives and will allow us
12 to cluster those in one spot.
13 I would like to point out that while this agenda
14 item has been a place in advance planning project, our hope
15 is that the Regents recognize that the Regents prioritize
16 this as a design and construction project. So what is un --
17 like, what you might typically see presented, it's important
18 to know our module construction project is ideally designed
19 and constructed simultaneously.
20 The college space needs are immediate. The
21 request here is to design, construct and place within a year,
22 allow that particular module construction. And we understand
23 the statutory interpretation for projects exceeding
24 \$1,000,000, excuse me, \$10,000,000. However, the statute

1 does provide, as I understand, quote, latitude to the extent
2 practical. And we're respectful that this body may take this
3 into consideration.

4 This project was ranked high for a reason. And
5 we are requesting 27.74 million from the State to be matched
6 by 2.5 in agency funds for planning and construction of the
7 Academic Village.

8 I will also note for the record that Nevada State
9 is comfortable to explore funding solutions privately for the
10 planning dollars if the Board were willing to provide
11 construction dollars only. That is the first project that
12 you see, which is our number one priorities and institution.

13 A few others I'll speak to briefly. Our STEAM
14 building, you may or may not know that Nevada State graduates
15 the most bachelor prepared nurses in the State of Nevada for
16 a public institution and we tripled the size of our nursing
17 program since 2014. We are expanding in our institution in
18 the space. And we know, hopefully you know as well,
19 chemistry and biology are precursors to nursing programs,
20 high enrollment courses. And right now, the space that we
21 have in there does not provide us to expand the enrollment as
22 is needed.

23 Moreover, our liberal arts and science building
24 has inadequate space for its storage of chemical waste. And

1 the campus master plan and restricts our ability to cluster
2 similar proposed and purpose projects. We know that right
3 now the cost per weekly fire pump test continues to be
4 significant, and we know that. We are trying to expand to
5 really speak to the water needs that are a part of Southern
6 Nevada definitively. We are requesting 6.2 million to place
7 a reservoir at a high location on campus that will allow us
8 with the associated pumps, and piping is necessary to do this
9 work. And we will continue to see grant funding as well to
10 the extent we can to partner with other agencies.

11 Last, but not least, our student wellness center,
12 we're actively seeking to expand our services around student
13 wellness to our students. We have very little space for
14 student wellness than it is right now. We do not offer any
15 medical services right now on our campus. Our closest
16 hospital is about four miles away, and this is not ideal as
17 one has resident facilities on our campus as well. It's
18 really not optional for us not to have some type of health
19 and wellness safety services on campus.

20 We're requesting advance planning dollars in the
21 amount of \$7,000,000 to design a 100,000 square-foot facility
22 that would include medical and mental wellness substance and
23 other counseling, holistic healing and therapy recreational
24 facilities. This will create synergy between our nursing

1 more importantly we're also seeing a significant challenge in
2 keeping the systems necessary because you have to run them
3 continuously for those laboratories.

4 We're requesting advance planning in the amount
5 of 6.6 million to design the building to support our science
6 technology, engineering, arts and mathematics. This is
7 conceptualized as a 50,000 square-foot facility. And as a
8 small young institution, we're still growing. So we will be
9 looking for donors to help with that. And as a result of
10 that, we have not yet provided advance college matching
11 dollars for advance planning funds.

12 I understand this is probably not a new concept
13 to you that you've heard from Nevada State, that would be
14 water infrastructure. That seems to be quite the lingo in
15 the state. I'm learning this quite a bit. In order to
16 continue developing our 512 acres, we recognize and know that
17 adequate and reliable water pressure is necessary. The
18 future growth of our institution is dependent upon that.

19 So as a result, we know about only 15 percent of
20 Nevada State's campus of our 512 acres has sufficient water
21 pressure needed for fire suppression and domestic water
22 supply. So this is not a vanity project. This is really in
23 a lot of ways a public safety.

24 This means that we are able to build according to

1 program, as well as psychology and our life sciences program.

2 And we propose to co-locate this with the first
3 project I mentioned, our Academic Village. And we were
4 awarded a 1.9 million dollar congressional earmark to help
5 with the cost of construction. So we are very excited to
6 move this forward.

7 I'll end by indicating Nevada State is moving
8 into our 20th Anniversary year. We're small and mighty. I
9 like to say we're young and scrappy as we sit in the State
10 House. I think that's important to note. I'm happy to
11 respond to any questions you may have for me or the smarter
12 people that I brought with me today.

13 CHAIRMAN HAND: It looks like you're not going to
14 have to rely on those smarter people. You've answered all of
15 our questions this morning in your presentation. Thank you.

16 MS. POLLARD: Thank you very much, Chairman.

17 MS. HELENS: Good morning, everyone. I'm Joyce
18 Helens. I'm Great Basin College President. I know you all
19 know Great Basin College. We cover over 86,000 square miles
20 of rural and frontier Nevada. And in that vast geography, we
21 have the main campus in Elko. And we have community campus
22 centers in Winnemucca and Ely and in Pahrump.

23 And I'm just briefly going to talk about Pahrump
24 because Pahrump is growing. That whole valley is growing,

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1 Nye County. Our campus is out of room. We share a room now
2 in the high school. We've put in a manufacturing program.
3 We have a successful nursing program. We just had a
4 wonderful graduation over in the Vineyard over in Pahrump,
5 the nurses pinnings. So we're out of room.
6 Now about five years ago, conveyed to us, we had
7 BLM, about 280 acres. It's a beautiful desert floor place,
8 nice and flat, has some water and the community really wants
9 to continue to grow.
10 We have an idea there. You've seen a business
11 park or an industrial park, you're thinking of an educational
12 a park so that we would have the expertise of our colleague
13 institutions, UNLV, State College, CSN, along with GBC out
14 there. We think why recreate the wheel. We've got these
15 wonderful expertise here anyway.
16 So this is ranked number four by the Nevada
17 System of Higher Education Board and its advance planning and
18 a campus master plan. So what this would do would simply
19 assist us in now planning that education part in the design
20 of the first two buildings.
21 Our slides are just, again, it's so -- we really
22 don't have anything sketched out other than this wonderful
23 idea to bring this expansion to that valley. So our State
24 funding, it's about 2.8 million. And institutional funding,

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1 of course, we're a small institution, but we've saved up
2 300,000. Planning and design estimates, a little over
3 3,000,000. And the clock is ticking because of this
4 conveyance from over five years ago now from BLM.
5 I have with me Sonja Sibert, who is our vice
6 president. She's been with us along the way as we've had
7 this dream to build this wonderful facility. And we have
8 seen even through the pandemic the population of the valley
9 grow, the development that's going in and housing. So we
10 know now is the right time.
11 MS. SIBERT: For the record, Sonja Sibert, vice
12 president for business affairs. And this is critical and
13 time to start moving forward on this project now that we are
14 past the pandemic. We have to provide significant -- show
15 significant progress for the completion of the project or the
16 building within 12 years after the conveyance from the BLM or
17 they could request that we revert that land back to the BLM.
18 MS. HELENS: Thank you for your consideration.
19 And if there's any questions.
20 CHAIRMAN HAND: Thank you.
21 MR. ACHARYA: Good morning. I'm Kumud Acharya,
22 President of the DRI. I'm here with Mr. Pete Ross, assistant
23 vice president for campus planning and physical plant. DRI's
24 request are focused on one of the lengthy deferred

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1 maintenance projects at our Northern Nevada campus and
2 planning funds for space at our Southern Nevada campus.
3 The first one, we have several deferred
4 maintenance projects, as Mr. Clinger talked about earlier,
5 that are in desperate need of funding at DRI. Our top
6 priority project is the replacement of the chilled water
7 plant for our Northern Nevada science center. The existing
8 equipment is 23 years old or has come with the building
9 completed in 1999. The existing equipment uses three times
10 the energy compared to modern equipment.
11 The project will preserve functionality of
12 central plans. The equipment that serves four buildings
13 right now on the DRI campus, if it failed, it will take down
14 three buildings operations until it's available. It's built
15 for our research, continuing at DRI.
16 The second request is for the Southern campus.
17 This is, during the last legislative session the national
18 atomic testing museum was responding to plan for a particular
19 move from our building to a new space at the end of lease.
20 We would like to utilize space which would allow us to grow
21 our Southern Nevada without constructing a new building. We
22 would like to request \$458,000 for preliminary planning to
23 remodel the space for best use once the museum moves. Those
24 are our requests. And with that I will be happy to answer

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1 any questions that you may have or Peter Ross is here.
2 CHAIRMAN HAND: It appears as though we don't
3 have any questions. You all are doing a great job this
4 morning.
5 MR. ACHARYA: Thank you.
6 CHAIRMAN HAND: I'm sorry, we do have a question.
7 MEMBER FREED: Sorry. I'm late on my buzzer. So
8 this is a, this is for 50,000,000 in additional deferred
9 maintenance. So can you talk a little bit about the thinking
10 around why this would be part of that 50,000,000 and as a
11 separate maintenance project.
12 MR. ROSS: This is Peter Ross for the record.
13 Thank you for that question. The reason is a matter of
14 scale. 50,000,000, even though it's a lot of money, the
15 system is big. We have so many needs through. Once you look
16 at dividing up that \$50,000,000, we expect DRI share, we hope
17 DRI share will be around 1.5 million. The staff's estimate
18 for replacing this chiller plant is around \$5,000,000. And
19 so there's just no way for us to phase this. There's no way
20 for us to fit it into what our money is. There's no way to
21 fit it into what we had hoped to get from the 50,000,000
22 should it be funded.
23 MEMBER FREED: Thank you, Mr. Chairman. Thanks
24 for looking at me. I was late.

<p style="text-align: right;">Page 198</p> <p>1 MR. ZARAGOZA: Good morning, Mr. Chairman, Board 2 Members, Director LaFevre, colleagues, and, guests. For the 3 record I am Federico Zaragoza, President of the College of 4 Southern Nevada. With me today is Sylvia Kim, associate vice 5 president for risk management and Patty Charlton, who is the 6 project consultant on these initiative. 7 Thank you for this opportunity to present the 8 College of Southern Nevada's 2023 Legislative Capital 9 Priorities. The first two capital projects that I will 10 present today are consistent with the Board of Regents and 11 the NSHE budget priorities and aligned directly to the 12 Governor's and Southern Nevada stakeholders, workforce 13 economic development strategicals. 14 They are also central to our mission in providing 15 access to higher education to all of our diverse communities. 16 More specifically, our Northern campus project directly 17 addresses documented lack of access to higher education and 18 workforce education programs to the residents and businesses 19 in the fast growing northwest corridor of Clark County. 20 The Sahara West Workforce Center addresses 21 directly our commitment to create education and career 22 pathways for underserved communities and populations. Our 23 Sahara West Center serves predominantly nonspeaking, high 24 school, non-completers, immigrant populations. Many of our</p>	<p style="text-align: right;">Page 200</p> <p>1 for construction documents for a 54,000 square-foot building, 2 in addition to onsite and offsite infrastructure. The 3 building will provide college transfer courses, students of 4 court services, dual enrollment, workforce pathways in areas 5 such as information technology, allied health and skill 6 training to meet demand occupations and higher education 7 workforce for the northwest communities. 8 The proposed northwest campus is ideally located 9 in the far northwest corner of the Las Vegas Valley at the 10 intersection of Elk Horn and Durango. This site is easily 11 accessible by public transportation and the interstate 12 system. The location is designated by Blue Star on the top 13 of the corner of the map on the slide before you. 14 This proposed location is critical to the 15 college's effort to make education accessible for the 16 residents of the Las Vegas Valley. The location is currently 17 in an under certain area of the valley. Our proposed 18 secondary education is not available. The map before you 19 illustrates the population growth of the residential 20 development in the far northern part of the valley and is 21 identified in the heat map in front of you. This site is 22 situated within the communities that are farthest from the 23 CSN existing campuses and adjacent to new residential 24 development.</p>
<p style="text-align: right;">Page 199</p> <p>1 students are recently displaced or long-term unemployed. 2 They come to Sahara West Center for basic, GP services, job 3 training, retraining, re-skilling and any effort to connect 4 employment. 5 Our final project is a critical seismic retrofit 6 project that impacts the main building of our North Las Vegas 7 campus. First project before you is the advance planning and 8 programming for the Northwest Higher Education Center and 9 this is our top priority. This would be our first building 10 at the northwest campus. The project has previously been 11 presented before this body in prior legislative session. 12 The cost of the advance planning and programming 13 phase through construction documents are estimated to be 6.3 14 million dollars. Our request for State funding is 5.2 15 million. And the College of Southern Nevada will provide a 16 match of 1.1 million dollars and these funds already on hand. 17 For the record, on June 28th, 2018, CSN received 18 final transfer of the northwest campus site from the Bureau 19 of Land Management via the City of Las Vegas for this 44-acre 20 parcel. The express use of this land is for the construction 21 of a college campus for CSN. And that's a construction 22 initiation deadline of 2026. So our clock is ticking as 23 well. 24 The advance planning bucket request, development</p>	<p style="text-align: right;">Page 201</p> <p>1 This slide is also less than half a mile from the 2 New Centennial Hospital. The closest CSN facility to this 3 location is the CSN or West Charleston Campus which is 4 approximately 12 miles away. 5 The new educational facility would address the 6 primary concerns of the northern quarter residences and 7 businesses for higher education and workforce, education 8 services in this sector of the city. 9 The predicted estimates received from the State 10 Public Works reflects a cost of 6.3 million dollars with a 11 match of 1.1 million from CSN with cash on hand. This 12 represents a State funding request of 5.2 million dollars. 13 It recruits CSN would work with the Public Works to complete 14 the planning phase and request construction funding in 2020 15 -- in the 2025 session and FF&E in the 2027 session. Again, 16 we respectfully request your support for this project. 17 Our second project is for improvement to the 18 Sahara West Workforce Education Center. This facility is 19 home to specialized laboratories, classrooms and support 20 spaces. And this project also includes enhanced critical 21 infrastructure needs related to ADA code compliance and 22 upgrades for the facility. 23 The facility is comprised of two buildings and 24 serves and houses the CSN division of workforce and community</p>

1 development. The first building was constructed in 1973.
2 And the second building was constructed in 1981. Funding for
3 this request will enable CSN to address compliance with
4 current ADA requirements and, again, critical infrastructure
5 improvement of the HVAC, electrical, plumbing and parking
6 abatement systems which are all related to code requirements.
7 In order to develop necessary labs and
8 classrooms, this project is shovel ready. Construction
9 funding is requested in the amount of \$6,000,000. Our
10 request for State funding is 4.5 million. And CSN will
11 provide a match of 1.5 million dollars. CSN has these funds
12 on hand.

13 CSN provides robust pathways to current and
14 emerging jobs in Southern Nevada. According to EMSI, an
15 astounding one out of 74 employees in the Las Vegas Valley
16 region are CSN alumni. The Sahara West Workforce Development
17 Center has proven to be an important location for connecting
18 underserved populations to current and emerging high
19 development jobs in health, skilled training and information
20 technologies.

21 This facility specializes in short-term skilled
22 training and enrolls approximately 10,000 students per year
23 in courses, programs and trainings delivered at the site.
24 The cost estimate before you includes design, extraordinary

1 cost, as well as construction. The project estimates
2 receiving, the receipt from the State Public Work reflects a
3 cost of \$6,000,000, 4.5 million of State funding and CSN will
4 provide a 1.5 million cash on hand. At this point to expand
5 on my presentation, Patty Charlton will present our third
6 project.

7 MS. CHARLTON: Thank you, Mr. Zaragoza. For the
8 record, Patty Charlton, College of Southern Nevada. Our
9 final project is a seismic retrofit North Las Vegas campus,
10 specifically the east wing which houses the campus library
11 and our student service support operations which includes
12 things such as registrar, our disability resources, cashiers,
13 advising and other functions.

14 CSN is requesting 3.5 million of funding for this
15 project from the State. Structural analysis indicated that
16 the seismic lateral design of the building structure,
17 although which was co-compliant at the time of design in 1977
18 does not meet the current code due to the age of the
19 facility.

20 The facility requires additional structural
21 supports and retrofit of columns and shear walls to meet
22 those current seismic codes and to ensure the safe,
23 sustainable operations of the facility.

24 Reports indicate that in the event of a major

1 seismic occurrence, operational continuity would be
2 compromised and the building would require replacement if
3 these improvements are not completed due to the anticipated
4 level of structural damage.

5 These improvements will reinforce the building
6 structure so that in the event of the seismic event,
7 potential serious damage to the structure would be
8 appropriately mitigated. There was significant changes to
9 the seismic codes and recommendations over the building code
10 changes since the building was originally constructed in the
11 late '70s and early '80s. There were extensive seismic code
12 changes between 2010 and 2016 and ultimately incorporated
13 into the 2018 international building code which is the
14 current State adopted code.

15 The slide before you gives a little bit more
16 information about the phases of our project. Again, this
17 seismic retrofit would be completed in multiple phases. The
18 first phase would consist of reinforcing shear walls in the
19 building. And while it might be a little bit difficult to
20 see, those are identified by the green bars on the first
21 floor.

22 The next phase is address reinforcing all of the
23 existing columns and that is the visual to the right on the
24 slide. And this would be also completed on phase two of the

1 first floor and phase three of the second floor. These
2 efforts will provide the necessary reinforcement to the
3 existing structure so that the building will meet the current
4 seismic code and withstand any lateral stresses triggered by
5 a seismic event. This project, again, is a request of 3.5
6 million dollars from State funding.

7 And thank you for consideration of our projects
8 at CSN. And we are available to answer any questions should
9 you have them.

10 MR. LEFEVRE: Kent LeFevre for the record. I
11 have a question on priority number ten, the Sahara West
12 Workforce Education Building. I think I heard you say that
13 it was shovel ready. Can you elaborate.

14 MS. CHARLTON: We would have to do some of the
15 plan. And we have an assessment that does outline all of the
16 ADA requirements, the electrical panels, the mechanical units
17 as well. And so we would need -- there is a component of
18 planning within there. My apologies. So, yes, there would
19 be planning associated to get through the construction
20 documents to finish the work at that facility.

21 MR. LEFEVRE: Thank you.

22 CHAIRMAN HAND: Do you have any other questions?

23 Thank you for showing something that an engineer
24 can appreciate. Thank you.

<p style="text-align: right;">Page 206</p> <p>1 MR. WHITFIELD: Well, good morning, Chair. Good 2 morning, Committee. I thought I was just loud. Good 3 morning. For the record, Keith Whitfield, President of UNLV. 4 And with me is my CFO, Jean Vock. I get all of the easy 5 things. And she gets all of the hard things, so just keep 6 that in mind. 7 So UNLV is presenting two high priority projects 8 for your consideration. The interdisciplinary to science 9 technology building and a fine arts building. 10 First with the interdisciplinary science and 11 technology building, this is the highest priority for UNLV in 12 terms of funding of the advance planning that's needed for 13 this 90,000 square-foot interdisciplinary science and 14 technology building which is ranked number seven on the NSHE 15 priority list, along with increased demand for stem skills 16 and an increasing number of our students are enrolling in 17 programs requiring interdisciplinary class and research 18 space. 19 Although, UNLV serves as the largest metropolitan 20 area of the state, the campus has consistently been short on 21 these types of spaces in the NSHE space utilization surveys. 22 As a Carnegie One research university, UNLV is significant in 23 under-resource in terms of available research space and less 24 expanded space to create additional research opportunities to</p>	<p style="text-align: right;">Page 208</p> <p>1 intended mix of academic and lab spaces will be convertible, 2 modular and mobile to allow the greatest flexibility for 3 faculty researchers and students across multiple disciplines 4 to use the area collaboratively while minimizing duplication 5 of research, instrumentation and infrastructure. 6 Let me now share with you our second project, and 7 that is our fine arts building. UNLV is requesting funding 8 for these advance planning of the fine arts building. The 9 request is for a total of \$10,157,652 split 50/50 between the 10 State and UNLV and institutional funds. This 100,000 11 square-foot space has an estimated cost of \$95,000,000. The 12 project was ranked number four on NSHE's priority list. 13 Number 14, did I say 40? I'm surprised that my 14 colleagues to my left didn't catch me there but tried to slip 15 it in. 16 Workforce in Nevada benefits from educational 17 partnerships with fine arts programs. Nevada's economy is 18 largely reliant on hospitality, tourism and entertainment. 19 Entertainment has now surpassed gaming as a primary reason 20 people visit Southern Nevada. 21 In the College of Fine Arts produces immediately 22 employable graduates in fields as, such as performing arts, 23 visual arts, graphic design and other areas that support 24 Southern Nevada's core workforce in the hospitality industry.</p>
<p style="text-align: right;">Page 207</p> <p>1 remain competitive. 2 The proposed building will provide opportunities 3 for creative interdisciplinary clusters that allow students 4 and faculty to learn side by side and work together to solve 5 our biggest problems. 6 The request is for a total of \$16,592,237, with 7 \$13,279,790 requested from the State funds and \$3,318,447 8 from UNLV institutional funds. 9 The current total estimated cost for both 10 planning and construction for this building is \$160,000,000. 11 The primary goal of this project is to create a unique space 12 that promotes transformative cutting edge research to 13 identify solutions to contemporary problems. This is what 14 research universities do. 15 This will be accompanied by supporting multiple 16 interdisciplinary programs, including urban sustainability, 17 brain health, destructive technologies, water, solar power, 18 ubiquitous data and artificial intelligence, just to name a 19 few things. With ongoing connections, we will also be 20 connecting with the pre-K through 12 education programs. 21 To support these goals, the design of the 22 building will include flexible classrooms, interactive 23 learning studios, modular wet and dry labs, collaboration and 24 collision spaces, study rooms and an auditorium. The</p>	<p style="text-align: right;">Page 209</p> <p>1 Programs in the UNLV College of Fine Arts produce 2 top notch graduates for our industry partners, and proximity 3 to those partners has resulted in students consistently 4 earning more than graduates of comparable institutions. 5 This project will provide contemporary 6 classrooms, class labs, experiential learning and innovative 7 discovery spaces to support UNLV academic and research 8 programs. 9 Over the last decade, enrollment in the College 10 of Fine Arts has grown by 22 percent. And it's currently 11 unable to meet the demands in some programs due to the 12 quantity and particularly the quality of the space currently 13 available. 14 The investment in the new fine arts building will 15 replace Grant Hall which has far surpassed the end of its 16 useful life and is no longer sustainable for renovations. 17 State Public Works included the building on their list of 18 those buildings needing to be demolished and replaced in 19 1998. The building continues to deteriorate. Most recently 20 the heating and cooling of the building have proven 21 inadequate and very challenging to replace or supplement. 22 UNLV is continually faced with expensive repairs 23 that are only temporary fixes to deal with these issues. 24 Investment in this building will eliminate the need for</p>

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<p>1 significant deferred maintenance projects estimated to be at 2 or more than \$13,000,000.</p> <p>3 Planning of the project is becoming critical to 4 ensure constructions is completed in a timely manner to meet 5 the demands of the industry as our workforce needs have 6 drastically increased since the end of the pandemic, let's 7 say end of the pandemic.</p> <p>8 Without the immediate planning and construction 9 of this building UNLV may lose its competitive vantage to 10 institutions outside of the state which offer -- which would 11 have detrimental affects to the State workforce. With that, 12 Chair, we're open for questions.</p> <p>13 MEMBER FREED: So in looking at both the 14 interdisciplinary science and tech building, as well as the 15 fine arts building, are the UNLV matches from private donors 16 or student fees?</p> <p>17 MR. WHITFIELD: Let me make sure I get this 18 right. It will be -- for the interdisciplinary science 19 building, that will be a mix of philanthropy, institutional 20 funds and then a small amount of student fees.</p> <p>21 MEMBER FREED: Okay. And fine arts building?</p> <p>22 MR. WHITFIELD: Fine arts building, similar.</p> <p>23 MEMBER FREED: Same thing, okay. And is that 24 cash on hand or just commitment from donors?</p>	<p>1 staff. I know how much time you all have spent on this, 2 particularly Adriana Benjamin for her assistance in reviewing 3 this project and preparing for its presentation today.</p> <p>4 Specifically, on this project funds are requested 5 to support planning design and ultimately construction of a 6 new life sciences building that will provide modern teaching 7 and research laboratories. And I understand your staff is 8 recommending this project be split into two phases, both of 9 which are shown on this slide.</p> <p>10 So this additional modern space is essential for 11 advancing our Carnegie R1 high research mission for providing 12 moderate and efficient teaching laboratories. So if and when 13 this building is constructed and finished, it will complete 14 the build-out of our Mathewson Gateway District. And if you 15 can go back to the prior slide for me, Andrew. So here we 16 go.</p> <p>17 So if you look, the Gateway, to orient you, the 18 Center Street which will soon become University Way, on the 19 one side we have a parking garage which will be finished in 20 December of this year. On the other side is the future site 21 of our business building, both of which are being constructed 22 without State funds. But this is the building that we're 23 really and truly complete this end of campus.</p> <p>24 The business building is also slated to be</p>
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<p>1 MS. VOCK: Hi. Jean Vock. Yeah, thank you. For 2 both of those projects, we have interest from donors but we 3 can't actively fundraise until we have a commitment to move 4 forward but there are -- there's definite interest. We 5 believe that the capacity for fine arts given the nature of 6 the facility probably exceeds that of the interdisciplinary 7 center and technology building. But the CIP funds that we 8 collect will be used for debt service. We anticipate 9 financing a portion of this.</p> <p>10 MEMBER FREED: Okay.</p> <p>11 MS. VOCK: And that would be through the student 12 fees that are collected through the capital fees.</p> <p>13 MEMBER FREED: Thank you, Mr. Chairman.</p> <p>14 CHAIRMAN HAND: Thank you.</p> <p>15 MR. SANDOVAL: Good morning, Mr. Chair, Members 16 of the Board. For the record, my name is Brian Sandoval, 17 President of the University of Nevada, Reno. Sitting next to 18 me is Vic Redding, the vice president of finance and 19 facilities administration.</p> <p>20 I'm here to present our CIP request for the '23 21 session. You may be familiar with it. It was one that was 22 before you four years ago or two years ago, excuse me. So on 23 behalf of the University and particularly my facility 24 services team, I want to extend my appreciation to your</p>	<p>1 finished in the summer of 2025. So this new life sciences 2 building will comprise of approximately 80,000 square-feet 3 and will have one building pad left at the south end of the 4 area for future life sciences expansion. I'm going to ask 5 you to go back. But you'll see that. And, again, if you're 6 familiar with it, if you're heading on I80 west and you take 7 a right, right when you turn into campus, that's exactly 8 where this building would go.</p> <p>9 So I want to give some perspective in terms of 10 the need for this building. I think and hope many of you had 11 the opportunity to visit the building, but it was, the 12 current building, the Fleischman Ag building was built in 13 1957. The student body population at the time at the 14 University was 1,732. Dwight D. Eisenhower was the President 15 of the United States. And Nevada had a population of 16 260,000. It simply is not cost effective to remodel or 17 adapt.</p> <p>18 And, as I like to say, I know there's a court 19 reporter taking this, but we've basically Frankensteined this 20 building as much as we possibly can in terms of trying to 21 meet the needs of our faculty staff and students that reside 22 in the building. And, as I said, I don't want to disparage 23 the building. It has served us well through years. But as 24 Vic has told me many times, we have fully amortized it.</p>

1 But the current Fleischman Ag building is 128,297
2 gross feet as compared to the 80,000 building that would
3 replace it. It's the primary facility that provides
4 instructional research laboratory space; as well as office
5 space for the life sciences at the University of Nevada,
6 Reno. It's the primary research space for 48 faculty
7 members. And, again, to give you perspective on what they
8 do, these are faculty members from our Department of the
9 biology and college of science, the Department of Natural
10 Resources and Environmental Science, the Department of
11 Agriculture, Veterinary and Range Land Science and the
12 Department of Nutrition.

13 So we did, we thought it was important to retain
14 an outside industry expert to assess the current state of the
15 building and to evaluate it and to make recommendations with
16 regard to the potential efficiencies that would be gained
17 with regard to constructing a new building.

18 So the old building includes seven teaching
19 laboratories that occupy a total of 6,600 square-feet. And
20 when compared to teaching laboratories at 12 other comparable
21 universities, the per square foot per student of available
22 space at 30.4 ranks at the bottom of all of the universities
23 with the comparables and well below the average for other
24 universities in terms of desirable square feet per student.

1 The consultants also determined that the
2 ventilation systems, bench tops and room layouts are
3 inadequate and do not meet modern teaching standards. Again,
4 if you walk this building, if I were a student in 1957, there
5 is no change. And respectfully, the high schools have nicer
6 facilities than what you will see there.

7 The building also, the old building includes
8 approximately 39,000 square-feet of research space and that
9 number is approximate because there's a considerable amount
10 the old space that was originally designed for other uses
11 such as offices, closets and even a vending alcove. So,
12 again, if you walk that building there are closets that
13 literally have research equipment in them because we have
14 grown so far beyond the need.

15 So the desirable square footage of research space
16 per research team members is 135, well below the median of
17 comparison universities which is 180. Approximately
18 22 percent of the research space is dedicated to shared
19 functions such as cold rooms, tissue culture, microscopy
20 freezers, et cetera.

21 So now the contrast to a new and modern -- modern
22 life sciences building, which this is a rendering of what it
23 could possibly look like where approximately 50 percent of
24 the research space is dedicated to shared services. So the

1 building, current building ranks at bottom of 12 comparison
2 universities in terms of the proportionate space dedicated to
3 share functions.

4 So the consultants determined that the
5 opportunities for renovating are limiting. As I told you,
6 it's done. I mean, there's just nothing more that we can --
7 we can do to it. And it just simply is throwing good money
8 after bad to try to continue to renovate that building. So,
9 again, the site of the new life sciences build is one that is
10 conducive to easy access to existing life science teaching
11 and research facilities.

12 So to summarize the request, the CIP would enable
13 the University to construct a new state of the art build --
14 modern life sciences building. The external consultant's
15 report on the current building provided useful information on
16 the conceptual design, as you see up there, for modern life
17 sciences building and for optimal uses. Those are all listed
18 there.

19 The existing building will -- you know, we won't
20 demolish that. It will provide some laboratories and offices
21 for life sciences faculty staff and students and require,
22 again, doing the best we can to keep it up. So the students
23 who will learn in this building are the future workforce.
24 And I know that workforce development is a huge priority for

1 this state. And the students that will be working in this
2 building will be in high demand sectors, such as medicine,
3 nursing, biotechnology, agriculture, climate sciences,
4 nutrition, environmental quality, water resource management,
5 water quality and food security which, again, are probably
6 some of the most important challenges of our time.

7 It also will be the site for faculty and students
8 can successfully conduct critical basic science activities to
9 solve their problems that Nevadans, the nation and frankly
10 the world face.

11 So with that, Mr. Chairman, Members of the Board,
12 I appreciate your time and attention. And I'm happy to
13 respond to any questions that you may have.

14 CHAIRMAN HAND: Do you have any questions, Board?
15 I'm looking to my left.

16 MEMBER FREED: It's getting to be a habit. I
17 feel like Mr. Redding knew this was coming. Laura Freed for
18 the record. My apologies. So it says inter project
19 narrative. UNR reported up to 3,000,000 in funding for this
20 project, so an 80/20 split. Again, donor funds, donor
21 commitments I assume or student fees?

22 MR. REDDING: Good morning. For the record, Vic
23 Redding, University of Nevada, Reno. You're absolutely
24 correct with the student fees. Andrew, if I can have you go

1 back one slide.

2 The project, as CFO Clinger mentioned, was
3 approved for planning design and construction by the Board of
4 Regents, so that's how we submitted it. In your book, it's
5 reflected in the two-step process. So I'm going to speak to
6 the numbers on the slide. The end point is the exact same
7 which is a 50/50 distribution between the State and the
8 University.

9 So if it's done in this two-step process, the
10 first \$3,000,000 will be directly from the capital
11 improvement fee, the money that we discussed today, and that
12 is in hand and ready to go. The second part of the project
13 would be a mixture of revenue back or revenue bonds backed by
14 student fees.

15 MR. SANDOVAL: Mr. Chair, if I may and to
16 Ms. Freed, another big concern of mine is, speaking of money,
17 is that this building has gone from 90,000,000 to 140 to
18 152,000,000 because of construction inflation. And so, you
19 know, the longer we wait, obviously the more expensive we get
20 for the very same thing. So, you know, there is a sense of
21 urgency. But, again, I completely support and respect and
22 appreciate the ranking that was conducted by the Board of
23 Regents, but I just wanted to present that to you.

24 CHAIRMAN HAND: Any other questions? If not,

1 thank you for your presentation. And as a student at UNR in
2 the '80s, I took a class in that building and it was worn out
3 then, so. Thank you.

4 MR. SANDOVAL: Thank you very much, Mr. Chair,
5 and Members of the Board.

6 MS. HILGERSOM: Good morning, everyone. I'm Dr.
7 -- oh. Good morning. I'm dr. Karin Hilgersom, President of
8 Truckee Meadows Community College. And this is Dr. Akinola,
9 who is the executive director of facilities and capital
10 planning for TMCC, and we're delighted to be here today to
11 talk about our wonderful project.

12 So I would start by saying TMCC, we are a midsize
13 college. We serve approximately 10,000 students a year on
14 average on the credit side and a few thousand more on the
15 noncredit side. We are comprehensive, serving transfer
16 students and workforce students, including construction and
17 trades, advance manufacturing, all of those things that you
18 expect a community college to do. We're very proud of that
19 dual focused mission.

20 We have not received funding for a State facility
21 since 1996. Which means in the year 2026, this college will
22 have received no State funding for a new building for
23 30 years. So hopefully we can figure out how to get this
24 facility funded so that we can say that every student

1 regardless of economic income or academic readiness when they
2 begin higher education can attend a predominately two-year
3 college with a few four-year degrees in some beautiful
4 facilities. Students need that. They've earned it.

5 This was also passed to the Board of Regents as a
6 construction project. At the time we were asking 30,000,000
7 for -- from the State. I would love to see 40,000,000
8 because I don't like using CIP fees to do debt service, and
9 I'll tell you why at the end of my presentation.

10 So next slide. We do consider this project as
11 shovel ready as we can possibly be without a significant
12 contribution from the State. It is denied and she ranked
13 priority and, again, it went in the hopper of the
14 construction project. We've done a lot of planning already.
15 The Board of Regents allowed us to -- to use up to a million
16 dollars to begin planning, which we have done. And you'll
17 see in a minute an animation that the architects have
18 created. They have already won a national recognition award
19 for this plan and hopefully you will enjoy that.

20 One of the things that's really cool about this
21 building is there's only one general classroom, only one.
22 Almost the entire square footage is about hands on
23 experiential learning. In this day and age, as we move to
24 more on-line opportunities for students, what they need is

1 the space to practice what they learned and that's what
2 you'll see. Hopefully the animation will work.

3 It -- it looks a bit hodgepodge but it's really
4 not. And hopefully the animation will show you that the goal
5 here is innovation and integration. This will serve
6 entrepreneurship, hospitality and tourism. We're the only
7 two-year degree in Northern Nevada. We partnered with UNLV
8 for a seamless transfer. They were wonderful, I will add.

9 It also includes an action link center which is
10 heavily geared toward our pre-engineering students, robotics
11 and also just a nice space for students to -- to have robotic
12 competitions and to hopefully have nice presentations from
13 industry experts on all kinds of topics.

14 The Sierra Culinary Institute would be an
15 expansion of our current culinary institute. And, of course,
16 we're trying to -- try to figure out how to get some funding
17 for a small college theater. We do have a number of theater
18 majors who intend to transfer to typically University of
19 Nevada, Reno or UNLV in the performing arts. But this
20 theater has a heavy technical component because that's where
21 the jobs are at.

22 And I would be remiss if I failed to mention that
23 we also have carved out a little bit of space for computer
24 coding because at development, it's touching on every single

1 career field right now in the world. And so think about
2 that, whether you're summoning an Uber driver or ordering
3 pizza in Las Vegas and a robot brings it to you at California
4 Kitchen, right, construction, HVAC, all of those things are
5 becoming heavy software driven. So coding lab is becoming
6 the backbone of any -- of any industry really.
7 We -- again, it's a 52,000 square-foot facility.
8 And I was so glad that President Sandoval talked about the
9 moving target on construction. And when I get to the end of
10 this, we have the same -- the same concern.
11 So I will -- with that, hopefully the animation
12 will work. And it's about six minutes long. Is there no
13 internet access? Actually, while we work on that, let me go
14 to the funding slide. Oh, there we go. And I apologize. I
15 thought you understood that --
16 MS. STEWART: It's super responsive and fast
17 also. Sorry.
18 MS. HILGERSOM: Can I go to the funding slide and
19 actually -- and I will just describe it because we can't see
20 it on the screen. But at this point in time the plan is to
21 go for up to 20,000,000 in bond financing which, again, I
22 prefer to make that 10,000,000 because we're a midsize
23 community college and that comes right out of student fees.
24 Private donations, we did a feasibility study and

1 we're confident we can raise 5,000,000, maybe more, but
2 5,000,000 is where our confidence level is at. We've also
3 been looking into an EDA grant. And we're told, yeah, this
4 is a great candidate for an EDA grant, but you need to have
5 the other funding pieces ready. So it's the cart before the
6 horse and it's which comes first.
7 And we've already set aside \$5,000,000 in a
8 capital contingency fund for this project that we have
9 cobbled together through several years of just being quite
10 frugal.
11 So at this point we put in the 3.4 million of
12 planning when we realized that that's where the Department of
13 Public Works was going with that. But there's not much left
14 to do, as you will see, if we can pull up this animation.
15 But, of course, those planning dollars could be certainly
16 helpful in infrastructure.
17 The cost estimate is 66,000,000. When we started
18 planning this project about four years ago, that was
19 33,000,000. So here we go, right. So hold onto your hats,
20 but I do think it's a wonderful project.
21 The other thing that we can do while we're
22 waiting for this is, and I don't know, Chair, if we can take
23 a break and maybe figure it out since it looks like we're
24 running way ahead of schedule. What do you think?

1 CHAIRMAN HAND: Yes.
2 MS. HILGERSOM: Okay.
3 CHAIRMAN HAND: Yeah, and for the record, yeah,
4 let's reconvene in maybe ten minutes or so.
5 MS. HILGERSOM: Okay, great. Thank you. And
6 it's too bad I don't have chocolate for the reconvening, just
7 really make it a nice break.
8 (Whereupon, after a brief recess was taken, an
9 animation video was played.)
10 MS. HILGERSOM: All right. So thank you. I do
11 have a few more comments just related to this process because
12 when you're the president of the college that -- that has,
13 probably because of our size, for example, the process in
14 Nevada is quite -- quite different.
15 I have been in community college education for
16 about 35 years, the last ten at the presidential level, and
17 the ten before that at the vice presidential level. One of
18 the most exciting moments in my life was in about 2003,
19 Washington State. Two former governors got together with the
20 current governor at the time, Governor Gary Locke, and the
21 State funded 52 facilities for all of the higher education
22 universities and community colleges in that state, no match
23 required. That -- that transformed public higher education
24 in Washington State.

1 I became a dean soon after that and had the
2 privilege of being the chair of the science building
3 committee and was a liaison between the architect and the
4 state and we built a beautiful science building that still
5 has stood the test of time because that building has been
6 around for over ten years now, and it really does make a
7 difference for students.
8 More recently in June of 2021, June of 2021, the
9 State -- the State of Texas decided to fund up to 3.3 billion
10 dollars worth of campus construction projects. So this is --
11 this was published in October 2021, a nice little summary in
12 Texas Tribune. These are states that value higher education
13 just like the State of Nevada. The three of you are
14 community leaders, right, appointed by the governor. And I
15 would encourage you to share with the Governor that there are
16 some states that are taking advantage of some of the dollars
17 flowing through governments, particularly for projects that
18 are ready to go.
19 We have an opportunity, you have an opportunity,
20 frankly, to leave a legacy that will serve the students of
21 Nevada, some of whom may be you, your children, your
22 grandchildren and to serve them well, not just this year but
23 for the next 20 to 30 years with new facilities.
24 So all of these projects that you heard about

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1 today are excellent. All of them are necessary. So I hope
2 we can think outside the box and come up with a better
3 process for the State of Nevada. Thank you.

4 MEMBER FREED: Thank you, Mr. Chairman. Just to
5 get on the same page. I'm glad your funding source slide is
6 up because this planning project on our project narrative in
7 Public Works binders has 3.4 million in agency funds. And on
8 the slide it's State contribution for planning, estimated
9 3.4. When I see State funds I immediately think bond funds.
10 So can I just get some clarity about if this is agency funds
11 for the planning phase or?

12 MR. LEFEVRE: Kent LaFevre for the record.
13 Brian, have you got the answer to that. I have to phone a
14 friend.

15 MR. WACKER: Brian Wacker, chief of planning at
16 State Public Works for the record. So what we had
17 communicated to us, and it's currently in the book, really
18 just shows 3.4 of agency funding. And it says TMCC will
19 provide up to 7,000,000 in funding towards this project.
20 3,000,000 of which will be federal and EDA grants. So I
21 really have to ask to see if you guys have more
22 clarification, if that's through the State or where?

23 MS. HILGERSOM: I'm not sure where this process
24 broke down. But so I don't know if Ayodele can speak to

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1 that. We were just as, confused might be an overstatement,
2 but we were perplexed, perplexed by the numbers and so yes.
3 And, again, this is my third rodeo. And so I guess I should
4 have understood this. But I just haven't understood it. So
5 I'm not sure where your Department got their numbers.

6 We added the 3.4 million on this slide after we
7 reviewed your numbers, but we're also concerned and perplexed
8 by the use of the word agency fund as opposed to State
9 contribution so I'm not the person to answer that question.
10 And maybe Ayodele can chime in.

11 MR. AKINOLA: For the record, Ayodele Akinola,
12 executive director of facilities and operation services.
13 Just like President Hilgersom said, there were a couple of
14 stages between the process here. It's our understanding
15 we're being considered for 3.4 million dollars in State
16 Public Works, State funding.

17 MS. HILGERSOM: But that's not what we asked for.
18 You know, I mean, this project is really ready to go. And
19 what we absolutely need is a 30,000,000 dollar commitment
20 from the State. We will match the rest, and this is the
21 breakdown. And, frankly, 40,000,000 would be even better
22 because we are also relying as other colleges are on CIP fees
23 to offset the debt service.

24 In Texas and in Washington State, the colleges

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1 were not required to make the match. These were two states
2 who realized that, you know, that colleges don't have enough
3 bandwidth unless it comes right out of the pocketbooks of
4 students. And so, again, I would encourage you as community
5 leaders to consider other alternatives to fund all of these
6 projects.

7 MR. LEFEVRE: Kent LaFevre for the record. Thank
8 you for that explanation. We will have staff work with you
9 to true up those numbers.

10 MS. HILGERSOM: Thank you. I appreciate that
11 very much.

12 MR. LEFEVRE: I do have a follow-up question, if
13 I may. You mentioned that this building is shovel ready.
14 Could you define what you mean by that.

15 MS. HILGERSOM: So I will start and I'll let
16 Ayodele jump in too but we do have, we chose a site that is
17 existing at the Dandini campus. It has a brand new,
18 relatively new parking lot. So we don't have to pay for the
19 parking. The site was carefully vetted by architects. We've
20 already done the charrettes. We've done the campus
21 stakeholder discussions. The general conceptual plans are
22 done.

23 We're even moving forward with phase one of the
24 CMAR -- CMAR Construction contract so that we can get another

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1 updated cost estimate. And Core Construction has been
2 selected for that -- that element. Because of the existing
3 site, it is relatively close to the necessary infrastructure.
4 So we're feeling pretty good about the savings there.

5 And, Dr. Ayodele, would like to add anything?

6 MR. AYODELE: For the record, Ayodele Akinola,
7 deputy director for operation services. Just like President
8 Hilgersom said, we completed the schematic design and we've
9 hired CMAR. Congratulation to Core Construction for
10 completing the design for through the construction
11 department.

12 CHAIRMAN HAND: Member Hand. Just, can you help
13 share the architecture firms is.

14 MS. HILGERSOM: VWB, Van Woert Bigotti. They are
15 amazing. And we are in ongoing conversations with them. If
16 we received the primary source of funding and they are the
17 ones that recommended, we could -- we could get this done in
18 time to meet the ARP deadlines. But you might want to start
19 moving ahead with the CMAR phase one so we can do that
20 comfortably.

21 MEMBER FREED: This is Laura Freed for the
22 record. I can't help myself. I feel obligated to discuss
23 the art funding. This Board does not have any control over
24 who gets art funding. We heard yesterday, and I'm sure we'll

<p style="text-align: right;">Page 230</p> <p>1 continue to hear today, this project is going to be art 2 qualified. It's a great idea. We might agree with that, but 3 that's not our call to make. I just need everybody to 4 understand that. Thank you, Mr. Chairman. 5 MS. HILGERSOM: And I do understand that but 6 thank you for clarifying. 7 CHAIRMAN HAND: Do you have any other questions? 8 Thank you for your presentation and the animation. And we 9 apologize for the fire alarm testing. 10 MS. HILGERSOM: That's okay. Thank you. No 11 worries. Thank you so much. 12 MS. MCADOO: Thank you very much for your time. 13 If I can address that. I would be really remiss if I did not 14 thank our presidents and their staff for the work they put 15 into this and certainly for each of you and your other team 16 members for the work you put into it. I really appreciate 17 your consideration of all of the requests. And I think every 18 one of us in this room understand that it's a heavy task to 19 carry but we are appreciative. Thanks so much. 20 CHAIRMAN HAND: Thank you. We'll take a, maybe a 21 five-minute break before getting Veteran Services started. 22 (Whereupon, a brief recess was taken.) 23 CHAIRMAN HAND: We'll get reconvened here and get 24 the ball rolling. And we obviously welcome Veteran Services</p>	<p style="text-align: right;">Page 232</p> <p>1 list. 2 Approximately 90 percent of the current home -- 3 resident homes, I'm sorry, rooms are double occupancy which 4 share one toilet with another double occupancy veteran suite 5 and no bathing facility accessible directly access from the 6 suite. This arrangement does not meet the veterans' centric 7 care model in the current Veterans Affairs guidelines. 8 The limited access to toilet and bathing fixtures 9 creates an environment where the privacy and dignity of each 10 resident is not fully protected. Considering the recent 11 COVID-19 pandemic, the current double room design where two 12 to four residents share one toilet room is obsolete and lends 13 towards a greater spread of viruses and bacteria between 14 roommates. Our next slide gives you an idea of the concept 15 of this remodel. The dark brown areas of the rooms that will 16 be added to the home. We currently have 96 rooms. In the 17 end we will have 120. 18 With your permission, Chair, I'll continue until 19 the end, unless we have questions between. The next project 20 is 23149. This is the walk-in cooler and freezer replacement 21 at the Southern Nevada State Veterans Home. This project 22 will replace failing refrigeration enclosure. We are 23 requesting funds to mitigate a slip and fall hazard inside 24 the refrigerated compartment.</p>
<p style="text-align: right;">Page 231</p> <p>1 and look forward to your presentation. 2 MR. WAGNER: Thank you, Chair. I appreciate the 3 time this morning. Members of the Board, good morning. For 4 the record I am Fred Wagner. I am the new director for 5 Nevada Department of Veteran Services. Joining me today is 6 our chief financial officer and executive officer, Joe 7 Theile. And today I'll be presenting on our Department 8 capital improvement project requests. 9 Next slide. The slide outlines the vision. And 10 in short, we connect those who are serving in the military, 11 those who have served previously, our veterans, as well as 12 their dependents and their services that they have earned. 13 Our first project is 23148, remodel and addition 14 for the Southern Nevada State Veterans Home. This project is 15 a continued of 21P03, which provided for the planning portion 16 of the remodel and expansion for the Southern Nevada State 17 Veterans Home located in Boulder City. The proposed 18 remodeling will consist of 86,280 square-feet of existing 19 space and will include a new addition of resident rooms. 20 The Southern Nevada State Veterans Home is 21 requesting the State match 35 percent of allowable cost of 22 the overall project with the other 65 percent paid through 23 the VA construction grant. Approval of these matching funds 24 will allow the project to move higher on the VA's priority</p>	<p style="text-align: right;">Page 233</p> <p>1 Roof sections are buckling, allowing warm air to 2 mix with subzero air. This condition is causing condensation 3 and ice to form on the roof, the ceiling and the floor. This 4 project will design and construct the replacement walk-in 5 cooler and walk-in freezer for the Southern Nevada State 6 Veterans Home. The freezer and cooler casings are 22 years 7 old and beyond their normal useful life. The panel have gaps 8 which allows moist air into the system and causes the 9 condensation and a slipping hazard when the equipment enters 10 defrost cycle. 11 The paneling and insulation degradation will 12 cause higher than normal energy cost until replaced. There's 13 a high risk of unstable temperatures which leads to not 14 storing food correctly. The pictures you see on this slide 15 are the entry door and you see the ceiling ice, as well as 16 floor ice. 17 On our next project, it's the cooling tower piers 18 replacement project at the Southern Nevada State Veterans 19 Home, project 23150. This project will design and construct 20 replacement of the cooling tower piers at the Southern Nevada 21 State Veterans Home. The existing concrete base piers have 22 visible cracks. Cooling tower piers are showing excessive 23 concrete stress, cracking due to vibration. 24 Cooling tower duty time has been 23 years. It</p>

1 was constructed in 1999. These piers are starting to have
2 significant deterioration and the pictures on the left, you
3 see the cooling tower. And the two other ones are the
4 deteriorating concrete bases.

5 The next slide is project 23151. This is advance
6 planning for a North Las Vegas State Veterans Home on the
7 campus of the North Las Vegas VA Medical Center. This
8 project will provide advance planning through construction
9 documents for a 128-bed skilled nursing facility on the
10 Veterans Affairs campus in North Las Vegas on land to be
11 donated to the State by the VA Sierra Nevada Health Care
12 System. And upon transfer this would be sole State owned
13 property.

14 Using the small house model, the campus seeks to
15 create a residential atmosphere. The project will include
16 facilities for administration offices, receiving and storage,
17 nursing offices and other support services. The funds for
18 this advance planning project are currently 100 percent State
19 funds. However, the developed federal grant program for this
20 project will reimburse the State for 65 percent of all
21 qualifying costs, construction and FF&E.

22 Once the grant is awarded with potential
23 supplemental funding from the Veterans Affairs health care
24 services grant, we cannot say when it will be awarded, only

1 that the VA is always awarded the grant at some point.

2 The picture shows the concept area on campus.
3 Originally they talked about the northwest portion of the
4 campus, if you're familiar with the VA campus in Las Vegas or
5 in North Las Vegas. However, after review, the driveway,
6 which you can see on the left-hand side, just kind of down at
7 the bottom, that's the corner coming in, and it would not be
8 a good place for it because you have got to turn right around
9 and go right back up the driveway.

10 I walked this with the VA Tuesday, and the
11 northeast corner of the campus is much better suited and
12 would actually give us a separate entrance from the existing
13 road that's out there so we're very pleased with that.

14 The next project that we have is 7643, committal
15 building construction at the Northern Nevada Veterans
16 Memorial Cemetery in Fernley. The cemetery experience is
17 conflict of scheduling memorial and determine services three
18 times a week. The cemetery staff does not schedule services
19 as close together as they could as there's only one open air
20 committal shelter.

21 Over time, it has become clear that a temperature
22 controlled building makes operational sense and better
23 protects the health of the participants. If we had this
24 second committal shelter, we could also have the services

1 near the column bearing walls, allowing elder family members
2 to park near the column bearing walls, rather than park at
3 the front entrance and walk to the back of the cemetery
4 grounds.

5 This project will design and construct a
6 committal building at the northern cemetery. Pictures
7 represent structures that are -- that other cemeteries use.
8 These are all examples. The project is necessary to provide
9 a larger alternate location for memorial interment services,
10 closer to the recently finished cemetery expansion at the
11 northwest end of the cemetery. This will allow for increased
12 service capacity to be scheduled simultaneously or at least
13 close to the same time.

14 Our next project is 7619, this is chapel remodel
15 at the Southern Nevada Veterans Memorial Cemetery. This
16 building is used for interment services for Nevada's veterans
17 and their dependents. For the past few years we have been
18 receiving comments from the public regarding the appearance
19 of the building. This project will design and construct the
20 remodel of the interior and exterior of the chapel at the
21 cemetery. The work will replace windows, door hardware,
22 carpet, ceiling tile, bollards, lights, patch and repaint
23 interior and exterior walls and remove decorative column
24 bases and the operable partition at the center of the main

1 chapel space.

2 The chapel has been heavily used resulting in
3 wear and tear on the finishes of the doors. The west facing
4 storefront glazing system is at the end of its useful service
5 life, with gaps developing between the double paned glaze.
6 The chapel does not conduct simultaneous services, so the
7 operable partition dividing the chapel is unnecessary. The
8 operable partition is stored in two pockets that protrude
9 into the sanctuary. So the removal of this unnecessary
10 partition will improve the user experience.

11 The large column square -- large square column
12 bases are trip hazards that have resulted in several
13 accidents. This project will improve energy efficiency at
14 the facility. The chapel was constructed in 1999 and this
15 project which previously -- was previously requested in 2017,
16 2019 and 2021.

17 The State Public Works Division Facility
18 Conditions Analysis Report identified that there are two
19 pillars that have four-inch diameter roof drains, downspouts
20 protruding beyond the edge of the curb which have been
21 damaged by public and mortuary vehicles getting too close to
22 the building in the loading, unloading area along the north
23 side of the building.

24 The installation of four to eight-inch diameter

1 pipe bollards filled with concrete on each side of the
2 pillars will protect from further damage from the public and
3 mortuary vehicles being there. If this project is not
4 completed, the damage will continue and will result in water
5 damage and staining and will create slip and fall hazards
6 from standing water and walks.
7 The cemetery chapel is the most visited building
8 on cemetery grounds, and all visitors attending interment
9 service use the chapel. Several large special events and
10 ceremonies are also held annually in the chapel. The chapel
11 is very important to the operation of the cemetery and needs
12 to be kept in good condition.
13 During the building's over 17 years of operation,
14 it has never been repainted. The exterior paint is flaking
15 and interior paint is stained and shows wear from daily use.
16 The ceiling is currently leaking, causing a safety hazard for
17 both staff and visitors. Many areas of the paint are
18 stained. In some areas on the east wall of the paint is
19 actually sagging from prior water damage. These paint issues
20 were identified in the State Public Works Division Facility
21 Condition Analysis Report.
22 The report also identified many areas of column
23 bases inside the chapel that are damaged and need
24 professional maintenance to be repaired. Approval of this

1 project would ensure that the place in which families and
2 friends make their final farewell to their loved ones is
3 maintained in a way that reflects -- that reflects respect in
4 which we hold our veterans.
5 In our pictures in the upper left middle columns
6 with square bases result in trips and falls. Two years ago
7 we had a trumpeter tripped over the corner of the base during
8 the service breaking her wrist.
9 Upper right hand shows the drainage pipes run
10 into by vehicles. The lower right shows those chapel windows
11 that have developed gaps in glazing resulting in debris being
12 trapped and gaps to the outside. And you'll see the bugs and
13 moths and things that are in the window.
14 The lower left is the ceiling tile damage from
15 leaking roof. The paint inside and out is stained, sagging
16 and flaking. The column bases are a trip hazard and result
17 in several accidents. Finally, this remodel would improve
18 energy efficiency and reduce greenhouse gas admissions and
19 this is our fourth CIP request on this issue.
20 Our next project is 7644, maintenance and welding
21 shop construction. This project will design and construct
22 pre-engineered maintenance and welding shop and demolish two
23 steel prefabricated metal structures. The new maintenance
24 structure will accommodate a welding shop and rollup doors

1 for servicing of larger equipment.
2 The welding shop built in 1990 does not have an
3 HVAC system needed for indoor welding. And the storage
4 building built in 1994 has no lighting or power. Replacement
5 for structures will provide greater functional storage and
6 work spaces and eliminate continuing and costly maintenance
7 repairs on the old structure. This project has been
8 requested since 2017 and the structural issues have continued
9 to worsen.
10 The purpose of this project is to remove the two
11 aged maintenance structures and replace them with an updated
12 maintenance facility. The current structure shows signs of
13 failure due to age and exposure. Currently the existing
14 maintenance structures are in need of extensive repair on
15 both interior and exterior services. According to the State
16 Public Works representatives, replacing the current
17 structures rather than repairing them will save money over
18 the long run.
19 A new maintenance structure will have three other
20 advantages, other than avoiding costly repairs. First, it
21 will allow indoor welding. My staff does a terrific job of
22 extending the life of our equipment, not only by staying on
23 top of preventative maintenance by frequent -- but also by
24 frequent use of welding equipment to repair our tractors,

1 excavators and other grounds keeping equipment.
2 Second, it would have taller rollup doors for
3 larger equipment in need of maintenance. Finally, it
4 would -- it will consolidate maintenance operations into one
5 location. So this project will design and construct a
6 pre-engineered 4,500 square-foot maintenance and welding shop
7 and demolish two 1,400 square-foot maintenance and storage
8 structures. The new maintenance structure will accommodate a
9 welding shop with industrial grade ventilation hoods,
10 changing rooms, lockers and office, two garage bays with
11 rollup doors on both the front and the rear elevations for
12 drive-thru servicing of larger equipment.
13 Neither structure in our Fernley cemetery is
14 needed. The cemetery storage one building can only minimally
15 be used by maintenance staff as there is no lighting or power
16 available. The maintenance shop built in 2004 is not welding
17 certified. So if some welding needs to be done, welding must
18 be done outside and cannot be done at all if it's too windy.
19 By replacing the current structure, the project will provide
20 greater functional storage and work spaces. Additionally,
21 the project will eliminate ongoing and costly maintenance
22 repairs on the old structures.
23 Should this project not be funded, NDVS will
24 continue to pay for costly upkeep and maintenance of the

1 current structures, leaving reduced funding for the
2 operations of the cemetery.
3 The pictures shows the shop -- first of all, the
4 shop holds everything from lawnmowers and weed eaters to
5 fertilizer tools and burial markers. In the upper pictures
6 you will see the result of the damaged roof. In the lower
7 left right pictures are pictures of buckling and rustic
8 building walls. Damage shown in the right is damage that
9 occurred in late 1990 and does not allow the door to
10 completely close, creating security issue.
11 The next project is the project 23152, carport
12 gate protective fencing and bollards at the Northern Nevada
13 State Veterans Home. This project will design and construct
14 a vehicle carport for four State owned vehicles, protected
15 fencing, gates and front end bollards at the Northern Nevada
16 State Veterans Home to increase both day and night security
17 for residents and employees.
18 The State Veterans Home vans that carry residents
19 to and from appointments at the nearby VA Hospital are
20 unsheltered and require up to 30 minutes to cool down or warm
21 up, depending on the season, before residents can safely be
22 transported.
23 Two large vehicles and a minivan need to be
24 sheltered as soon as possible. The State Veterans Home is

1 located in Sparks. It is point six miles from the Northern
2 Nevada Mental Health Services and two miles from the CARES
3 campus and there's been an increase in disturbance on a
4 monthly basis. Completing the west side fencing and gate
5 across the driveway will help keep staff and the rest of the
6 state in their workplace and the home.
7 This is the first CIP request for this project.
8 The fencing and gates that are being requested in this
9 project are originally part of the 15C77 project, but were
10 valued engineered out of the project in order to bring that
11 project into budget. A security assessment was done shortly
12 after that and after the home opened and the need for
13 bollards is recommended in that assessment.
14 In the pictures you'll see in the left upper the
15 front entrance without bollards and you'll see the four red
16 dots where we planned on, approximately location of where the
17 bollards will go.
18 The lower left shows the area where the vehicle
19 carport would be added in the back of the building. And the
20 lower right shows where the fence comes to the end of the, by
21 the street on the sidewalk. And on the upper right is the
22 concept of where the red line signifies planning additional
23 fencing with gates across those two entry streets. The end
24 of the red line to the right is where it would match up to

1 the fence in the picture below the drawing.
2 The final project I want to talk about is project
3 19377, the administration building and site upgrades at the
4 Northern Nevada Veterans Memorial Cemetery. This project
5 will design and construct a cemetery public information
6 office upgrade, administration building, upgrade kiosk
7 enclosure, lighting retrofitted the flagpoles adjacent to the
8 column burial walls, lighting retrofit at the flagpole and
9 solar powered spotlights at the main cemetery entrance.
10 The cemetery public information office has not
11 been painted or carpeted for 18 years. The HVAC system is
12 over 22 years old and is not energy efficient. It requires
13 frequent repairs and has outlived its useful lifecycle. By
14 replacing the HVAC system the cemetery will avoid imminent
15 failure on the equipment that could cause damage to both
16 property and life.
17 An enclosure and door around the kiosk will help
18 prolong life of the grave site locator as it currently sits
19 under direct sunlight and is exposed to the elements. If
20 this project is not approved, the kiosk will need to be
21 replaced more often, causing undue financial hardship to the
22 State. The downtime of the kiosk during frequent replacement
23 and repairs prevents the public locating their loved ones
24 immediately and increases staff hours to assist with this

1 information.
2 Retrofitting the lighting at the flagpoles and
3 entrance will result in increase energy efficiency, saving
4 the State money over the lifecycle of the flagpoles and
5 entrance walls. If this project is not approved, the
6 lighting will require more energy. The solar powered
7 spotlights at the entrance will increase public safety for
8 visitors after -- at the cemetery after hours. If this
9 project is not approved, the Department of Veteran Services
10 runs the risk of the public of acquiring an injury at the
11 cemetery after hours.
12 The entrance doors of both the information center
13 and the administration building do not have ADA power
14 assisted operators. Visitors who are wheelchair bound must
15 have assistance to get into the building. This request is to
16 allow the facility to have ADA compliant doors. The 2021
17 facility condition analysis noted the need for the following
18 project at the cemetery public information office and that
19 was interior finishes for the -- for that building, as well
20 as the administration office egress door installation and
21 interior finishes.
22 The left picture shows office with no egress
23 exit. The red arrow indicates where we were recommended to
24 place an egress door that would go into a room in the back

1 that has an egress door on that. Right picture shows the
2 front entrance that has no ADA power assisted operators.
3 Next slide. This concludes my presentation. On
4 behalf of NDVS, I want to thank you for your time and would
5 be happy to answer any questions that you have at this time.
6 MEMBER FREED: Thank you, Mr. Chairman. This is
7 Laura Freed for the record. Can we go back for a second to
8 priority one project, the Southern Nevada Veterans Home
9 remodel. My understanding in the way that the federal
10 funding flows is that the State would pay for the planning
11 and then when it gets to the construction phase, the federal
12 grant reimburses the State, sort of has to flow, I'm talking
13 about CIP cash flow really here until federal reimbursement
14 is received. Is that a correct statement?
15 MR. WAGNER: I think I'm going to call a friend.
16 MEMBER FREED: I totally understand.
17 MR. THIELE: Joe Thiele for the record. Great
18 question because it can get confusing between the experience.
19 It's the 65/35 match. Once you get the State match portion,
20 you go up on the list of, the approval list. So if you don't
21 have that, you're kind of stuck in a limbo because you have
22 to have that State match. Then once it's awarded, that's
23 when we would submit for reimbursement is if we go along with
24 the project, up to the 65 percent allowable cost.

1 MR. WAGNER: Director Wagner for the record. If
2 I could add onto that a little bit. We were looking at the
3 list the other day. And, of course, we're down toward the
4 bottom of the list right now because we don't have the State
5 funding match. There's a very much shorter list at the top
6 that are priority listed because they have already gotten
7 their State funding granted.
8 MEMBER FREED: Follow-up, Mr. Chairman. Thank
9 you. Okay. So what do the feds consider money in hand? Is
10 that an approved CIP bill or when do you get to apply to move
11 up the list to get reimbursement?
12 MR. WAGNER: If I understand it correctly, it's
13 once we have approval from the State for those funds.
14 MR. THIELE: Once we're awarded the actual grant,
15 yes, then we can submit for reimbursement. What the match,
16 State match gives us is taking us from the bottom of the
17 list, putting us at a higher priority because you won't find
18 a project that doesn't have the State match.
19 MEMBER FREED: The reason I'm trying to get this
20 on the record is because I know we've had some sort of cash
21 flow issues with approved veterans projects in the past
22 because the feds won't reimburse until, as you described the
23 process, until you moved up the priority list. And I just
24 want to make sure that we do not impede the cause of progress

1 on any of these projects that are, impede the ones that have
2 been approved and the ones that might be approved in the '23
3 CIP. We kind of minimize that need to bridge between State
4 funding and because I know, you know, Public Works' staff has
5 talked to you guys about possibly getting a general fund loan
6 to bridge that period of reimbursement. So I just wanted to
7 get a little bit clearer myself because I haven't been in
8 those discussions.
9 Thanks, Mr. Chairman.
10 MR. WAGNER: Thank you.
11 CHAIRMAN HAND: Any other questions?
12 MR. LEFEVRE: Kent LaFevre for the record.
13 Director, can you confirm that both of the remodels -- the
14 remodel for the Boulder City and the North Las Vegas project,
15 that those grant requests have already been put forth.
16 MR. WAGNER: I know we put in a grant request. I
17 think it was revised but I'll let -- Director Wagner for the
18 record. I will let Joe answer that.
19 MR. THIELE: North Las Vegas is brand new.
20 That's just come up. So we're going to be filing shortly
21 after budget closing and everything. So the other one was
22 already on the list. We just need to get moved up on the
23 priority list for Southern Nevada.
24 MR. LEFEVRE: Okay, thank you.

1 CHAIRMAN HAND: Member Hand for the record.
2 Thank you for your support of our veterans and your
3 presentation.
4 MR. WAGNER: You're very welcome. We would like
5 to show you a video. No, I'm just kidding.
6 CHAIRMAN HAND: As long as you don't need
7 internet.
8 MEMBER FREED: As long you download it.
9 MR. WAGNER: I appreciate it. Thank you.
10 CHAIRMAN HAND: So we'll go ahead and recess
11 until 12:45.
12 (Whereupon, a lunch recess was taken.)
13 CHAIRMAN HAND: Good afternoon. And we'll
14 reconvene here and are we ready? I would like to welcome you
15 and we look forward to your presentations.
16 MR. CHAPEL: Thank you, Chairman. And I
17 appreciate this opportunity to be here. I am Clayton Chapel.
18 I am the director of installations and environment for the
19 Nevada Army National Guard. I appreciate this opportunity to
20 present our projects before the Board. And first off, I want
21 to thank you for the support that you have provided us over
22 the past. I've had the opportunity to be in this position
23 for a few years now and the support from not only the staff
24 but the Board as well. It's been tremendous.

1 Before we get started on any of our projects, I
2 want to just kind of highlight a couple of more things. So
3 in the last CIP, we were able to secure just over \$41,000,000
4 in federal funds and that matched up with the State to
5 execute several of the projects and still in the process of
6 executing more projects.

7 For this CIP, we are -- we've already secured
8 over \$18,000,000 in federal funds for some of these projects.
9 The total will be just shy of \$33,000,000. We'll continue to
10 work on the federal side to secure more federal funds. But
11 as of right now we're projecting about \$33,000,000 in project
12 money.

13 So we'll start off with our first project and
14 that would be to remodel our aviation support facility.
15 That's up at Stead Airport, Reno Stead Airport. The project,
16 if any of you have been out there, it's one of our older
17 facilities out at that location within our inventory.
18 There's not been a lot of major work done inside of that.
19 There's been some remodel, a little bit here and there, but
20 they have expanded operation. They have expanded their
21 ability to support not only federal missions but State
22 missions. And so we're looking at this project as to do some
23 upgrades to that facility.

24 And part of it is also we've had an increase in

1 Our second project in advance planning, it's we
2 purchased, actually last legislative session we purchased --
3 got the funding to purchase this facility which is the
4 University of Nevada's property inside and it's where the
5 Navy Reserve was. And we have done some operations out of
6 there. We've actually housed a soldier out of there from our
7 training side of the house, but over time it's going to need
8 some help. And so this is a project we're asking for some
9 support in renovating. It's a 34,659 square-foot facility.
10 We're going to do some renovations to that facility.

11 All right. The next one is our ground supporting
12 equipment shop. This is, once again, it's at our State
13 aviation site at Reno Tahoe Stead Airport. It's a -- we're
14 lacking in storage space at that facility. And I believe
15 this is one we just secured federal funds for; is that
16 correct?

17 MS. IVEY: Jayme Ivey. Yes. We actually just
18 secured our federal dollars through the end of the year with
19 the federal government to help us fund this. Also we have a
20 lot of equipment that is aircraft support such as blades and
21 other mechanical parts that are quite expensive. So this
22 would help us keep them out of the elements, albeit in the
23 winter or summer months and help store it to increase
24 longevity of the equipment for aviation.

1 female aviators and we need to adjust accordingly as well.
2 We're behind as far as some of the bathrooms and stuff like
3 that. We'll see that in the projects. So pending any
4 questions on this project. Just keep going?

5 CHAIRMAN HAND: I should have -- I apologize for
6 -- it might be best if we run through them all. And I forgot
7 to ask you to please, you know, make sure with multiple --
8 multiple at the table, make sure you have the mic close
9 enough. It's clear, yeah. You're fine. And please state
10 your name when you get started. And we'll go ahead and run
11 through them all and take questions, all right.

12 MR. CHAPEL: All right. Sounds good. I
13 appreciate that.

14 I'm Clayton Chapel, Nevada Army National Guard.
15 I do have with me and they can introduce themselves as well.
16 Go ahead.

17 MS. IVEY: I'm Jayme Ivey. I'm the designs and
18 projects manager for Nevada Army National Guard.

19 MR. DURAN: My name is Sandor Duran. I'm the
20 energy manager for the Nevada Army National Guard.

21 MR. CHAPEL: All right. So the next project, the
22 second project, I think I provided, I hope you have, each of
23 you have our projects in front of you, all right. I know I
24 printed out a couple of packets and put them up there.

1 MR. CHAPEL: All right. We'll just keep going
2 until we hear somebody say, hey, hey, hold on a second. I
3 have a question. All right. Our next project, project
4 number 23083, this is our -- this is -- we've secured our
5 \$2,000,000 for this project on the federal side. We're
6 asking some State funding to finish this, to finish design
7 and complete the project and construction.

8 And this is -- it's our -- the military, we have,
9 if you haven't heard, we have changed our fitness test and
10 part of this is to, instead of doing push-ups, sit-ups and
11 run, it's a six-event thing, six-event -- it takes six
12 different events to complete this task. And in doing this,
13 we need a facility to house the equipment, not only storage
14 of the equipment but field to do the testing on, and the
15 equipment will be purchased on the federal side. This is --
16 this is down at our Floyd Edsall Training Center which is in
17 North Las Vegas. This is where we have three of our
18 readiness centers. So the majority of our soldiers in the
19 South are at this location. So we plan to build this in the
20 south in that location.

21 Okay. Our next project is project 23068, that's
22 the Henderson Armory. I can't remember what the cross-street
23 is on that one, but we've been there for several years. This
24 houses currently the 72nd Military Police. We have some --

1 some drainage issues out there. There has been some
2 improvement. The City of Henderson has done some improvement
3 just to the north of us and put a part up there and has
4 helped a little bit but there's still quite a bit of drainage
5 that comes into our property, so this is to correct drainage
6 issues at that site.
7 The next project is 23060, this is in our Carson
8 City, United States property and fiscal office, the facility
9 here in Carson City. It's replacing and improving our air
10 handling system air -- air handling unit replacement at that
11 site. The facility was built in 2003 and we need to do some
12 upgrades to that site or to this equipment.
13 Next project is going back to our Henderson
14 property. We're asking that project number 23069, remodel of
15 the restroom facilities. We've done a tremendous amount,
16 when I say we, it's been a collaborative effort between
17 Public Works and the Office of the Military. And we've done
18 a tremendous amount of work at that facility, upgrading the
19 power requirements, the air conditioning. One of the ones we
20 have not done yet is the restrooms. So we're asking some
21 State funding to support the remodeling of this -- the
22 restrooms here at this site.
23 Okay. Our next project will be project number
24 23054. This is a combined support maintenance facility which

1 is, it's the one in Carson City. All right. And once again,
2 we need to do some upgrades to the HVAC system, renovations.
3 These are some current pictures and we need to upgrade this
4 system at our facility, at our maintenance facility site at
5 Carson City.
6 All right. We have secured federal funds for
7 this project. This is a -- and we're -- I think it's close
8 to \$6,000,000; is that correct?
9 MS. IVEY: Jayme Ivey. Yes, we have secured 5.7
10 million with the project with the federal government, and we
11 expect to see those in November of 2023.
12 MR. CHAPEL: So in that we need to -- we need to
13 complete a design and starting with infrastructure. We're
14 asking for both. We're asking for funding that will support
15 both the design and construction of this. What we're lacking
16 not only storage space up there, we're lacking in remodel
17 space, space that we need to remodel. We do not have the
18 storage space for our aircraft up there.
19 We're currently working with State Public Works.
20 What we're doing is our Black Hawks or UH-60's, doing the
21 storage hangar for them. And we'll probably get like four
22 UH-60's in there, three. We'll get three. And the design in
23 this one is obviously three. So rather than having them
24 weather the storms out there or take a beating, those that

1 aren't currently being used, we can store it in this
2 facility, okay. As I said, we secured federal funds. We're
3 asking for State funds to support this project.
4 The next project, project number 23086, concrete
5 placement. This is at -- this is also at the Stead Airport
6 but it's at the readiness center, not at our aviation, just
7 south of the aviation facilities, there's a readiness center
8 that houses approximately 500 soldiers on drill weekends.
9 And so we have some dilapidated spalling and cracked concrete
10 that needs to be replaced. We are asking for State funding
11 to support in this project.
12 MR. DURAN: Sandor Duran. We are looking for a
13 power upgrade over at the office of the adjutant general
14 building down in Carson City. As you can see from the
15 pictures, we've done a good job of reducing the energy usage.
16 So it's given staff an opportunity to plug more stuff in. So
17 we've pretty much maxed out all breaker space throughout the
18 facility, and we're looking for upgrades to allow for the
19 continued expansion of the site.
20 Similarly replace interior lighting and controls
21 at United States Fiscal Office and -- United States Property
22 and Fiscal Office. Currently the building has fluorescent
23 fixtures throughout the facility. We've done upgrades to LED
24 bulbs, but over time that's not a true solution to fix. So

1 we're looking to reevaluate the lighting to get better foot
2 candles at offices, as well as hallways and look at providing
3 better controls to make sure the lights are shutting off when
4 people are not in the facility.
5 MS. IVEY: Jayme Ivey. Project 23057, replace
6 overhead doors at the Harry Reid Training Center. In the
7 last CIP we replaced a lot to increase ventilation so we're
8 not losing air or heat in the summer and winter months and it
9 will help improve the facilities and longevity of equipment
10 that sits in there through the extreme temperatures.
11 MR. CHAPEL: Clayton Chapel. For this project,
12 project number 230 -- sorry, 23066. This is at our Las Vegas
13 readiness center site, it was constructed back in 2007. This
14 is off of Silverado Ranch. For those that are familiar with
15 the Las Vegas area, this is just -- it's near South Point
16 Casino, in that area.
17 And over time there's been a lot of construction
18 that has been done out -- outside of our property which has
19 reduced the need for all of these drainage -- drainage sites
20 on our site here. And we need to expand our parking. We
21 need to expand on opportunities to build at this site. So
22 we're looking at filling in a lot of the drainage in that
23 location, and we've already had the study done, civil
24 engineering study done that says we can do this and work with

1 the State Public Works Board and staff. The next step is to
2 get the construction dollars to finalize this.
3 Ultimately, if you're familiar with that area of
4 Silverado Ranch, there's a lot of construction going on and
5 not only residential but there's a lot of commercial in that
6 area. So what we're ultimately looking at potentially doing,
7 and it's not part of this project, but just kind of future
8 projects, is if we can and we're working with the City of Las
9 Vegas is to pull our entryway off of Silverado Ranch and try
10 to de-conflict some of those issues that we're having
11 already.

12 MR. DURAN: Sandor Duran. We're looking to
13 install a fiberoptic interconnect at Floyd Edsall Training
14 Center. Currently we -- the original site was Floyd Edsall
15 Training Center and they built the North Las Vegas Readiness
16 Center. Part of that, we just finished building Speedway
17 Readiness Center which is on our property which is about a
18 mile or so down the way on the other side of our property so
19 we can anchor it.

20 So what we're looking to do here is interconnect
21 it with a fiber line which would then allow us to reducing
22 our need for internet, provide better resiliency and kind of
23 keep our network in-house because the future plans I believe
24 would be to continue to expand on that speedway side and that

1 way it would keep everything connected, network connected.
2 MS. IVEY: Jayme Ivey. 23084 project, canopy
3 over our simulators at Floyd Edsall. Due to the conditions
4 in the summer as well as in Las Vegas can get upwards of
5 118 degrees. Unfortunately, the air conditioning units that
6 are sitting on top of these self-contained simulators for our
7 training for our soldiers, overheats in those summer months.
8 And the equipment inside cannot pull down quick enough for
9 the exterior AC units attached.

10 The canopy enclosure should help shade the
11 simulators on our current pad that we have out there to keep
12 the direct sun off of them to help cool down the units.
13 We're requesting support in those fees to help aid in our
14 simulation training at Floyd Edsall Training Center.

15 MR. CHAPEL: This is -- as I mentioned earlier,
16 we are building an Army combat fitness test in the South at
17 our Las Vegas site. This is going to be the one in Northern
18 Nevada. It will be out at the Stead Airport area. This is,
19 as I said, an Army combat fitness test, project number 23094.

20 I know General Barry has been working with, on a
21 couple of projects, and this is one of them that I'll
22 mention. He's been working with Governor's staff on the
23 finance, the budget office as far as trying to get the,
24 secure the funds to not only design but also construction of

1 this so we have both the South ACFT, Army combat fitness test
2 as well as the North Army combat fitness test.

3 MR. DURAN: Sandor Duran. We're looking for the
4 central plant replacement at the Las Vegas Readiness Center.
5 The building was built in 2007 and the big concern we've had
6 here was with the chiller at this site. We've had a lot of
7 issues from the beginning. I know it's not from State
8 maintenance neglect. Ever since I started ten years ago, I
9 know the staff has been concerned about this piece of
10 equipment to try to do everything they can, bringing in
11 specialty chiller people to look at it, try to maintenance it
12 and try to make it work appropriately but unfortunately it's
13 not, and now we're on a downward spiral.

14 I believe we're down to one circuit out of a two
15 circuit chiller. So we were basically short on capacity
16 because it serves the entire facility. So the maintenance
17 has really made this one of their priorities in trying to
18 change out the central plant, with that being the chiller on
19 this project.

20 We have some issues with the boilers as well.
21 The maintenance staff has done a great job of like lumping
22 everything along, but they are looking for our support to get
23 it funded and changed out.

24 MS. IVEY: Jayme Ivey. Project 23053, overhead

1 door replacement at the Carlin Readiness Center. We're
2 currently working to reduce the maintenance shop facility
3 doors to provide better insulation and quality on these
4 facilities. This is also a project that will help with the
5 finalization of the doors out there, provide updated
6 insulated doors with mechanical need.

7 23062, this is also another project to provide
8 insulation. On one of these photos you can see the daylight
9 is entering in the, one of our facility doors. This is our
10 Henderson Armory location in Las Vegas. This also will
11 provide better insulation to our facilities and storing area
12 and also provide an updated mechanical opener for ease as
13 well.

14 MR. CHAPEL: Next project, Clayton, Chapel, this
15 is our Speedway Readiness Center. Now this one was just
16 completed and we occupy this facility. This is in North Las
17 Vegas, just off of, around the racetrack there in North Las
18 Vegas area, and we completed it in 2020. However, some of
19 the equipment that we've inherited and acquired and are
20 required to have is requiring us to do some modifications to
21 this facility already.

22 And we need to build a high security office area
23 on the second floor to house equipment and personnel to
24 maintain accountability of this equipment. So we're asking

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1 for State funding to help support in modification of this
2 building.
3 MR. DURAN: Sandor Duran. We're looking to add a
4 geothermal wellfield in Speedway Readiness Center. The
5 building was completed in 2020. The geo wellfield, we didn't
6 have the funding to install it. So part of the construction
7 they have already put in the geo wellfield headers out to the
8 wellfield so we plan for that. That's going to help us
9 reduce the energy that's going to provide energy production,
10 as well as water reduction of not having to use the cooling
11 tower. It could also increase the -- the security resiliency
12 of the facility in case of a gas outage. You can still
13 operate the building using electricity, heat the building
14 under electricity. If the electricity goes out, we can still
15 heat the facility using a generator onsite so it helps with
16 the security and resiliency of the facility.
17 Sandor Duran. We are requesting money to install
18 parking lot solar panels at the Speedway Readiness Center.
19 We're trying to accomplish two things with this one. It
20 allows us to increase our solar footprint at the facility.
21 Currently right now there's a 54 KW system out there that's
22 just kind of a tip on the actual power we use in the
23 facility. But this would also allow us to increase the
24 renewable energies and give the facility -- help the State.

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1 It will allow us to, in case of emergency allow
2 us not to run the generator as much therefore expanding the
3 amount of fuel of how long we give the -- the amount of fuel
4 which increases our security and our resiliency. And kind of
5 the off benefit that everyone onsite keeps telling me about
6 is in the summertime, they get to park their car in the shade
7 instead of the 110 degree weather and they really appreciate
8 that. So that's what we're asking for at the Speedway
9 Readiness.
10 Sandor Duran. Floyd Edsall Training Center, this
11 building, we're looking to replace the electrical panel at
12 the Floyd Edsall Training Center. Also with this facility
13 and the shops, the building, I want to say '98, around there
14 it was constructed, '97. The facility has increased in
15 usage. And the idea of what we used 20 years ago has
16 increased electrical usage or our usage has gone down but
17 demand has gone up. So right now on both the shops and the
18 armory, the panel is full. They can't add new loads for the
19 facilities for the mission or job they have at the facility.
20 MR. CHAPEL: Clayton Chapel. Project 21129, this
21 is the construct storage buildings. This is at our Carson
22 City site. We continue to -- we have overgrown our storage
23 capabilities there, and we've been putting Conex boxes on our
24 site. And leadership has told us to clean up what our site

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1 looks like. And so we're requesting funding to help support
2 this.
3 MS. IVEY: Jayme Ivey. Project 23288, for the
4 field maintenance shop remodel. We're requesting additional
5 State dollars with this. We have also secured the federal
6 portion of this project already. The current staff has
7 outgrown the facility. And we're looking at expanding not
8 only the locker room space, provide showers and stuff,
9 especially after working all day. This area will also
10 provide classroom and storage space. Currently the facility
11 is undersized for the equipment and tools that they house in
12 our maintenance shop. So this will increase their storage
13 and decrease the Conex container part that we have out back
14 so that they can actually get those tools into the facility
15 without having to walk around the building to get to a Conex
16 container.
17 MR. CHAPEL: Clayton Chapel. Project number
18 21202, that's the connection of the sewer system there at our
19 Speedway Readiness Center. When we were under construction,
20 when it was originally designed, the plan was to connect the
21 sewer there in North Las Vegas. However, by the time we got
22 the construction funds for federal and State, the connection
23 to the sewer was taken by another group out there. So we've
24 designed it. We're operating on a leach field at this time.

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1 The capacity is now back at that location and we would now
2 connect back into the sewer. It's designed to where we can
3 connect and now we just need to connect it.
4 MR. DURAN: The last one is HVAC system
5 renovation -- Sandor Duran, the last project is the HVAC
6 systems renovation Emergency Operation Center in 23056. If
7 you're not aware, after the COVID response, the Governor then
8 gave the Office of the Military the responsibility of
9 maintaining the Emergency Operation Center. And through that
10 we discovered that the main actual or HVAC system needs a
11 complete overhaul. It was constructed in 2005.
12 Currently this year the chiller went out and they
13 couldn't find the parts. So we ended up spending I think
14 \$48,000 to bring in temporary cooling until they could get
15 the chiller back and operational. The boilers which are
16 propane to natural gas are at the end of their service life
17 and probably need an update with technology as well as just
18 need to be replaced.
19 There's a lot of units that need to be replaced
20 in inaccessible areas for the maintenance staff which makes
21 it very hard to get to, and sometimes they can't get to it at
22 all unless they bring in a scissor lift which sometimes isn't
23 very accessible. And building houses, like five different
24 State departments which would, off the top of my head, like

1 Forestry, Highway Patrol, the National Guard, Department of
2 -- Department of Energy -- Emergency Management, all use the
3 facility. And over the last three years this space has also
4 changed where now there is two of those -- there's a couple
5 of 24-hour operations that make the building run two-thirds
6 of the time so it's time for the HVAC review. Thank you.
7 MR. CHAPEL: Clayton Chapel. That concludes all
8 the projects. We have 28 projects we're asking for, overall
9 over \$43,000,000, \$44,000,000 in State funds. We currently
10 secured, as I said, over 18,000,000 in federal funds. I'm
11 comfortable to say at this time we're going to secure another
12 several million, up to about \$33,000,000 in federal funds to
13 match up with the State funds for all of these projects. So
14 that concludes the presentation subject to your questions.
15 CHAIRMAN HAND: I'm sure we have a few questions.
16 MEMBER FREED: This is Laura Freed for the
17 record. Thank you, Mr. Chairman. Look back to 23054. And
18 the question was in the project narrative, they noted that
19 this was going to replace components that were not replaced
20 in the agency project. So could you talk about, and this
21 might be for Public Work staff, I'm not sure. Could you talk
22 about what the limitations of that agency project was and why
23 this one wouldn't also be an agency project.
24 MR. DURAN: This is Sandor Duran for the record.

1 The agency agreement, when we got the federal funds for it,
2 didn't cover all of the equipment. It just covered some of
3 the oldest and most worn down pieces of equipment. Some of
4 the pieces of equipment were actually changing types.
5 But one of the things is agency agreement was in
6 '19 and we just had the PD presentation for drawings on that
7 today. And from '19 until today, you know, construction
8 costs have increased significantly. So even on like on the
9 seven to nine pieces of equipment that we're replacing on
10 that project, most likely we're only going to get like three
11 to five pieces of equipment. So that's kind of where we're
12 at with the original agency agreement. I think as we
13 discussed that whatever we could get picked up then we could
14 look to get done at CIP.
15 MR. LEFEVRE: Kent LaFevre, interim
16 administrator. I've got a couple of questions. First of
17 all, Jayme, you mentioned that you have 18 secured now.
18 Would you please send those funding letters to my attention.
19 MS. IVEY: Jayme Ivey. Yes, sir. Most of them
20 should -- I sent out three additional ones and the other four
21 so they should be on.
22 MR. LEFEVRE: Okay. I want to have them in one
23 spot so I can check them.
24 The other question I have is on the funding

1 change for 23088, that hangar, when is the sunset date on the
2 federal funds?
3 MS. IVEY: Jayme Ivey. When we received those in
4 fiscal year 2024, calendar year 2023 we will have five years
5 to expend those funds. The issue with this particular money
6 source is that it comes from a UMMC, which is an unspecified
7 minor military construction funding source which is approved
8 through congress. If we do not obligate those funds sooner
9 than later, congress takes the list and we have not spent,
10 expedited that money, they can let back within a five-year
11 period. So that is a concern on our end, why we would like
12 to do design and construction in one CIP cycle versus two due
13 to the concern of losing the portion of the 5.7 that we have
14 secured.
15 MR. LEFEVRE: Okay. So if my math is right, the
16 funds expire September 30th of '28?
17 MS. IVEY: Yes.
18 MR. LEFEVRE: Thank you.
19 CHAIRMAN HAND: Member Hand for the record. I'm
20 just glad to see a lot of the things that are on your list
21 are associated with energy conservation. And we haven't --
22 we've been here for a day and a half, and we haven't heard a
23 lot about -- you know, I don't think the word resilience has
24 come up more than once, if it has. So I'm glad to hear the

1 term resilience. I'm glad to see the focus on conservation
2 energy. Thank you.
3 Everybody, no more questions? Thank you very
4 much for your presentation.
5 MR. CHAPEL: Thank you. Once again, we
6 appreciate the support from the Board. Thank you.
7 CHAIRMAN HAND: Let's take a five-minute recess.
8 (Whereupon, a brief recess was taken.)
9 CHAIRMAN HAND: Adam Hand for the record. Thank
10 you for joining this afternoon, and we look forward to your
11 presentation. If you could please remember to use the mic so
12 that we can capture the conversation, and state your names
13 once you get started. I would appreciate it.
14 And since you have so few projects today, we'll
15 ask you to run through them all first and then -- and then
16 reserve questions until the end. And we look forward to your
17 presentation.
18 MR. BORROWMAN: Thank you. It's an honor to be
19 here. Thank you and I appreciate your time. As you know, we
20 have 77 projects and we'll go through each of them very
21 thoroughly. I'm advised we should just stick to the top 20.
22 My name is John Borrowman. I am the director
23 support of behavioral health, the Division of Public and
24 Behavioral Health. With me at the table today, I have

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1 Katrina Nelson from the Division of Child and Family
2 Services. And I have Jessica Adams from the Division of
3 Aging Disabilities Services Division. And each of -- they
4 will be providing testimony on individual projects.
5 As a department though, we are here to represent
6 the Department of Health and Human Services. We provide
7 important, often critical health services to the citizens of
8 Nevada. Often times we're the only providers available for
9 the direct services to the most direct vulnerable population.
10 And for those reasons we have with direct services and so for
11 those reasons we have facilities that are required to meet
12 certain standards to provide services. We appreciate the
13 opportunity to present these requests. Thank you.
14 MS. NELSON: Good afternoon. For the record,
15 this is Katrina Nelson. I just wanted to mention that,
16 excuse me, I'm the acting deputy administrator for Division
17 of Child and Family Services. I just wanted to mention that
18 this is a collaborative effort between the divisions to
19 determine and prioritize these projects before you today.
20 Dr. Pitlock, our administrator is not going to be
21 here. She's attending and helping with the children's mental
22 health crisis in Southern Nevada.
23 The DCFS vision is to have safe, healthy,
24 thriving kids in every Nevada community. And with these

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1 projects before you today, that one helps realize our vision.
2 So project number 21146 is an HVAC replacement for Desert
3 Willow Treatment Center. This project will replace six air
4 handling units and 91 fan coils at the Desert Willow
5 Treatment Center on the Southern Nevada Child and Adolescent
6 Services campus.
7 This project for Desert Willow is -- it's the
8 State's only long children's mental health and behavioral
9 health hospital. The hospital provides 24-hour highly
10 structured treatment services for up to 54 youth and between
11 youth -- children and youth between the ages of six and 17
12 who are severely emotionally disturbed. They include clients
13 being served by the facility and underscores the importance
14 of not interrupting critical treatment services these youth
15 are receiving.
16 This project is utmost importance to the Division
17 because this facility cannot operate safely without a
18 properly working HVAC system. If the HVAC system fails it
19 would displace youth in which we have limited options and
20 alternatives for the placement. It also may impact the
21 facility's joint commission licensure accreditation.
22 The six air handlers and 91 fans at the facility
23 are original to the building which was built in 1998. And of
24 note, I just wanted to mention that DCFS at the August IFC

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1 received ARPA funding to replace the ceiling tiles and it
2 replaces the solid surface, the ceiling tiles with a solid
3 surface and it's for remodeling the restrooms, a -- the wall
4 enforcement to solid walls and anti-ligature fixtures to
5 remove potential safety and security hazards.
6 Once the facility is fully operational, we'll
7 have one acute and residential treatment units that are
8 segregated. And this project was also requested last
9 biennium.
10 MR. BORROWMAN: Again, John Borrowman with the
11 Division of Public and Behavioral Health for the record. Our
12 Division is complimentary of all of the divisions within the
13 Department. We do operate -- focusing on the projects that
14 are being presented today, we do offer direct services for
15 mental health facilities. We have the civil facilities where
16 no crime has been committed but people need mental health
17 treatment, including inpatient admission, also including
18 outpatient services.
19 And then we also run a forensic facility. We
20 have one at Lake's Crossing Center here in Reno and we have
21 the Stein facility down in Las Vegas. Forensic facilities
22 are for those that where a crime has been committed and it's
23 uncertain if the defendant or the, you know, the defendant is
24 able to represent them-self in their defense. So we would

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1 have that individual in the forensic facility with the intent
2 of providing restoration to capacity if they were to defend
3 themselves and, therefore, go back to the courts to be
4 adjudicated for the crime that's been alleged.
5 In that particular situation, some of those
6 individuals are dangerous, some are more difficult, and we do
7 have, it is an incarceration where they are not free to
8 leave. And so those -- in the civil and in the forensic, all
9 of them do have mental health components which bring on
10 various challenges. Not only are some of the population
11 vulnerable but also some of them population could be
12 aggressive and -- and in significant despair.
13 So with those challenges, we have this project
14 for the Division. This is going to be at the Southern Nevada
15 Adult Mental Health Services campus for the Rawson-Neal
16 Hospital. This is where we do have mental health patients
17 admitted. And we have facilities, a room where they will be
18 located. This project is to provide anti-ligature renovation
19 to client rooms in order to make sure that they are in a safe
20 environment.
21 We also have interior finishes and showers we're
22 going to be renovating. And then we're going to complete the
23 replacement of fixed furniture and client bedrooms and
24 replace the flooring in client rooms, in gymnasiums and the

1 therapy rooms. I do have pictures there so you can see what
2 we're talking about.

3 In order to maintain certification, we do have to
4 replace much of this furniture in order to make sure that it
5 is -- it meets the standards for anti-ligature and it
6 provides a safe environment for the clients.

7 There are some related issues. We do have work
8 program that's approved on August 17th, and it does do a
9 portion of the work. However, this project is still needed.
10 And we did have a security event recently in our Division
11 unfortunately. And so this project is pretty important for
12 us to complete to try and avoid that risk.

13 I would say that the Rawson-Neal facility is dual
14 purpose which means that the renovations that are being made
15 would allow the facility to meet forensic standard and the
16 civil standard when it comes to anti-ligature.

17 In terms of the work program that was approved,
18 it does not include D pod. And also the current State Public
19 Works Division D Pod Project, it does replace some of the
20 furniture. However, it does not replace the beds. The CIP
21 project is, therefore, needed and we would reconcile this
22 project with not only the current D pod project but also the
23 work program as approved at the August IFC to make sure
24 there's no duplication in the scope of the project.

1 MS. NELSON: Katrina Nelson. This next project
2 is at our NNCAS campus, our Northern Nevada Child and
3 Adolescent Service campus. And the Northern Nevada Child
4 Adolescent Services campus, the facility that we're speaking
5 about today, has been renamed from the Adolescent Treatment
6 Center to the Psychiatric Residential Treatment facility in
7 the North just for your information.

8 The -- this project is to replace the multizone
9 air handling unit at NNCAS' psychiatric residential treatment
10 facility and it's located in Sparks.

11 Building 8A is part of the NNAMHS campus in
12 Sparks and this is an accredited -- accredited license
13 through the Bureau of Health Care Quality and Compliance and
14 is a residential treatment unit that is occupied year round.
15 Up to 16 youth with severe emotional disturbances reside in
16 this building everyday, including weekends and holidays.

17 All bedrooms are sealed. So when the doors are
18 closed and secured at night, only the -- only the ventilation
19 that comes from the ceiling vent with the airflow is
20 available to the residents.

21 The HVAC system failed in December of 2019
22 causing a temporary displacement of the youth in residence
23 and a temporary system was -- was made operational in April
24 of 2020.

1 Since that time there have been blower failures
2 in both zones and ongoing temperature fluctuation issues with
3 the corner rooms. Also during heavy precipitation, the roof
4 leaks in the kitchen area, and this project was also listed
5 last biennium.

6 MR. BORROWMAN: Thank you. John Borrowman with
7 DPBH. We do have the second request for our Division. It is
8 for the Southern Nevada Adult Mental Health Services campus
9 down in Las Vegas. This is for the Stein facility, which is
10 a forensic facility. We do have a picture available. You
11 can see that it is meant for incarceration. The security
12 perimeter must be maintained. We do have individuals that
13 are accused of a crime, and we want to make sure that we
14 maintain sufficient control.

15 This project, it does remodel the client
16 restroom. It does provide for full anti-ligature for
17 lighting, restroom fixtures and interior finishes and
18 showers. It also includes replacement of a fixed -- a fixed
19 furniture in the client bedrooms. This project will replace
20 doors and repair exterior finishes around the building at
21 great level. I would note that as part of the anti-ligature,
22 we do have our furniture secured and that means secured to
23 the walls and, therefore, is part of the structure that
24 requires this project to be considered.

1 In terms of the exterior surfaces that are being
2 provided, we do have quite a bit of aging. It is important
3 for the structure to be sound. At this point we do have some
4 compromises to the concrete that is supporting security
5 fencing and we need to have those repaired in order to
6 maintain control of the people that are accused of a crime
7 who are responsible for containing.

8 I would note that we did have a work program also
9 approved on the August IFC. It does have some relationship
10 to this. However, this project is still needed in order to
11 replace the closets, the shelving stools and the seclusion
12 room beds, plus all exterior repairs. In other words, the
13 work program that was approved in August was a small section
14 of what this project is. We'll continue to work with State
15 Public Works to make sure the scope is not duplicative.
16 Thank you.

17 The next project, this is at the Lake's Crossing
18 Center, as mentioned. This is another forensic facility. It
19 is located on the Northern Nevada Adult Mental Health
20 Services campus which is located in Sparks. The request in
21 front of you is for the secured area door replacement. With
22 our particular clientele, sometimes they are not stable.
23 They need mental health assistance. And often times they are
24 aggressive as well. So it is important for us to remain

1 control over the facility.
2 As part of that clientele there are risks to the
3 facility. We did provide some pictures as well to some of
4 the types of things that have been occurring and that we've
5 been trying to mitigate. In particular you can see where
6 someone may be trying to kick a door through, has damaged the
7 stiles of the door. And we've reinforced, welded numerous
8 times. But at some point the integrity of the door has been
9 compromised and is no longer appropriate for a forensic
10 facility. You can see where they have been kicked out. They
11 are bowing.

12 And so this project is to replace the secured
13 area doors to make sure that we do maintain proper control
14 and it's not only for the client's safety but also for the
15 staff safety. Thank you.

16 The next project that we have is also for the
17 Lake's Crossing. Again, security being a very major factor
18 and the request in prioritization. We do have in this
19 facility an aging video system. And it also has a capacity
20 to function with door controls. And the request in front of
21 us is to upgrade the video surveillance system, as well as
22 integrate more effectively with the door controls.

23 When we have an event, a recorded event, it's
24 important that we have access to that. We wouldn't always

1 know when an event occurs immediately. We need to have time
2 for reports to be made, especially given the vulnerable
3 population might not be reporting timely. So we need to make
4 sure we have adequate storage first and foremost so that we
5 would have events recorded as evidence.

6 Secondly, we want to make sure that we have all
7 of the cameras working functionally. We also have monitoring
8 stations that are appropriate and that it integrates with the
9 door controls so that we have access to the secured areas in
10 the least burdensome way possible to make sure we can respond
11 quickly and effectively while not compromising the security
12 or someone monitoring the events on the camera.

13 I would say that we did have a work program that
14 was approved on the August 17th IFC. And now that I've sold
15 this very well, I just want to make sure you understand that
16 this is extremely important to us which is why we did present
17 this to the August IFC. It was approved.

18 And having said that, I wanted to explain what it
19 was about but also to let you know that we did receive ARPA
20 funding for this project. So, therefore, this project can be
21 eliminated from the queue. I promise not to backfill with
22 one on the back end. Thank you.

23 The next project, again, for DPBH, this is on
24 Southern Nevada Adult Mental Health campus down in Las Vegas.

1 This is for advance planning for the Southern Nevada forensic
2 facility. Unfortunately, given the increase in our
3 population, we also have increased clientele that are accused
4 of a crime but may not be able to defend themselves, so we
5 have a need for quite a few more clients in a forensic
6 capacity.

7 Additionally, there was a change in law that
8 allows for an extended restoration so people can be in
9 this -- in this holding pattern, trying to bring them to --
10 to be restored for defense for a much longer period of time
11 and even as much as ten-year increments. With that, we are
12 having increase clientele for longer periods of time which
13 means that we are occupying beds for longer periods of time
14 and, therefore, have reached our maximum capacity.

15 We do have a significant concern that we don't
16 have very many alternatives for this kind of population.
17 Mind you, they have been accused of a crime, considered at
18 harm or unable to provide their own defense. It does require
19 a very secured facility. But it also requires special
20 handling of the clientele because they do need to have mental
21 health services to bring them up to -- up to defend
22 themselves.

23 With that, our population has maxed out our
24 facilities. We are looking at alternatives, you know, trying

1 to find places where we can find ten more beds. Nevada is
2 not going to be sufficient for the projected population. We
3 do need to have a long-term solution for this population.
4 This request is for the advance planning to try and figure
5 out, you know, where is the site, what would the right
6 facility make-up be, how many beds do we need. And so if we
7 don't get this project started, then we can't go to the next
8 phase. It's important that we at least do this front end to
9 try to make sure that we understand the need and provide for
10 an option for this behavior.

11 MR. CHAPEL: Katrina Nelson for the record.
12 Project number 23197 is the third project of the 12 that we
13 have before you today. This project is to replace the
14 existing generator and transfer switch at the Summit View
15 Youth Center. The Summit View Youth Center is a maximum
16 security facility with a 48-bed capacity.

17 DCFS provides programming and services to youth
18 between the ages of 12 and 18. Summit View focuses on high
19 school age males between the age of 14 and 19. Summit View
20 is a 13-acre facility constructed in 2000 in North Las Vegas
21 near the Nellis Air Force Base. This facility in
22 collaboration with the Clark County School District operates
23 educational programs for youth that and offers full required
24 and elected academics, subjects, remedial programs, special

1 education programs and interscholastic activities.
2 Summit View has a nursing staff, a psychologist,
3 contracted physicians, a contracted psychiatrist and a
4 contracted dentist to provide comprehensive onsite medical
5 services to the youth. In addition, Summit View provides
6 recreational programming, drug and alcohol abuse counseling,
7 recovery programming, group and individual counseling, sexual
8 offender treatment, cognitive and behavioral health therapy
9 and treatment planning.

10 During a power outage, the current generator will
11 only power the emergency lighting in the facility. The
12 kitchen is not operational and it does not comply with the
13 State of Nevada's Disaster Plan which calls for the generator
14 to be operational for three days in the event of a natural
15 disaster or any disaster.

16 The replacement generator will be large enough to
17 provide emergency power to the entire site. The existing
18 generator is 22 years old and was -- has passed its useful
19 life and was with the original generator for the facility.

20 MR. BORROWMAN: Thank you. John Borrowman with
21 DPBH. The next request is for the Lake's Crossing Center
22 shower room renovation. I know that showers are often times
23 part of a CIP project. I would just point out that at Lake's
24 Crossing this does become a security event. We do have tiles

1 that are falling off of the wall can therefore be modified
2 for contraband and put the individuals and the staff at risk.
3 So, therefore, this particular project is to construct the
4 renovation of five shower stalls in the Lake's Crossing
5 housing unit. Definitely need to make sure we are
6 maintaining a safe place for the client and maintaining
7 safety of our staff.

8 We do have from the obvious, pictures here, but
9 we have obvious concerns with degradation of the shower from
10 a sanitary perspective as well. So we need to make sure
11 these are sufficient to make certification. Thank you.

12 The next project also for DPBH, this is for
13 Southern Nevada Adult Mental Health Services. This is for
14 replacement of the elevator at the Stein Forensic Hospital.
15 And I will reiterate that the Stein facility is a forensic
16 hospital. It does have individuals that are, need mental
17 health assistance and also have been accused of a crime and
18 could be at any level of risk. And for safety reasons, we
19 obviously need to have an elevator that is going to be
20 reliable, not exactly the environment that you want to be
21 bringing individuals into if you have uncertainty that's
22 going to work appropriately. A substantial number of repairs
23 over the last few years. And it is time for us to do a
24 renovation of this particular elevator to make sure that we

1 do not put clients or staff at risk.

2 It was originally constructed in 1988, the
3 facility itself, and we want to make sure that we are
4 addressing it. And you can see that the build date on this
5 is 1987 and it's probably time for an upgrade.

6 MR. CHAPEL: The next project that we have, this
7 is Katrina Nelson, is number 21151. And it is for an
8 interior remodel and replacement of buildings 11 and 12 on
9 the Oasis campus. And this project will design and construct
10 a remodeling of the bathrooms and kitchens of buildings 11
11 and 12 on the Southern Nevada Child and Adolescent Services
12 campus to create accessible bathrooms and kitchens. The
13 first floor, install solid surface, seamless showers, replace
14 wall and floor finishes, repair underfloor plumbing and
15 replace plumbing fixtures.

16 This project will also replace windows in
17 buildings 11 and 12 for, on the SNCAS campus and the
18 replacements will include the dual pane, low E impact
19 resistant glass. The frames will be painted to compliment
20 the existing buildings. This project will also include an
21 evaluation and cost analysis of window replacement
22 alternatives for all of our buildings on the campus.

23 The project for the Oasis psychiatric residential
24 treatment facilities which is, it's a 24-hour highly

1 structured treatment services for children of the ages of six
2 to 17 who are severely emotionally disturbed. And the
3 difference between this facility versus the Desert Willow is
4 this is an unlocked facility versus Desert Willow being
5 locked.

6 This project will create accessible bathrooms and
7 kitchen, remodel bathroom materials. It includes
8 anti-ligature fixtures and installs the impact resistant
9 glass. Last fiscal year the agency spent over \$11,000 on
10 window replacements. This project is important to the
11 Division because it allows the facilities to be accessible to
12 disabled clients. And it is a life safety project. Buildings
13 11 and 12 were built in 1981 and these projects were
14 approved -- this project was previously requested last
15 biennium.

16 It looks like it's me again for a while. Katrina
17 Nelson. The next project before you is for our Summit View
18 gymnasium addition remodel. This is back to our maximum
19 security facility. This project will design and construct
20 additional multipurpose rooms and a restroom, athletic
21 flooring and air conditioning system, a closed circuit TV
22 system, insulation to the walls and roof assemblies and
23 replace the lighting and bleachers in the gymnasium at the
24 Summit View Youth Center.

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1 This project, the addition of the multipurpose
2 rooms, it will create an indoor recreational area for the
3 youth that are housed there. The project includes the, a
4 closed circuit TV system for the safety and security of the
5 clients and our employees.
6 The evaporative coolers are original to
7 construction and have reached the end of their useful service
8 life. The extreme Las Vegas temperatures don't allow for the
9 youth to participate in the gym currently for several months
10 during the year. Adding a new air conditioning system will
11 provide the necessary heating and cooling to increase the use
12 of the gymnasium.
13 The existing bleachers are original to the
14 building and they need to be replaced. If this project is
15 not funded, the gymnasium will continue to be underutilized
16 and the youth will be underserved and opportunities to give
17 them rest and physical exercise.
18 The next project is project number 7508 for our
19 NYTC gymnasium floor replacement. This project is to design
20 and construct removal and replacement of the existing
21 athletic flooring at the NYTC. This project will install
22 traditional athletic wood flooring.
23 So for this project, NYTC was originally
24 established in 1915. It's our oldest facility that we have.

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1 It is a staff secured facility located in Elko, Nevada, and
2 this facility is a medium security facility. The facility
3 includes separate housing units for the youth committed to
4 the State for correctional care and which consists of three
5 cottages that hold 16 youth. And NYTC has the capacity to
6 serve up to 160 youth, but it's currently legislatively
7 approved for 60 youth between the ages of 12 and 18.
8 Onsite there's an administration building and
9 infirmary, a full service kitchen, a laundry, maintenance and
10 credit at the high school, a gymnasium and the
11 football/soccer field and a baseball and softball diamond and
12 workout room for weightlifting, cardio and fitness.
13 The next item is also for NYTC. It's project
14 number 7515. It is to design and construct replacement of
15 flooring for the classroom and infirmary building at the
16 NYTC. This project includes a heavy duty vinyl tile, carpet
17 and ceramic tile as well as a coating base.
18 For this project, the classroom and infirmary
19 flooring, it needs to be replaced due to the age and heavy
20 foot traffic that it's received over the years. The public
21 youth and staff that are in residence are at risk of tripping
22 on both broken tile and torn carpet. The flooring basically
23 has reached the end of its useful life and is no longer able
24 to be maintained.

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1 Project number 19235 is also at NYTC and it's to
2 connect a well that we currently have in place to the
3 irrigation system. This project will design and construct
4 upgrades to water infrastructure at the NYTC necessary to
5 connect the existing well number two to the irrigation
6 system.
7 Maintenance of well number one is included in
8 this project because it will remain the sole domestic water
9 source for NYTC. The project scope includes rehabilitation
10 of wells one and two, replacement of pumps at each well,
11 instrumentation reconfiguration, installation of backflow
12 preventer at the gym and a site piping necessary to connect
13 well number two to the existing irrigation system.
14 This project, well number one, is our sole source
15 of domestic water, and it also provides irrigation currently.
16 Well number two, it cannot -- it is not currently connected
17 to the water system. So this arrangement, although workable,
18 results in a greater usage of well number one. Connecting
19 well number two to the irrigation system will relieve well
20 number one from the usage and prolong its useful life. By
21 connecting well number two to the irrigation system also
22 provides us with the ability to use existing water rights at
23 NYTC that otherwise could be forfeited as they are not
24 currently utilized.

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1 The NYTC domestic water system is over 50 years
2 old. The majority of the buildings and infrastructure were
3 constructed in the '60s and '70s. Potable and irrigation
4 water to the NYTC is provided by a single well and 400 -- a
5 400,000 gallon water storage tank located just west of the
6 campus. As well a second well was constructed with a
7 previous CIP. However, the -- it yielded extremely high
8 ferrous content, making it unsuitable for domestic use.
9 Project number 7511 is also at NYTC. This
10 project will design and construct the campus wide replacement
11 of the irrigation water system at NYTC. This sports field
12 irrigation system is in good condition, will not be included
13 in this project. The project scope includes abandonment of
14 existing irrigation facilities and installation of a new
15 irrigation main valves, sprinkler heads and controlled
16 wiring. If possible, recently upgrade sprinkler heads will
17 be reused.
18 This existing irrigation system was installed in
19 1974 and has reached the ends of its useful life. Current
20 piping materials are inconsistent with current standards
21 resulting in continual maintenance. And the site use has
22 changed over the years and the sprinkler, existing sprinkler
23 layout is wasteful and insufficient.
24 Project number 1914, we're back on the SNCAS

1 campus at Desert Willow Treatment Center, our maximum, our
2 psychiatric residential treatment facility in our psychiatric
3 hospital. This project will design and construct a rounded
4 wall cap on top of the patio yard walls at Desert Willow.
5 And this project is the State's only psychiatric hospital.
6 This hospital provides the 24-hour highly structured services
7 for the children and youth between the ages of six and 17 as
8 I mentioned previously.

9 This project will design and construct a rounded
10 wall cap on top of the yard wall. The yard walls are only
11 ten feet high. The existing patio walls can be breached by
12 residents in care. The new rounded cap walls will discourage
13 elopement by hindering the residents' ability to obtain a
14 firm grip at the top of the wall. This project is important
15 to the Division because it will prevent elopements from
16 occurring. This project was previously requested under, in
17 the last biennium.

18 The next project is for SNCAS to install security
19 cameras. As Mr. Borrowman mentioned, a security is an ever
20 growing and increasing problem for our facilities. This
21 project will design and construct a surveillance system
22 including fixed cameras, digital storage to retain images for
23 future use at the SNCAS.

24 This project is necessitated by we have had

1 individuals with intellectual and developmental disabilities.
2 We're licensed for 48 people. We have 39 people there
3 currently. And these are among the most vulnerable people in
4 the state.

5 The security fencing project will not only help
6 with safety but will also help with freedom of movement for
7 the people that actually live there. We are a sister campus
8 to the Desert Willow Treatment that she was just speaking of.
9 So we also are experiencing a lot of safety issues there.

10 We have an increase foot traffic of unauthorized
11 people. The concern there is they can walk right up to
12 people's homes. So this campus has 11 home settings, serving
13 anywhere from three to six people per each home. Having that
14 unauthorized foot traffic is just a major safety issue.
15 We've had break-in's, just like Desert Willow. We've had
16 cars broken into, buildings broken into. Just two weeks ago
17 we had an individual's three-wheel bike stolen right out of
18 his backyard so this is a definite safety issue.

19 The other big issue is we would be able to
20 improve upon if we were able to get fencing is the quality of
21 the life for the people that serve there. So currently all
22 of our doors have to be locked from the inside. We do not
23 have to be a locked facility. But because we have people
24 living there who might wonder off, who might elope, who might

1 several break-in's. We've had stolen -- a stolen vehicle.
2 We've had stolen facility equipment, our golf cart, not golf
3 cart but they are Gators. Those have been stolen. So this
4 is an important project to the Division to at least have a
5 security system in place.

6 This project will design and construct a
7 surveillance system, including fixed cameras and digital
8 storage to retain images for future use at SNCAS. There have
9 been campus buildings and vehicles broken into and
10 vandalized, and the camera footage will assist us in criminal
11 investigations and better document employee and client
12 incidents. We -- as I mentioned, we had two utility carts
13 stolen, and the value of those utility carts were \$23,000.
14 This project is important to the Division because
15 the cameras could be a deterrent to criminals and criminal
16 activity. It would assist criminal investigations and would
17 assist employee and client incidents that occur on the
18 property. This project was previously requested last
19 biennium.

20 MS. ADAMS: Jessica Adams, deputy administrator
21 for the Aging and Disability Services Division. The only
22 project that ADSD has in the top 20 is our security fencing
23 at Desert Regional Center. The Desert Regional Center
24 operates the State's only intermediate care facility for

1 run into traffic into some very busy streets, this is the
2 corner of Jones and Charleston down in Las Vegas, so lots of
3 traffic. We have to keep the doors locked and people can
4 only go outside if the staff escort.

5 If we were able to have security fencing and
6 gating, they would be able to really use their whole campus.
7 Some of the things we've been able to do there, we have like
8 a gardening center, which they currently can only go to if
9 they have staff with them, as opposed to just being able to
10 go and use their full home.

11 We do have CMS, the Centers for Medicare and
12 Medicaid services. We are highly regulated by them. Having
13 increased independence, freedom of movement, all of those
14 things will help us ensure that we are able to keep up on our
15 certification and not get into trouble with them. This
16 project was requested in the last two bienniums. We were
17 able to in 2021 get the schematics for the project done.

18 And last but not least, project number 21141 is
19 back at NYTC in Elko for security entrance gates. This
20 project will design and construct electronic security gates
21 with a key card access at the two entrances to the NYTC
22 facility, including site improvements and utility
23 connections. The Nevada Youth Training Center facility
24 houses troubled youth in a structured rehabilitation program.

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1 The facility does not have a fence or secured point of access
2 and there's currently no way to control vehicle access to the
3 facility.
4 The gates would allow for the Division of
5 Forestry, which is housed at the northeast corner of the
6 property, to have access to their facility. It would also
7 allow for visitors to access the administration building for
8 check-in purposes. But it would not allow unauthorized
9 access to the back of the campus. The NYTC was constructed
10 in multiple phases, as I mentioned previously, which started
11 in 1962 and was -- the last structures were built in the mid
12 1990s.
13 And that concludes our presentation for DHHS of
14 our top 20 of the 77 projects for your consideration. And I
15 will open it up to questions. Thank you.
16 MEMBER FREED: Thank you, Mr. Chairman. This is
17 Laura Freed for the record. On number three, the Northern
18 Nevada Child and Adolescent rooftop multis in a unit, how
19 many youths are housed in Building 8A right now?
20 MS. NELSON: At this time, I would have to double
21 check, but I believe the capacity is 16, but we currently are
22 not at capacity.
23 MEMBER FREED: Okay.
24 MS. NELSON: Due to our, we have ongoing staffing

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1 issues.
2 MEMBER FREED: Sure.
3 MS. NELSON: That we are unable to hire qualified
4 people to support our facility at full capacity.
5 MEMBER FREED: Okay. On number seven, I believe,
6 the enhanced planning to -- sorry. Here we go. So the
7 construction cost on our project narrative is \$215,000,000.
8 If this project were funded and completed, would DHHS be
9 looking to request construction of the 250,000,000 dollars in
10 State bond funds for construction in a future CIP?
11 MR. BORROWMAN: John Borrowman, DPBH.
12 Absolutely. The intent isn't to design a facility and to --
13 this is a desperate need. We are at capacity. We do have
14 people that are eligible for these facilities, but we don't
15 have a place for them. So the intent is to find a proper
16 solution for this clientele, absolutely.
17 CHAIRMAN HAND: It looks like we don't have any
18 additional questions, so thank you for your presentations.
19 MS. NELSON: Thank you.
20 MR. BORROWMAN: Unless you want to go through the
21 rest of the 77 projects.
22 CHAIRMAN HAND: I think we're good.
23 MR. BORROWMAN: Okay. I thank the Board for
24 their time today. I appreciate our opportunity to be here

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1 and present this to you.
2 CHAIRMAN HAND: Member Hand for the record. I
3 don't think we have to remind you all to state your names and
4 make sure everybody has a mic handy. You've been through the
5 drill for the last day and a half. And it looks like you win
6 for the amount of paper in the book. So we look forward to
7 you presenting, and I'm sure that our Members will have lots
8 of questions.
9 MR. LEFEVRE: Kent LaFevre, Interim Administrator
10 for the record. We're pleased to this afternoon present the
11 Department of Administration projects. And we will -- to my
12 right is Brian Wacker. He's the chief of planning for the
13 Division. And to my left is Brandon Pierce. He's the
14 right-hand man, get it done guy, so we really appreciate
15 their help. They are the horsepower that got this
16 presentation ready.
17 We want to approach this presentation a little
18 different than just linearly through the book. We're going
19 to separate our projects into planning projects first so I'll
20 present those. And then we're going to have Fleet Services
21 present their project followed by EITS. And then Dave Dutra,
22 deputy over Buildings and Grounds will come up and present
23 the deferred maintenance projects. And then I'll -- I'll
24 present the construction projects and the C projects for the

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1 Department. And then Brian Wacker will present the statewide
2 projects.
3 So as I mentioned yesterday, the Division of
4 Public Works is to retire the Blasdel Building which is right
5 through that window, and we have a plan to do so by moving
6 the Treasurer to the Kincade Building by moving the Secretary
7 of State to the Kincade Building, the new Kincade Building by
8 moving the GFO office to the basement of NSLA and the EITS'
9 suite and NSLA and by moving Buildings and Grounds to a new
10 building down on 5th and Stewart and two other agencies to
11 relocate, human resources, which would go to the Kincade
12 Building and ASD, that's Administrative Services Division,
13 they would move to the Icon Building.
14 And so our plan is to populate the Icon Building
15 after this planning is done and the construction. The Icon
16 Building would have the following complexion. Purchasing
17 would stay in the Icon. The controller's officer would stay
18 there. ASD would be moving from the Blasdel Building. B&G
19 would move down the street. Wildlife would be occupied in
20 the Icon Building. And then there's also a -- there's
21 actually a vault in the bottom of the Icon Building and
22 that's where some federal surplus property is.
23 So with that preamble, I would like to go to the
24 planning projects. And our first project on the list is the

1 advance planning of the State Office Building for the Grant
2 Sawyer Office site. And this is what we're fictionally
3 calling Grant Sawyer Tower Two. And this would be a building
4 that would be programmed on the, basically on the parking lot
5 of Grant Sawyer currently. It would be combined with the
6 parking garage and some surface parking to accommodate the
7 need while we build tower two.

8 Now the reason we need to build tower two and the
9 parking garage is because as you know, the Grant Sawyer
10 Building One is undergoing a -- will undergo a thorough
11 remodel. Excuse me, remodel, completely raze or gut the
12 entire inside of the building and redo it for new
13 programming.

14 So when we were tasked by the Governor's Office
15 to look at the cost of relocating all of those folks into
16 swing space or temporary rental space, the results of that
17 study were staggering. Some are between 35 and \$40,000,000
18 just in rent to take all of those folks and put them in other
19 spaces in Las Vegas. And there's only really two places that
20 could accommodate that size square footage. One was the
21 Nevada Power Building on West Sahara. And the other, I
22 forget where the other one was. Do we remember? There was
23 one other place.

24 MS. STEWART: Wells Fargo.

1 is not that great, but we would backfill it with other
2 agencies. The total project request for this is 14.1 million
3 and that would cover the advance planning design.

4 The next project I would like to discuss is the
5 advance planning for the administration building at the
6 Kincade site. So some of you may be aware of that site as
7 basically kitty-corner that way a block. There was a
8 building there but it was razed about four years ago because
9 it was found to be structurally unsound. So this particular
10 site is right across the street from the old armory.

11 Next slide. This shows the location where we
12 propose this site or this building. And the Kincade
13 Building, we're calling it the Kincade Building because we
14 haven't come up with a better name. But for the purposes of
15 discussion, we've got 130,000 square-foot building which
16 leaves us about 91,000 square-feet of rentable space.

17 So our proposal is the director's office, DOA,
18 the Department of Administration will move into that
19 building, the Secretary of State from the Blasdel Building,
20 human resources from the Blasdel Building, human resources
21 from King Street, and that is a leased facility that we would
22 be able to move out of. Wildlife would come from the old
23 armory. The treasurer would come from the Blasdel Building.
24 Risk management would come from leased space. And museums,

1 MR. LEFEVRE: Oh, the CitiBank Building up on
2 West Sahara at Buffalo. So both of those places would
3 require tenant improvements in addition to the rent.

4 So when we ran those numbers and discussed it
5 with leadership, it made all kinds of sense to invest those
6 dollars into an asset rather than into rent. So this project
7 is for the programming advance planning of that second tower.
8 This is an artist rendering of what that second
9 tower could look like on the Grant Sawyer Complex and here's
10 another shot, kind of a three quarter shot.

11 So having said that, the second tower of Grant
12 Sawyer would accommodate the Governor's Office. The
13 Governor's Office of Economic Development, the Governor's
14 Office of Workforce Innovations, the Secretary of State
15 Legislative Counsel Bureau and Gaming Control, the Gaming
16 Control Board for a total square footage of roughly 90,000
17 square-feet rentable.

18 So we would be able to move those folks into this
19 second building while the existing Grant Sawyer was remodeled
20 completely from head to toe. And then once the building is
21 prepared to receive new tenants, then the Governor's Office
22 and the Secretary of State and LCB would be able to move back
23 into the refurbished building. And Gaming Control would
24 remain in the new tower. So the difference in square footage

1 the director of museums would come from leased space.

2 That would free up about 56,000 square-feet for
3 health and human services. Currently health and human
4 services in the valley rents in excess of 300,000 square feet
5 here in Carson City. So we would be able to just put a dent
6 in it. But it would be a good first step to get HHS back on
7 the campus. The total request for this project is 9.9
8 million dollars in planning dollars for the advance planning.

9 The next project I would like to highlight is the
10 advance planning for State Public Works Division building.
11 And this would be located at the Northern Nevada Children's
12 site which is just down the road on 5th and Stewart. There's
13 a view of it right there. The existing children's home has
14 been basically abandoned for 20 years or longer. And those
15 buildings were -- are dilapidated and frequently used by law
16 enforcement for training, for like urban training. But we
17 would propose to put at the corner of 5th and Stewart. And
18 this would consolidate the building's grounds operation into
19 one location.

20 So the folks that would operate inside that
21 building would be Public Works moving out of the Icon
22 Building and the shop and the garage areas from the armory
23 which is just across the street for a total of 50,000
24 square-feet space. The budget for this project is slated at

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1 6.19 for planning.
2 Okay. Next project I would like to point out is
3 advance planning for the administration complex or
4 administration building at the Sahara complex. This is on
5 the East Sahara site next to the DMV in Las Vegas. The red
6 box shows approximate location of the new administrative
7 building. This would be approximately a four-story building
8 on that site.
9 And so those of you that have been around a long
10 time, this was the original footprint of the DMV on East
11 Sahara where when I moved to town, I had to stand in line for
12 five hours to get my license plate changed, but I'm not
13 bitter or anything. Back then they had lines on the floor,
14 remember, yellow, green, blue, red. And if you got in the
15 wrong line, oh, my goodness. It wasn't going to be a good
16 day.
17 This project would provide much needed space
18 for -- for owned rented space in Las Vegas. As we mentioned
19 yesterday, there's about a million square-feet of rented
20 space in Las Vegas. This would put a dent in it and it
21 wouldn't capture all of it but it certainly would help.
22 So our proposal for the tenants in this space
23 would be moving DHHS from the Melrose Building which is
24 Washington and Rancho, moving State Public Works and B&G from

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1 the McLeod Building into this building, moving C&R into this
2 building at 11,000 square-feet and then filling up the
3 balance of that building with business and industry,
4 currently rents about 60,000 square-feet on West Sahara at
5 Valley View. The project ask for this is 8.8 million. And
6 this is an advance planning project.
7 The next project would be advance planning for
8 the seismic retrofit and remodel of the old State armory.
9 Here's another reminder where that is. It's basically a
10 block that way. And this is one of the unreinforced masonry
11 buildings left on the campus. It's a beautiful building from
12 the outside. And our proposal is that we would remove the
13 sheds and the maintenance paraphernalia around that building
14 and restore that building to its former glory, giving it a
15 seismic upgrade and also putting a second floor, a full
16 second floor in that building. And that by doing so, we
17 would have the room to accommodate the EITS operations in
18 that building which will put them within steps of their main
19 computer room. The project ask on this one is 1.2 million
20 for advance planning.
21 So that concludes our planning portion. I'm
22 going to turn the mic over to Robbie Burgess for Fleet.
23 CHAIRMAN HAND: Member Hand for the record. Can
24 we maybe take questions? Do we have any questions? Okay.

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1 The floor is yours.
2 MEMBER FREED: This is Laura Freed for the
3 record. It wouldn't be fair if I didn't ask my own
4 department as many questions as I've asked other departments,
5 would it.
6 Okay. Let me see if I've got the timeline down
7 for Grant Sawyer Two. So we've got design through
8 construction documents for the government vision for Grant
9 Sawyer One. We would shelf those and then do advance
10 planning for Grant Sawyer Two '24-'25. Construction of Grant
11 Sawyer Two '26-'27 and then renovation of Grant Sawyer One
12 '28-'29. Do I have it right?
13 MR. LEFEVRE: I think so.
14 MEMBER FREED: Okay. One other slightly
15 impertinent question. Does GFO know that you want to put
16 them in the basement of NSLA?
17 MR. LEFEVRE: I'm sorry, I didn't hear that.
18 MEMBER FREED: Does the GFO know that you want to
19 place them in the basement of NSLA?
20 MR. LEFEVRE: No.
21 MEMBER FREED: You haven't had that conversation?
22 MR. LEFEVRE: I haven't had that conversation
23 with Amy.
24 MEMBER FREED: Hi, GFO, if you're listening.

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1 MR. LEFEVRE: All I do know, Kent LaFevre for the
2 record, is that they wanted to be close proximity to the
3 Capitol.
4 MEMBER FREED: I completely agree that they
5 should. And that's probably as close as we can get them
6 without physically locating them in the Capitol which --
7 thank you very much. I appreciate it.
8 MR. LEFEVRE: Sorry. Any other questions I can
9 answer?
10 CHAIRMAN HAND: This is Member Hand. So these
11 are all advance planning projects. And so what's the total
12 in advance planning and then what is the -- do you have a
13 ballpark of what the construction would be for the -- if we
14 package all of this up. I'm trying to get a big picture
15 handle on it.
16 MR. LEFEVRE: That's a great question. I think
17 Brian might know that answer. I could swag a guess, probably
18 500,000,000 or thereabouts.
19 CHAIRMAN HAND: How about the planning and then
20 the construction is 500,000,000 or is that --
21 MR. LEFEVRE: Just for the construction.
22 MEMBER HAND: Okay.
23 MR. LEFEVRE: I think it would be in the
24 neighborhood of 500,000,000.

1 CHAIRMAN HAND: And what's the planning summed
2 up? I could have done the math I guess.

3 MR. LEFEVRE: Planning, I don't know, 30,000,000
4 maybe.

5 MR. WACKER: This is Brian Wacker for the record.
6 We had a, like a little Gantt chart that we put together for
7 this so we can send this to you guys after this meeting that
8 lays out how that impacts the future CIP's for these projects
9 and also things you've heard, like the DPS headquarters, with
10 all the different planning things going at once to try to
11 interpret what that means for this CIP and future CIP's.

12 CHAIRMAN HAND: That would be really helpful from
13 a big picture perspective. I'm trying to wrap my head around
14 all of this. There's a lot here, so thank you.

15 MR. BURGESS: Good afternoon, Chair Hand, and
16 fellow Board Members. My name is Robbie Burgess. I'm the
17 administrator for the Fleet Division and I'm back. I'm back.
18 So this is a, I believe this, I would call this the
19 95 percent shovel ready project for the new Fleet Service
20 Division at the Grant Sawyer complex in Las Vegas.

21 And it seems we were talking about Grant Sawyer
22 quite a bit. But I believe this project would precede any of
23 the other projects that would happen at the Grant Sawyer so
24 go ahead.

1 Las Vegas down to my facility down in Losiengas (phonetic),
2 south of the airport, it's a 45-minute to an hour one-way
3 trip. And that just takes a lot of State time just
4 transporting vehicles back and forth.

5 The main reason for our facility in Las Vegas is
6 we're supporting the airport, State employees flying down to
7 Las Vegas. We pick them up at the airport, provide them
8 vehicles and they conduct their business.

9 We also have a maintenance facility there which
10 we perform maintenance on all State vehicles. Now the Police
11 Service Division has direct, we have 1,200 vehicles that are
12 cars that we rent out. We support all State vehicles, and
13 there's roughly 6,000 State vehicles throughout the State of
14 Nevada. So we are working quite a bit on vehicles on a daily
15 basis and just having another facility in Las Vegas would
16 really streamline our -- our operations. I'm way ahead.

17 So, yeah, our long-term, we have -- like, what I
18 was telling you before, our long-term vehicles that we lease,
19 we have about 1,100 vehicles total. And in Las Vegas roughly
20 590. And our short-term we have 87 vehicles. And in Las
21 Vegas alone, our short-term, our daily rentals, we have about
22 37 vehicles. So combined total of about 627 vehicles that we
23 work on just -- just that are ours. And then you can add
24 another 80 percent of that and that's the total vehicles that

1 So to give you guys an idea of what the Fleet
2 Service Division is, the Division is a division that supports
3 transportation needs for all State of Nevada employees,
4 boards and commissions. We have a vehicle total of about
5 1,200 vehicles. And we have long-term vehicles. And we have
6 short-term vehicles. The long-term vehicles are vehicles
7 that we rent on a monthly basis to all State of Nevada
8 agencies, departments, commissions and boards. They rent to
9 us on a monthly basis. And we also have short-term vehicles
10 that we rent out on a daily basis to State employees that are
11 doing -- during the course of their activities, both in Reno
12 and in Las Vegas and here in Carson City as well.

13 Now this proposal for this new construction for
14 the Grant Sawyer complex is in addition to a complex that we
15 already -- that we already have that's existing just south of
16 the Harry Reid International Airport.

17 This proposed facility is a lot further north in
18 our existing facility and with all of the State
19 infrastructure that is coming into the north side of Las
20 Vegas, it just makes sense that we have a facility that
21 supports all the State agencies on the north side of Las
22 Vegas Valley corridor.

23 It sounds like you guys are very familiar with
24 Las Vegas. For folks that are driving from anywhere in North

1 the State has in Las Vegas.

2 And this goes into what we do with our agency.
3 We maintain State vehicles. We also help with long range,
4 planning agencies. We are currently moving a lot of our
5 buildings and ground vehicles under the auspice of the Fleet
6 Service Division to help support them here in Carson City,
7 Reno and Las Vegas as well. We do reporting, fueling,
8 cleaning and we also conduct acts of management. So we
9 are -- we are very very busy.

10 Go ahead. We are a State agency that does
11 provide solutions for all of our State departments and
12 agencies, commissions and boards in helping them with
13 vehicle -- vehicle planning in the future.

14 And we -- what this is we work closely with our
15 outside vendors as well. We can't -- unfortunately I would
16 love to say we do everything concerned with vehicles, but we
17 do have to do quite a bit outside. We do have work done at
18 the dealerships and their outside automobile agencies as
19 well.

20 And the little blurb there about the Division of
21 Outsourcing, what that does is we don't have vehicles all the
22 time. We only have just a finite number of vehicles. So we
23 do, if there's an agency that does request a vehicle and we
24 don't have one, we also provide services for -- you know, we

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1 subcontract to Enterprise and Hertz Rental Car as well, so we
2 do support all of that as well.
3 Go ahead. This is all of the vehicle types that
4 we service. We do -- everything is considered light duty,
5 which is all sedans, half ton, three quarter ton pickups,
6 service body trucks. We just don't get into the heavier
7 equipment, like snowplows and dump trucks like NDOT carries.
8 Our staff, we have a staff of 16 -- 16 FTE's.
9 Our fleet size right now is 1,194. Like I was saying before,
10 just the vehicles, just in Las Vegas alone is 627. And we're
11 supporting a State workforce of roughly 8,000, 8,000
12 employees.
13 We currently have the three facilities here in
14 Carson/Reno and one facility in Las Vegas. And our -- just
15 some data there, we use -- we have 8.1 million miles that our
16 vehicles travel on the last biennium. This is from '22. And
17 we process almost 3,100 short-term vehicle rentals and for
18 fiscal '22, and we completed roughly 2,500 repairs just in
19 the last year.
20 Go ahead. What we're trying do with the
21 strategic on this is like I was saying before, we're trying
22 to provide a location up north that will help support all
23 State agencies that are really conglomerated and seem to be
24 really focused up in the north Las Vegas area.

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1 Go ahead. And this will give you a view of the
2 proposed facility. Now when we first did these drawings,
3 this was to match the current Grant Sawyer facility. So when
4 this was all proposed, we really want to maintain the Grant
5 Sawyer look to it. I don't know if that's going to continue
6 on. I hope it will so we won't totally stand out. But these
7 are some different views of the facility.
8 And this facility, I don't know if you saw it on
9 the earlier slide that Administrator LaFevre was showing.
10 This is in the northeast portion of the Grant Sawyer complex
11 so right there just north of the solar farms, just some
12 different views of the facility. One of the things I do want
13 to point out in the, just on this side of the -- of the
14 building we have EV charging stations. The proposal, even
15 when we did this back in 2017, 2018 and proposing this, we
16 had -- we were already thinking EV's. So there's a spot
17 there for four level two charging stations to accommodate up
18 to eight EV vehicles at the time.
19 And there will be no fuel, gasoline at that
20 facility. The reason being because you have the NDOT
21 facility just up the street up on Washington. So they have
22 fueling available there for all of the other internal
23 combustion engines. So that's it. If you guys have any
24 questions, I'm available.

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1 MEMBER TIBERTI: Tito Tiberti. Roughly how many
2 repair bays are you going to have at the Grant Sawyer
3 Building to repair these vehicles?
4 MR. BURGESS: I'm sorry, sir.
5 MEMBER TIBERTI: Repair bays to service at the
6 Grant Sawyer facility.
7 MR. BURGESS: There's -- in the main portion of
8 the building, there's four service bays. There's two on each
9 side of that. And one looking at the picture here, this,
10 just this side, the little offshoot, that's a car wash, a
11 drive-thru car wash so we would be washing cars. You know,
12 we detail and wash the cars before they go out on a rental or
13 before we give them back to an agency after we work on their
14 vehicle.
15 And to give you an idea of what we're doing here
16 is my concept or my thoughts on that this is my facility
17 which is near the airport. We predominantly do all of our
18 airport support there. So we're going to be roughly
19 80 percent airport support and 20 percent maintenance there.
20 And the proposed facility here at Grant Sawyer is going to be
21 just the opposite. It's going to be 80 percent maintenance
22 and 20 percent rental.
23 MEMBER TIBERTI: How many repair bays do you have
24 like at the airport?

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1 MR. BURGESS: It's almost the same footprint. We
2 have four bays and a wash station and we have some office
3 space as well.
4 MEMBER TIBERTI: At the end of two days you're
5 the most efficient guy.
6 MR. BURGESS: Thank you.
7 CHAIRMAN HAND: Member Hand for the record. I
8 have another question along Tito's line of efficiency. So
9 you said you have 16 FTE's.
10 MR. BURGESS: Correct.
11 CHAIRMAN HAND: How many of them are mechanics?
12 MR. BURGESS: Of the mechanics I have, I have two
13 fleet equipment mechanics. And I have two fleet worker
14 three's, quite a few -- I have six of my -- six of my staff
15 in Las Vegas are all mechanics. And for the time being we
16 will -- we will split the employees, the FTE's to both
17 locations. Because like I was saying, we -- a lot of our
18 staff supports airport shuttle transportation back and forth
19 to the airport. And a lot of the folks that we have coming
20 into our existing facility right now are mostly just passing
21 through. They are not dropping vehicles off for service. So
22 the existing mechanics that I have now, I can move them to
23 the new proposed facility and combine our workforce that way.
24 CHAIRMAN HAND: So you're FTE's are going to stay

<p style="text-align: right;">Page 314</p> <p>1 the same?</p> <p>2 MR. BURGESS: I'm hoping so. We'll see what</p> <p>3 happens. We'll see how much more the State grows and the</p> <p>4 need. Because right now I think we have roughly 172 to one</p> <p>5 ratio right now with mechanics versus -- cars versus</p> <p>6 mechanics. So we'll see what happens.</p> <p>7 CHAIRMAN HAND: Okay, thank you.</p> <p>8 MR. BURGESS: You're very welcome.</p> <p>9 MR. LEFEVRE: Kent LaFevre for the record. Next</p> <p>10 I would like to introduce Tim Galluzi for the EITS</p> <p>11 presentation.</p> <p>12 MR. GALLUZI: Good afternoon. For the record,</p> <p>13 Timothy Galluzi, administrator and State CIO serving</p> <p>14 Enterprise IT Services in the Department of Administration.</p> <p>15 Joining me this afternoon, I have Sean Montierth, IT chief</p> <p>16 over our enterprise computer and data center operations.</p> <p>17 Thank you for the opportunity to present our</p> <p>18 projects to the Board. I'm in awe of the many projects that</p> <p>19 you have been asked to weigh in on, and I'm thankful for the</p> <p>20 opportunity to present our requests.</p> <p>21 In the interest of time, I will try to keep this</p> <p>22 presentation as brief as possible.</p> <p>23 The Enterprise IT Services Division or EITS is</p> <p>24 responsible for the hosting and supporting of statewide</p>	<p style="text-align: right;">Page 316</p> <p>1 Our first request, CIP number 21269, computing</p> <p>2 room cooling system upgrade is related to air conditioning</p> <p>3 and appropriate cooling of the expensive computing equipment</p> <p>4 in the facility. This is the second time we are requesting</p> <p>5 this project.</p> <p>6 As previously stated, the State has a very large</p> <p>7 investment to enterprise computing equipment and cyber</p> <p>8 infrastructure used daily by agency programs and business</p> <p>9 operations. This equipment produces significant BTU's or</p> <p>10 heat that must be properly dissipated and cooled for the</p> <p>11 equipment to operate properly. Without proper cooling the</p> <p>12 equipment begins to fail or malfunction causing work and</p> <p>13 business stoppage or the worst case data loss.</p> <p>14 This project request is to replace and augment</p> <p>15 the existing air conditioning equipment that serves the main</p> <p>16 server room, computer workshop and communications equipment</p> <p>17 room at the facility. The estimated cost at implementation</p> <p>18 for this project is approximately 2.7 million dollars.</p> <p>19 The computing systems existing air conditioning</p> <p>20 equipment is more than 16 years old, with some components</p> <p>21 predating the last building remodel in 2006 and has reached</p> <p>22 the end of useful service.</p> <p>23 As can be seen in the photo, the cooling</p> <p>24 equipment is industrial grade infrastructure and will need</p>
<p style="text-align: right;">Page 315</p> <p>1 enterprise-level computing services for every agency in State</p> <p>2 government. Enterprise services provide -- provided include</p> <p>3 mainframe computing and statewide network connectivity,</p> <p>4 telecommunication services such as phone and wide area and</p> <p>5 local area network services, internet connectivity, virtual</p> <p>6 server farm and data storage hosting, high-speed, high-volume</p> <p>7 printing, VPN connectivity, Office 365 and other computing</p> <p>8 services.</p> <p>9 Each day millions upon millions of electronic</p> <p>10 transactions supporting daily agency program and business</p> <p>11 processes directly impacting Nevada's residence, flow through</p> <p>12 the enterprise computing equipment and servers. These</p> <p>13 critical computing services are physically housed and</p> <p>14 safeguarded within our centralized State computing facility</p> <p>15 located in Carson City.</p> <p>16 The State's investment in computing equipment and</p> <p>17 cyber infrastructure of the data center is in the tens of</p> <p>18 millions of dollars, and we at EITS are the stewards of that</p> <p>19 investment.</p> <p>20 Maintaining this facility in proper operating</p> <p>21 order is important to sustain daily computing operations for</p> <p>22 the State. The two EITS capital in front of you are requests</p> <p>23 to correct and repair several data center issues that are</p> <p>24 occurring.</p>	<p style="text-align: right;">Page 317</p> <p>1 professional redesign replacement and upgrading. Our CIP</p> <p>2 request is to properly replace the cooling system to avoid</p> <p>3 unplanned expenses and avoid State's enterprise compute</p> <p>4 processing shutdown due to overheating or aged equipment</p> <p>5 failure.</p> <p>6 If this system goes down, I may have enough time</p> <p>7 to reach out to agencies to let them know I have to shut it</p> <p>8 all down. And so that's -- that's really not a situation we</p> <p>9 want to be in.</p> <p>10 For example, in May 2020, one of the chiller</p> <p>11 motors in the data center failed. The cost of the integrated</p> <p>12 motor and compressor replacement was approximately \$43,000 of</p> <p>13 unplanned expenditure. One of the difficulties with being --</p> <p>14 with being an internal service is when we see unplanned</p> <p>15 expenditures that often equates to a rate increase in the</p> <p>16 future.</p> <p>17 The chillers are mission critical, especially</p> <p>18 during the summer months for proper operation of State's</p> <p>19 computing environment and equipment. Without chiller</p> <p>20 operation and redundancy, chiller down time can result in the</p> <p>21 need to shut down the data servers and network equipment,</p> <p>22 resulting in the program processing stoppage of performance</p> <p>23 impact for many agencies, including DHHS, DMV, DETR</p> <p>24 everybody, ultimately impacting the residents who need those</p>

1 services.
2 Our next project that we're here to present is
3 the uninterruptible power supply system or UPS. As
4 mentioned, the computer facility is critical infrastructure
5 that supports agencies across the executive branch. The UPS
6 mitigates the risk of power outages extended down time of the
7 State servers and network equipment due to power failure.
8 Key components of the UPS system include automatic fail-over
9 switches and battery backup.
10 The project submitted for your consideration is
11 to replace the current single UPS system which is now
12 approximately 16 years old and the end of its useful service
13 life with a dual UPS system and to replace existing
14 electrical room lighting with energy efficient LED lighting.
15 Approximate cost of that implementation is estimated to be
16 about \$1,000,000.
17 The computing facility's existing UPS is beyond
18 its service life. Parts of the existing system are no longer
19 manufactured and are becoming increasingly difficult to
20 procure. Additionally, newer battery technology would lend
21 itself to a decrease in maintenance overhead.
22 These projects are important to sustaining
23 computer operations for the entire state. We appreciate your
24 attention to our request. This concludes our presentation.

1 And we would be happy to answer any questions.
2 MEMBER FREED: Thank you, Mr. Chairman. Board
3 Freed for the record. Let's go to the cooling room upgrade.
4 If I'm not mistaken, this is the same project that the
5 Governor recommended in the 2021 session and yeah?
6 MR. GALLUZI: For the record Timothy Galluzi,
7 administrator of EITS. That is correct.
8 MEMBER FREED: Okay.
9 MR. GALLUZI: This was recommended. This was
10 part of the Governor's recommendation but did not make it
11 through the legislative process.
12 MEMBER FREED: It got hung up in the legislature
13 based on the funding scheme. So can you tell me, I see in
14 the project narrative that it is a, it's State funds. So I
15 assume that's a bond loan. Tell me about the funding scheme
16 and how it might ensure it's a little bit more successful
17 with the legislature in 2023.
18 MR. GALLUZI: Timothy Galluzi for the record.
19 I'm not fairly certain on that.
20 MEMBER FREED: Okay. That's okay. I can let --
21 I can let our friends from Public Works get back to me on
22 that. That's okay.
23 MEMBER TIBERTI: Tito Tiberti. Did I hear you
24 say that you had like a 50,000 dollar item that could shut

1 down everything, including DMV.
2 MR. GALLUZI: Timothy Galluzi for the record.
3 Yes, if any of the critical components of the HVAC go down --
4 MEMBER TIBERTI: This guy is on the edge already
5 with DMV so spend 50,000.
6 MR. GALLUZI: Timothy Galluzi for the record.
7 Enterprise IT services does have reserves in our account just
8 for some of those unforeseen issues or issues with revenues.
9 So in an emergency we can dip into that. But what that
10 inevitably causes is a change in our rates moving forward so
11 it's more, we end up having to offer more expensive services
12 moving forward to cover that unforeseen cost.
13 CHAIRMAN HAND: So you gave one example of a
14 breakdown. Have there been others?
15 MR. GALLUZI: Timothy Galluzi for the record. We
16 did have an issue with the automatic fail-over switch during
17 a routine test of our backup generator and that would be a
18 component that would be considered for replacement as well.
19 CHAIRMAN HAND: Thank you.
20 MR. LEFEVRE: Kent LaFevre for the record. Next
21 I would like to introduce David Dutra, deputy administrator
22 for Buildings and Grounds to present the maintenance
23 projects.
24 MR. DUTRA: For the record, David Dutra, deputy

1 director for Buildings and Grounds. Chairman Hand, Members
2 of the Board, it is indeed a pleasure to be before you to
3 provide a concise and brief description of 25 preventative
4 maintenance projects that will total about \$37,000,000.
5 Our first project is a project to replace the
6 seismic or excuse me, to replace the flooring with a seismic
7 flooring at the request of the Department of Motor Vehicles
8 here in Carson City. This project is a 365,000 dollar
9 highway funded project. Again, it is to design and construct
10 the seismically raised floor in support of DMV IT services.
11 The next project is a central plant replacement
12 project, again, for a DMV location, Decatur DMV in Las Vegas.
13 This project is a 1.15 million dollar project. Again, it's
14 highway funded. It is to design, construct and replace the
15 central plant and cooling system or HVAC system.
16 Like other HVAC systems I'll be discussing today,
17 these systems are simply aging out and they no longer comply
18 with EPA compliance. The upgrades that you'll be considering
19 making will also assist the State in meeting its green
20 building initiatives.
21 Our next project is a project for the replacement
22 of an emergency generator at the Supreme Court Building here
23 in Carson City. This project is a 1.9 million dollar project
24 and includes the replacement of the existing generator and

<p style="text-align: right;">Page 322</p> <p>1 the related transfer switching systems.</p> <p>2 Next up we have a renovate or rebuild of a</p> <p>3 generator motor system supporting the Marlette Lake water</p> <p>4 system located in the pump house which is near Marlette Lake.</p> <p>5 This is a 579,000 dollar project to rebuild the lower end of</p> <p>6 this mammoth 12-cylinder motor. This motor is a continual --</p> <p>7 continually rated motor running 24/7 for approximately four</p> <p>8 months. So it gets quite a bit of use and enables the</p> <p>9 Marlette Lake water system to provide a third of the water to</p> <p>10 Carson City. It's simply reached its hours of operation and</p> <p>11 has to be rebuilt.</p> <p>12 Our next project is a project to replace the</p> <p>13 emergency generator at the archives building here in Carson</p> <p>14 City. This is a 1.9 million dollar project for the removal</p> <p>15 and replacement of this generator and its related component</p> <p>16 parts.</p> <p>17 Next up, we have a project to upgrade the</p> <p>18 surveillance and security system supporting the capitol</p> <p>19 complex and the Governor's mansion. This is 2.1 million</p> <p>20 dollar project and it will improve and augment an existing</p> <p>21 security system and provide additional storage. It also</p> <p>22 links a number of important agencies and buildings so the</p> <p>23 Capitol Police can view all of the camera systems on a</p> <p>24 combined basis.</p>	<p style="text-align: right;">Page 324</p> <p>1 replacement of existing concrete and walkways and benches</p> <p>2 that have failed.</p> <p>3 Next up, we have project to replace surveillance</p> <p>4 cameras, door access controls and security systems at the</p> <p>5 Flamingo DMV located in Las Vegas. This is at their request,</p> <p>6 and it's 100 percent highway funded at 2.2 million dollars.</p> <p>7 It will replace existing security camera systems, access door</p> <p>8 controls within that facility.</p> <p>9 Okay. Stewart campus has Building Number 17</p> <p>10 which requires new HVAC system. This is a 2.8 million dollar</p> <p>11 complete replacement of the HVAC system and related component</p> <p>12 parts. Again, these systems are simply aging out. They no</p> <p>13 longer comply with EPA standards. They utilize R22 coolant.</p> <p>14 And, frankly, we are having a very difficult time locating</p> <p>15 replacement parts or maintaining this equipment.</p> <p>16 Next up, we have HVAC system renovation for Frank</p> <p>17 Sue Del Papa Building. This is a 1.8 million dollar to</p> <p>18 design, construct and replace the hot and cold chiller</p> <p>19 plants. The system is complete rebuild and, again, with its</p> <p>20 utilization of R22 coolant, it's no longer compliant with</p> <p>21 EPA.</p> <p>22 Another HVAC system for the Nevada Early</p> <p>23 Intervention Services facility here in Reno, this is a 1.3</p> <p>24 million dollar project. The project will design and</p>
<p style="text-align: right;">Page 323</p> <p>1 Next up, we have a project benefiting Building</p> <p>2 Number 12 at the Stewart facility complex or campus rather.</p> <p>3 This is used for POST, Police Officer Standards and Training</p> <p>4 dormitories. This is a 1.6 million dollar project to replace</p> <p>5 the existing HVAC systems and to bring the -- the system into</p> <p>6 code with respect to ventilation for that building.</p> <p>7 Our next project will be to demolish or remove</p> <p>8 the remaining portion of an abandoned tunnel system that was</p> <p>9 used in the heating and or heating of those buildings on the</p> <p>10 Stewart facility campus.</p> <p>11 This is -- this is an old tunnel system located</p> <p>12 near Building 12 consisting of about 340 linear feet. It is</p> <p>13 a 1.1 million dollar project to excavate, remove the tunnel</p> <p>14 system backfill and then put a new walkway over the top of</p> <p>15 it, replacing an old walkway which is currently covering that</p> <p>16 project or that outdated unused system.</p> <p>17 Okay. Our next project includes the replacement</p> <p>18 of door access controls and security systems for the Decatur</p> <p>19 DMV. This is at their request. It is 100 percent highway</p> <p>20 funded. It is \$925,000. And, again, this is also to assist</p> <p>21 that facility in accommodating ADA requirements.</p> <p>22 Next we have a concrete bench and sidewalk</p> <p>23 replacement for the Capitol Building structure. This is a</p> <p>24 1.2 million dollar project for the design and construction</p>	<p style="text-align: right;">Page 325</p> <p>1 construct and replace the boilers and the cooler units. It's</p> <p>2 a full system replacement essentially. And, again, this is</p> <p>3 an R22 coolant, no longer compliant with EPA.</p> <p>4 Okay. Little change of pace. We have an</p> <p>5 emergency generator replacement Nevada State Police</p> <p>6 Headquarters in Reno. This is 100 percent highway funded,</p> <p>7 \$554,000 for the -- the replacement of the standby generator</p> <p>8 and related transfer switches.</p> <p>9 Next up, Building 107, HVAC replacement. This is</p> <p>10 located on the Stewart facility campus. This is 29-year-old</p> <p>11 system in need of full replacement. It is a 1,000,000 dollar</p> <p>12 project. And, again, it's to replace the rooftop mounted</p> <p>13 systems with something located on the surface or at grade and</p> <p>14 it also includes protected bollards around it so it is a</p> <p>15 complete new system.</p> <p>16 Next up is some site drainage improvements at the</p> <p>17 Attorney General's complex which really also includes Heroes</p> <p>18 Memorial and the annex buildings. This is a 1.2 million</p> <p>19 dollar project. The project is to design and construct</p> <p>20 drainage improvements on the east and west side of the</p> <p>21 Attorney General's Office. It also includes the insulation</p> <p>22 of new storm drains.</p> <p>23 Next up, we have elevator replacement and fire</p> <p>24 alarm replacement at the Belrose Building in Las Vegas. This</p>

1 is a 2.6 million dollar project that will replace the
2 existing fire alarm system. The project also includes
3 remodeling and upgrades for the elevators and use. There are
4 two elevators. One is going to be completely relocated
5 because of their confinement or size. We're not able to
6 retrofit those and upgrade those so they are ADA compliant.
7 So it's quite an extensive project, hence the price of 2.6
8 million. It's the only two elevators serving the building.
9 Next up is the, it renovates the existing
10 exterior concrete breezeway and stairway between the Capitol
11 here and the annex building right outside here. This is a
12 382,000 dollar project to address the design, removal and
13 reconstruction of this breezeway which is showing age and in
14 need of some -- some repairs.
15 Next up, we have a property enhancement for the
16 office site around the Lakeview courtyard or office yard in
17 support of the Marlette Lake water system. This is a 741,000
18 project, improvement project which includes security fencing,
19 security lighting and a surveillance system. Again, this is
20 an important aspect of our water supply system for the
21 region. And we also propose adding asphalt and drainage to
22 that facility.
23 Okay. We have door hardware replacement for the
24 Nevada State Capitol, and this is a 1.8 million dollar

1 security measure for the replacement of door hardware and
2 standard hardware within the Capitol. This is necessary to
3 ensure that one key fits all, and so everything would be
4 keyed alike. So it is a security measure and something
5 that's quite important to State Capitol Police.
6 Interior finishes, next up for the Nevada State
7 Capitol would include 1.7 million dollar project to design
8 and construct interior finishes within the building.
9 We also have proposed an air handling unit
10 replacement for the Belrose Building in Las Vegas and this is
11 a 2.7 million dollar HVAC system upgrade and replacement.
12 Again, the current unit is not EPA compliant and in need of
13 replacement.
14 We also have a historic fencing and lighting
15 project proposed for the State Capitol here. This is a 1.2
16 million dollar project intended to preserve the historical
17 fencing, restoring it to its continued service use, keeping
18 the cows out and repairing those extensions that are
19 currently being propped up. Literally there are some areas
20 that it's starting to fall over. So it is -- it is a nice
21 asset that we would like to maintain that.
22 The last project is an elevator renovation
23 project for a building we all love so much, the Blasdel
24 Building in Carson City here. This is a 867,000 dollar

1 funding project to continue looking at the replacement. This
2 is in support of CIP project 19M47. And the project will
3 design and construct, renovate the elevator -- elevator
4 servicing the building, its motor controls and mechanical
5 systems.
6 This completes the projects totaling about 25
7 again, about \$37,000,000 worth of projects. And I welcome
8 any questions the Board has. Thank you for the opportunity.
9 CHAIRMAN HAND: Member Hand for the record. I'm
10 going to go first probably for the first time this week, so.
11 I'm teasing. Just out of curiosity, the Marlette pump
12 station, if that -- has that motor ever gone down in the
13 middle of the four-month period when it's supposed to be
14 running and supplying a third of the water to Carson City?
15 MR. DUTRA: Not for mechanical reasons. We do
16 take it out of service but only momentarily to oil change and
17 service it which is about every thousand hours.
18 CHAIRMAN HAND: And what would happen if it were
19 to go down?
20 MR. DUTRA: Well, it would interrupt the flow of
21 water into Hobart which may interrupt our ability to provide
22 that water to Carson City which is about a third of the water
23 they require.
24 CHAIRMAN HAND: So I'm trying to understand the

1 importance of the project.
2 MR. DUTRA: Yeah, it's quite extensive.
3 CHAIRMAN HAND: And then at Stewart, it sounds
4 like there's several projects at Stewart. And I'm just
5 curious if there's any overlap with some of the stuff we
6 heard yesterday, some of the needs at Stewart around training
7 facilities and so forth. So there's no -- no overlap on any
8 of that?
9 MR. DUTRA: For the record David Dutra, not to my
10 knowledge. These are independent standalone projects
11 specific to the buildings.
12 CHAIRMAN HAND: And the last one and that is on
13 the demolition of the ditch. And is there a reason that the
14 ditch has to be -- be demolished and then filled? Can it
15 just be filled or can stuff be pulled out of it rather than,
16 it sounds like it's all removed. I don't know the details of
17 it. I'm curious about that.
18 MR. DUTRA: Yeah, David Dutra again for the
19 record. So about 200 feet of that line had been remediated,
20 removed, backfilled. What the contractor is going to do is
21 actually bring the piping up in place, backfill that, compact
22 it and then put a walkway over the top of it. As it stands
23 right now, there is concern that it could collapse because
24 the concrete above it is starting to fail. It's not very

1 deep, and we could have, you know, a void open up.
2 CHAIRMAN HAND: Great. Thank you.
3 MR. DUTRA: Thank you.
4 MR. LEFEVRE: Kent LaFevre for the record. I
5 would like to now present the construction or C projects for
6 the Department of Administration. The first project and
7 Department rank number one is the mail services building in
8 Carson City. Go to the aerial. This is the overall view of
9 the building and it's existing -- it's an existing building
10 located on 5th and Roop on the corner there. And the new
11 mail services building would be proposed just to the north of
12 that in a ground field lot.
13 This particular building is, the need for this
14 building has become underscored with the recent COVID events
15 as so much mail needs to be moved through that particular
16 structure. The existing building was a converted elementary
17 school, and it was a very small space, about 9,000
18 square-feet. So the new building would be 13,000
19 square-feet. It would give more proper clearances for the
20 modern mail equipment that they use in there, sorting
21 equipment.
22 The need for this building, like I say, became
23 extremely apparent during COVID when unemployment checks
24 needed to be moved through there, notices from the Governor

1 or from the Governor's Office. The volume increase
2 significantly to the point that they had mail everywhere.
3 This project will move the mailroom operations
4 into a new building and give them the space that they need to
5 properly process the State's mail, and at the same time it
6 will free up that building for other uses which I'll talk
7 about in a minute.
8 The next project is the Department rank two,
9 seismic retrofit of Heroes Memorial annex. Next slide. This
10 is the building and we stopped there on the way to lunch
11 today. It is an unreinforced masonry building and it was
12 built in 1917. It's a classic building neoclassical
13 architecture and it will undergo a complete renovation inside
14 where we will seismically retrofit the building and bring it
15 back with new office space and new functions.
16 The project for the -- the project as for this
17 building is 29.1 million dollars. And the design is nearly
18 finished. It should be wrapped up in April this year, this
19 coming year.
20 The next project is the Department rank ten, the
21 basement tenant improvement of Nevada State Library and
22 Archives. So there's a, quite a bit of space in the basement
23 of the library that has been traditionally used for stacks
24 and archival material. And so this project, most of that is

1 gone now, but this project will develop that into office
2 space for agency uses. And so that's going to create
3 architectural change to the building and also mechanical,
4 electrical and plumbing changes to the building. The ask for
5 this project is 5.9 million, and we believe we can do it in
6 one biennium.
7 The next project is the Department rank number
8 12, the office renovation for the Department of Education.
9 This, again is down on 5th Street, kind of in the middle of
10 between Roop and Stewart. The Department of Education just
11 underwent a thorough cabling upgrade for all of their
12 computers. And there's one storage area in this building
13 that they want to convert to office space, cubicles, and so
14 this project addresses that need. The project ask is
15 2.1 million and it will provide, I'm going on memory here,
16 but I think it's roughly 20 cubicles in a 2,500 square-foot
17 area.
18 The next project is the microwave tower
19 relocation at Grant Sawyer Building. This is Department rank
20 13, but it's a very important project. The existing
21 microwave sits on top of the Grant Sawyer Building, Grant
22 Sawyer Building One. And if you think of it like a tenant,
23 it needs to be moved so that we can do the thorough retrofit
24 of that building.

1 And so during the design process over the last
2 year we discovered that things needed to be moved and we
3 found a place for it. It's going to be relocated at the NDOT
4 yard on Washington just to the east of Grant Sawyer Building.
5 So in order to relocate the microwave, we have to
6 build a new tower and a new, basically a new service room,
7 like a Conex box so that they can move all of their
8 operations before they decommission the existing one.
9 This tower is very important to public safety
10 throughout the Las Vegas Valley not only do our folks need it
11 for public safety but it's also used by Clark County, City of
12 North Las Vegas, the five other jurisdictions in the valley.
13 This tower needs to be removed to free up or make way for the
14 tenant improvement. The ask on this project is 4.2 million.
15 The next project is constructing a parking
16 expansion at the Grant Sawyer Office Building. This is
17 surface parking at the Grant Sawyer Office Building. On the
18 image, on the screen there, you'll see where we intend to put
19 that. This will free up or this will provide 240 surface
20 parking spaces while we're building tower two and the new
21 parking garage. So the staff can still have access to their
22 offices at the Grant Sawyer Building Number One. The ask on
23 this is 1.7 million. And this, again, will need to be
24 sequenced ahead of any renovations to the Grant Sawyer One

1 Building.
2 The next project is the demolition of the
3 cottages at the Northern Nevada Children's Home site. Now
4 we've been talking about this site quite a bit this
5 afternoon. This is the actual project to take down those old
6 houses and make that area, prepare that area to receive the
7 new projects, including the State Public Works office area
8 and Buildings and Grounds. The total request on this
9 project, 1.3 million. It will provide the design to demolish
10 all of those cottages and some of the infrastructure that's
11 around there, for example tennis courts that are dilapidated
12 and some other outbuildings.
13 Next project, this is Department rank 16, the
14 Early Childhood Center remodel or the State mail -- State
15 mailroom services building. So once the State mailroom has
16 been able to move out of the existing corridors that it's in,
17 that will free up the existing mailroom to be remodeled into
18 an early childhood center. And the reason this is important
19 is because it's on the Governor's agenda to give early
20 childhood services to State employees and the community.
21 This particular project will remodel then the old
22 mailroom so that there will be room for children's restroom
23 facilities and a playground area where there's currently a
24 parking lot. So I think it will be a good addition to -- to

1 the campus environment. The project cost on this is 6.9
2 million dollars.
3 Next, the Department rank 17, the Marlette Dam
4 Rehabilitation and Marlette Lake Water System. Due to
5 escalating costs and the extended time to get FEMA and dam
6 safety reviews through the system, this project was
7 originally funded in 2019. And we're asking for a 10.4
8 million for additional funding to execute that project.
9 Next project, Department rank 23, this is the
10 Bradley Building demolition in Las Vegas. Again, on the East
11 Sahara site, on the corner of East Sahara and I forget that
12 other street. Anyway, can we put a cursor on that. Right on
13 the corner of that site is a three-story building that's been
14 there since 1970. And it's outlived its usefulness. Every
15 system in that building is beyond repair. So our proposal is
16 to raze that building and offer the area for additional
17 parking for the DMV. The ask on this, 1.9 million.
18 Okay. And then the next project is the Grant
19 Sawyer Office Building, Department rank 56. This is the
20 continuation of the planning project 21PO1, which the design
21 for Grant Sawyer One is being done right now. It's underway,
22 and this would include the total interior replacement of ten
23 in public spaces. I have a few interior shots here from the
24 architect's imagination on what the lobby would look like

1 when it's done.
2 Next page. So anyone that's walked into that
3 building today, this is going to be a big upgrade for that
4 building. I think it's a great addition. And I'm really
5 excited about this project. The total ask for this project
6 is 127,000,000. And the reason it's in this CIP ask is we
7 don't want to forget about it because it's still a very
8 important project. And it's possible the legislature may
9 write a check for the rent and say let's go build it now so
10 that's why it's still in here.
11 Next project, Department rank 57. This is a
12 warehouse project and currently the Department of
13 Administration and purchasing is going to become stewards of
14 vast amounts of protective, personal protective equipment,
15 PPE, and so we got to have a place to put it. Right now it's
16 being rented in a warehouse in Las Vegas.
17 So what we have here is a placeholder really for
18 a new warehouse either built or purchased for, what's the
19 number? What's the number? We have \$44,000,000. That's the
20 worst case scenario. This warehouse will store the PPE that
21 has been sent to us by the federal government. It will also
22 accommodate agriculture and their school lunch program,
23 including walk-in freezers for -- for food storage and meal
24 programs. It will include room for State purchasing which --

1 which carries inventory for materials that are either coming
2 or going from the State. It will include room for taxation,
3 and they have some evidence vaults that basically will go in
4 this area. This will -- this project will reduce or
5 eliminate the rented cooler space that Agriculture is
6 currently dealing with right now.
7 So I would be happy to take any questions on the
8 C projects.
9 CHAIRMAN HAND: I guess we have no questions.
10 Thank you for your presentation.
11 MR. LEFEVRE: Thank you.
12 CHAIRMAN HAND: Thank all of you for your
13 presentations. Some of your colleagues have run off on you.
14 They gave up on you.
15 MR. LEFEVRE: I probably put them to sleep.
16 We have one more thing to do before the
17 Department of Administration and that's to go through the
18 statewide programs. So I'll turn the time over to Brian
19 Wacker, chief of planning, for a short presentation on that.
20 MR. WACKER: All right. Good afternoon. For the
21 record my name is Brian Wacker. I'm chief of planning for
22 the State Public Works Division. I'm just going to present a
23 brief overview of the requested statewide programs.
24 The first program, the statewide roofing program,

1 listed as a project number 100 in your book, replaces roofs
2 on State buildings. Water type buildings are essential to
3 protect buildings systems from weather damage. If you go
4 through the book, note that projects with different funding
5 sources on this and upcoming statewide projects are separate
6 for accounting purposes. Where projects that are just State
7 funded have been combined to a single rollup. So for
8 statewide roofing, project 101, for the Donovan DMV and
9 number 102 for the Plumb Lane Readiness Center are shown
10 separately.

11 So for statewide roofing, 39 projects have been
12 requested within this program by State agencies. 21.2
13 million of these projects are 100 percent State funded. One
14 project for 191,000 is 100 percent highway funded and one
15 project for 447,000 is 75 percent federally funded.

16 The statewide ADA program corrects ADA and
17 accessibility deficiencies at State facilities as required to
18 meet the needs of clientele and to decrease the State's
19 exposure to accessibility liabilities. There are 22 projects
20 with total of 11.5 million requested by State agencies within
21 this program.

22 The statewide fire and life safety program
23 installs new and provides upgrades to fire alarm and fire
24 suppression systems within State facilities. 25 projects

1 water quality and indoor air quality at State facilities.
2 Two projects have been requested within this program for
3 159,000.

4 The first project for 100,000 is funded by risk
5 management with agency funds and addresses emergent needs in
6 the next biennium. The second project for 59,000 will
7 provide hazardous materials surveys at State facilities and
8 is State funded, 100 percent State funded.

9 The final project in the statewide programs is
10 the statewide building official program and provides
11 authority for State Public Works to accept fees from other
12 State agencies for plan review and construction inspection
13 services on non CIP projects.

14 So this project request is for 4.5 million is,
15 again, agency funded, provides authority for State Public
16 Works to receive these fees and to provide services to other
17 State agencies in the request.

18 MEMBER TIBERTI: Question. When you say
19 something is highway funded, what does that mean? Where does
20 it come from? What highway? Who is paying? How is somebody
21 paying for that? How?

22 MR. WACKER: Brian Wacker for the record. So
23 when we say it's 100 percent highway funded, that's typically
24 at a DM facility or something of that nature that would be

1 have been requested within this program by State agencies.
2 25.1 million of these projects are State funded with three
3 projects totaling 3.4 million are 50 percent federally
4 funded.

5 The next project, statewide advance planning
6 provides funding for studies and programming to support
7 development of future capital improvement programs. This
8 request notably includes a Department of Corrections camera
9 feasibility study to evaluate corrections, communication,
10 infrastructure in support of their request of expansive
11 security cameras systems at major facilities throughout the
12 state that you heard about yesterday.

13 The next project, the statewide paving program
14 maintains pavement services at State facilities. Proper
15 maintenance extends pavement longevity and provides safe
16 surfaces for State employees and the public. 44 projects
17 have been requested within this program by State agencies.
18 8.7 million of these project are 100 percent State funded.
19 Four projects for 1.2 million are 50 percent federally
20 funded. And one project for 766,000 is 100 percent federally
21 funded. Finally, ten projects within this program for 3.2
22 million are 100 percent highway funded.

23 The next program, State indoor air quality and
24 environmental provides mitigation of asbestos, lead, mold,

1 coming from highway funds within the CIP.

2 MEMBER TIBERTI: Where do they get these highway
3 funds?

4 MR. LEFEVRE: Kent LaFevre for the record. I
5 believe these highway funds are collected every time you go
6 to the pump.

7 MEMBER TIBERTI: That's what I was wondering, if
8 it's part of that tax.

9 MR. LEFEVRE: Uh-huh.

10 CHAIRMAN HAND: So that would suggest that
11 there's a lot of -- a lot of funds available today with the
12 price of gas, if it's a percentage of the cost.

13 MEMBER BENTLEY: 18 cents a gallon.

14 CHAIRMAN HAND: It's fixed, darn.

15 MR. LEFEVRE: Mr. Chairman, Kent LaFevre for the
16 record. That concludes the Department of Administration
17 presentation and also concludes items on Agenda Item Number
18 9.

19 CHAIRMAN HAND: Thank you for your presentation
20 this afternoon and, again, for all your colleagues that were
21 here today in support of the Department of Administration.

22 That will take us to Agenda Item Number 10. Do
23 you need a brief recess before we go there? Agenda 10 is the
24 Administrator's Report on the agency activities.

1 MR. LEFEVRE: Thank you. Kent LaFevre for the
2 record. This is the Administrator's Report to the Board. I
3 promise it's going to be brief.
4 Since we last met, almost two years ago, we've
5 been busy. In spite of COVID -- in spite of COVID, we've
6 managed to close, complete about 90 projects, about 45 in the
7 last fiscal year and 45 in the previous fiscal year. And
8 we've also completed some other projects that I would like to
9 highlight.
10 There's roughly five -- oh, there's five projects
11 I want to show everyone and then we'll look at one under
12 construction. I guess that one doesn't work but we'll carry
13 on. There's five projects I'd like to point out that we
14 finished in the last two years. It's 17C04, which is the
15 South Reno DMV. So the next slide is a picture of the South
16 Reno DMV. This is a brand new project and it was completed
17 in October of 2020. This replaces the Galetti Way project in
18 Reno. Soon we're going to invite the Board to tour some of
19 these projects as soon as COVID -- well, COVID is over now so
20 we can do that. We weren't able to do anything in two years
21 socially.
22 So the next project is the -- next completed
23 project I would like to highlight is UNR Engineering
24 Building, an 80 square-foot building built at a cost of about

1 \$92,000,000 was completed in August 21st of 2020. This is
2 one of the, I would say hallmarks of the UNR campus as far as
3 engineering goes. It's a beautiful, beautiful building and
4 it serves so many of the engineering students on that campus.
5 The next project is the College of Southern
6 Nevada Health Sciences project. This is called the, they
7 renamed it the Betty Engelstad School of Medicine and it is a
8 wonderful project that teaches students how to become nurses
9 in a hospital setting. This project was completed in April
10 of 2021.
11 Next slide. So here's a picture of some of the
12 medical bays that are inside that building. They actually
13 have mannequins and these aren't the mannequins we use to
14 deal with in junior high. These are smart mannequins and
15 they -- they can do almost any bodily function that humans
16 can do, including stopping their heart or having a seizure or
17 you name it, and so it's pretty amazing.
18 And there's a control booth just on the other
19 side of the wall where those instructors can challenge their
20 students by giving these mannequins problems, medical
21 problems. And they have to diagnose the problem and react
22 the problem and solve the problem and so it's really -- it's
23 really amazing what -- what technology can do in terms of the
24 medical profession.

1 Okay. The next project is the Nevada State
2 College Education and Academic Building. This building
3 serves K through 12 teachers or trains K through 12 teachers,
4 and it also has an early childhood center component and an
5 autism training component. This project was finished in May
6 of 2021 on the Anderson campus.
7 The last one I want to point out is not really a
8 sexy project but it is a very appreciated project by the
9 community and that is the gym flooring replacement in
10 Caliente. When we took this project, it was funded in I
11 believe '19 and then it was swept by SP1 and then it was
12 refunded in '21. So this is the first project that was
13 finished in -- in the grouping of HHS projects for '21. And
14 we replaced the entire floor and gave them new bleachers.
15 And what was really, you know, gratifying to me
16 is that the whole town turned out to thank us when we went to
17 commission that building and that -- that floor. And so, you
18 know, even -- even small projects like this have an impact
19 into the communities that they serve. This one was finished
20 in April of 2022, just a few months ago.
21 Next slide. And here's a picture of Tito Tiberti
22 at the groundbreaking of the UNLV Engineering Building in Las
23 Vegas.
24 Next slide. This a picture of the progress,

1 construction progress for the UNLV Engineering Building.
2 We're coming out of the ground right now. And so we're on
3 track for an October 23 completion.
4 And with that, I just have one other thing to
5 add. As has been mentioned over and over again through other
6 agencies, we continue to have a challenge with staffing.
7 We've made some strides in that in the last six months,
8 especially in the professional services section. But overall
9 as a division, we're running about 30 percent in vacancies
10 and that's not because it isn't a great place to work. It's
11 just hard to find those people that will come and do the job.
12 So that concludes my report to the Board. I
13 would be happy to answer any questions.
14 CHAIRMAN HAND: Member Hand for the record.
15 Thank you for the presentation. And it doesn't look like we
16 have any questions.
17 And that brings us to the next agenda item, which
18 is Number 11 on the agenda. Do we need again a short recess
19 or I'm looking at you. No? So that's the Board comment and
20 discussion.
21 MR. LEFEVRE: Kent LaFevre for the record. I
22 think this agenda item is for the Board to give us some
23 guidance on how we should formulate a recommendation which
24 will be due to the Board on September 14th, the next time we

1 meet, based on all of these seven billion dollar projects.
2 MS. STEWART: For the record Susan Stewart. If I
3 can, Mr. Chairman. With regard to timing, the next meeting
4 is on the 14th. And, Kent, the question was if we could get
5 the documentation to the Board the weekend before the meeting
6 which I believe would be the 9th as far as timing goes,
7 excuse me.

8 And then also several of the Members had asked
9 for if the minutes would be available so that they could have
10 that to review their notes and the projects. And the court
11 reporter could by the 9th get what's considered a rough draft
12 but you would certainly be able to utilize that as a tool in
13 going over what the Administrator's recommendation is.

14 MEMBER BENTLEY: Clint Bentley for the record. I
15 would just like to reiterate what Susan just went over as far
16 as the 9th. I would really like to receive it by the 9th,
17 not ship it on the 9th. We're going to need a few days
18 ourselves to do a good review of what the recommendations are
19 and what our feelings are. So we would appreciate it if we
20 could receive it by the 9th, not ship it on the 9th.

21 MR. LEFEVRE: Kent LaFevre for the record. Thank
22 you. Noted.

23 MEMBER BENTLEY: I have one other item that I
24 think we ought to address for the future agenda and that is

1 now that we have no vice chair, we should put it on the
2 agenda to accommodate that and elect a vice chairman.

3 MS. STEWART: This is Susan Stewart for the
4 record. And we will do that at the next meeting. Member
5 Bentley, did you want to follow-up on the discussion as far
6 as the appointment of Board Members because it does put us in
7 a fairly vulnerable position to have two vacancies. And I
8 wondered if you wanted to address that in the meeting.

9 MEMBER BENTLEY: I would definitely like to
10 address that in the meeting. But between now and then, I
11 think anybody that come up with any potential Board Members
12 should be hopeful. If they have any suggestions or persons
13 that are possibly interested we should be notifying,
14 contacting them and giving names to the Governor's Office
15 because, yes, we're in a very vulnerable position in the
16 situation that we're in right now. Thank you.

17 CHAIRMAN HAND: Member Hand for the record.
18 There's some -- we had some discussion, a little bit of
19 discussion about we had a big lapse in time, right. It seems
20 like we didn't have a meeting for a year or two. And I think
21 the, from my perspective, I think it would be good for us to
22 be I guess better integrated or we meet frequently enough
23 that we feel connected and -- and you know what's going on
24 and, you know, we've put committees together in the past to

1 work on things, and we haven't done any of that in a while.

2 So I think COVID is over and it's time for us to
3 get active as a Board again and looking forward to the
4 opportunity for that.

5 MS. STEWART: Susan Stewart for the record. I'm
6 very excited to hear that you're looking forward to more
7 work.

8 MEMBER BENTLEY: Member Bentley for the record.
9 I was just curious. I -- I actually heard through the
10 grapevine, I don't even know what the situation is, is what
11 is the situation as far as a permanent administrator is
12 concerned and what is the status or how is it addressed and
13 picked?

14 MEMBER FREED: This is Laura Freed for the
15 record. I feel like that's one for me. Statutorily, the
16 administrator is chosen by myself, and we have had it open
17 for recruitment for some weeks, and we do have a slate of
18 candidates. With the building of the budget, we have not,
19 and when I say we I mean myself as well in consultation with
20 the deputy director, who works more closely with Public Works
21 on a day-to-day basis, haven't felt like the time was right
22 to conduct interviews.

23 But as soon as the budget is turned in on
24 September 1st, I have some time in my schedule to return to

1 that. And I think you should probably take it as a show of
2 faith in the interim Administrator or show of our faith in
3 the interim Administrator that we haven't moved very fast.

4 MEMBER BENTLEY: That was in no way saying we had
5 a problem with the interim.

6 MEMBER FREED: I didn't take it that way.

7 MEMBER BENTLEY: I just wanted to know what the
8 situation was and what was -- and how it was taken care of
9 and if there was a time frame. I was just curious, wanted to
10 know what was happening.

11 CHAIRMAN HAND: So in follow-up with that, on
12 that, it's Member Hand for the record. I was going to ask
13 that question of Laura and not in front of Kent because, you
14 know what I mean. Again, so it wasn't misinterpreted. But
15 will the Board Members have any engagement in the process,
16 interview process or your process of selecting a -- you're
17 ready to talk. I'll stop.

18 MEMBER FREED: This is Laura Freed for the
19 record. Are you inviting to put yourself on the interview
20 panel because I'm happy to have any of you. Who is
21 volunteering? Let me get your names now.

22 CHAIRMAN HAND: Well, I -- it really was -- it's
23 a sincere question as to I don't know what the process is.
24 And I know in the past there was some engagement and I didn't

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1 know if that was -- was, you know, something that was in the
2 statutes or something that was just done because, you know,
3 how it happened, why it happened and if it was going to
4 happen in the future. It's really not a stab. It's just
5 trying to understand.
6 MEMBER FREED: I understand.
7 CHAIRMAN HAND: And help us understand where we
8 sit in the process or don't.
9 MEMBER FREED: Right. The statute does not
10 specify that the Board Members have a say. I mean, the
11 statute merely says that the administrator serves at the
12 director. However, and the hiring of administrators of the
13 Division and preceding 2011, directors of the State Public
14 Works Board, I can't speak to. But I am more than happy to
15 have Members of the Board join for the interviews.
16 MS. STEWART: Mr. Chairman, if I might. Susan
17 Stewart for the record. Director Freed, just FYI, I believe
18 when Kent's predecessor was selected, the former Chair of the
19 Board did sit on interview committee so there is some
20 precedent for that and recognizing that role in the past. So
21 it's perfect that you've volunteered.
22 CHAIRMAN HAND: Well, again, I was just trying to
23 understand where -- you know, what the process was and where
24 we as Board Members fit or didn't fit into it. So thank you

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1 for that clarification.
2 I guess we don't have any other questions. I
3 don't know if Kevin provided any input.
4 MS. STEWART: Susan Stewart for the record. He
5 just asked that I -- his books were here. And I'm assuming
6 he took notes. So we'll make sure that he gets those. And,
7 of course, he's -- he'll be on all subsequent communication
8 regarding the meeting on the 14th.
9 And just as a point of clarification, we were
10 planning on having that meeting kind of back to pre-COVID
11 where we would video conference between our office here and
12 then State Public Works on McLeod in Las Vegas. So that
13 would be the plan for the meeting on the 14th, so no car
14 travel but not plane travel.
15 MEMBER BENTLEY: Very good.
16 CHAIRMAN HAND: Yeah, thank you.
17 If nothing else, before we go to public comment,
18 I would like to thank you all for the work that you did in
19 preparing for this. You know, we know it's a huge lift and,
20 you know, no small task, huge lift. And we appreciate the
21 work you do and want to thank you for all your hard work in
22 the process.
23 With that, I guess we'll go to Item Number 12 on
24 the agenda and that's public comment. And I see some folks

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1 in the room. Any public comment?
2 Okay, great. Okay, good. With that, we'll --
3 we'll uphold a motion to adjourn.
4 MEMBER BENTLEY: Member Bentley. I would like to
5 make a motion that we adjourn this meeting.
6 MEMBER TIBERTI: Tito Tiberti. I'll second that.
7 CHAIRMAN HAND: Any discussion? If not, all in
8 favor aye.
9 (The vote was unanimously in favor of the
10 motion.)
11 CHAIRMAN HAND: Any opposed following the ayes?
12 Motion carries then. We're adjourned. Thank you.
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1 STATE OF NEVADA,)
2 CARSON CITY.) ss.
3
4 I, KATHY JACKSON, Official Court Reporter for the
5 State of Nevada Public Works Board, do hereby certify:
6 That on Thursday, the 25th day of August, 2022, I was
7 present in Carson City, Nevada, for the purpose of reporting
8 in verbatim stenotype notes the within-entitled public
9 meeting to the best of my ability;
10 That the foregoing transcript, consisting of pages 178
11 through 353, is a full, true and correct transcription of my
12 stenotype notes of said public meeting.
13
14 Dated at Carson City, Nevada, this 4th day
15 of September, 2022.
16
17
18 KATHY JACKSON, CCR
19 Nevada CCR #402
20
21
22
23
24

In The Matter Of:
STATE OF NEVADA
PUBLIC WORKS DIVISION BOARD MEETING

September 14, 2022

Capitol Reporters
628 E. John St # 3
Carson City, Nevada 89706
775 882-5322

STATE OF NEVADA
PUBLIC WORKS DIVISION BOARD MEETING

September 14, 2022

Page 1

1 STATE OF NEVADA
2 PUBLIC WORKS DIVISION BOARD MEETING
3 WEDNESDAY, SEPTEMBER 14, 2022
4 CARSON CITY, NEVADA
5
6
7
8
9 The Board: ADAM HAND - Chair
10 KENT LEFEVRE - Interim
11 Administrator
12 TITO TIBERTI - Member
13 CLINT BENTLEY - Member
14 LAURA FREED - Member
15 KEVIN LEWIS - Member
16
17 For the Board: SUSAN STEWART
18 Construction Law Counsel
19
20
21 Reported by: CAPITOL REPORTERS
22 Certified Shorthand Reporters
23 BY: KATHY JACKSON
24 Nevada CCR #402
628 East John Street #3
Carson City, Nevada 89706
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Page 3

1 WEDNESDAY, SEPTEMBER 14, 2022, CARSON CITY, NEVADA
2 -oOo-
3 CHAIRMAN HAND: Good morning. Well, I guess I'll
4 start off with this for the record, remind myself to do that
5 throughout the day. And this is -- this is the time and the
6 place of the State Public Works Board meeting. It's
7 Wednesday, the 14th and it's 9:00 a.m. And, again, welcome.
8 And the first item on our agenda this morning is
9 our roll call.
10 MR. LEFEVRE: Okay, thank you. Kent LaFevre,
11 interim administrator for the record.
12 Chairperson Adam Hand?
13 CHAIRMAN HAND: Present.
14 MR. LEFEVRE: Member Clint Bentley?
15 MEMBER BENTLEY: Present.
16 CHAIRMAN HAND: Member Tito Tiberti?
17 MEMBER TIBERTI: Present.
18 CHAIRMAN HAND: Member Kevin Lewis?
19 MEMBER LEWIS: Present.
20 CHAIRMAN HAND: Member and Director of the
21 Department of Administration, Laura Freed.
22 MEMBER FREED: Here.
23 MR. LEFEVRE: Mr. Chair, it appears we have a
24 quorum.

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5	Public comment will be taken during this agenda	
6	item. No action may be taken on any matter	
7	raised under this item until the matter is	
8	included on an agenda as an item on which	
9	action may be taken. At the Chair's discretion,	
10	public comment may be limited to 2 minutes per	
11	person.	
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1 CHAIRMAN HAND: Thank you. The second item on
2 our agenda this morning is public comment. Is there any
3 public comment this morning?
4 MEMBER BENTLEY: There's none down south.
5 MS. STEWART: Susan Stewart for the record. None
6 here, Chairman Hand.
7 CHAIRMAN HAND: Great. Thank you. Then we'll go
8 to the third item on our agenda and it's for action which is
9 election of a chairperson and vice chairperson.
10 MS. STEWART: Chairperson Hand, if I may, Susan
11 Stewart for the record. And we have here with us from the
12 Attorney General's Office our new Board counsel. And Homa is
13 here, and she's graciously volunteered or volun-told, as it
14 may be, to with your permission handle this item for us this
15 morning.
16 CHAIRMAN HAND: Member Hand for the record. That
17 would be wonderful. Welcome and thank you.
18 MS. WOODRUM: Good morning. Homa Woodrum for the
19 record, senior deputy attorney general. I understand you
20 have nominations or the process for Chair and Vice Chair. I
21 guess we'll start with the nominations for Chair. If anybody
22 from the Board would like to make a nomination. You can also
23 nominate yourself as you prefer.
24 MEMBER TIBERTI: Tito Tiberti. I will not

<p style="text-align: right;">Page 5</p> <p>1 nominate myself. I will nominate Adam Hand for Chair. 2 MEMBER BENTLEY: Second. 3 MS. STEWART: And that was Member Clint Bentley 4 with the second. 5 MEMBER BENTLEY: Correct. 6 MS. WOODRUM: Are there any other nominations? 7 Hearing none, you can move to a vote related to chair. All 8 those in favor by voice vote say aye. 9 (The vote was unanimously in favor of the 10 motion.) 11 MS. WOODRUM: Any opposed? Motion carries. Your 12 Chair is Mr. Hand. 13 Related to vice chair, are there any nominations 14 from the Board? 15 MEMBER LEWIS: Kevin Lewis. I would like to 16 nominate Clint. 17 MEMBER TIBERTI: Tito Tiberti. I'll second Clint 18 Bentley for vice chair. 19 MS. WOODRUM: All right. Are there any other 20 nominations? And I suppose I can say people can decline a 21 nomination, but I'm sure you would speak up if that was the 22 case. 23 MR. BENTLEY: No, I do not decline. Thank you. 24 MS. WOODRUM: All right. Seeing that there are</p>	<p style="text-align: right;">Page 7</p> <p>1 would implement and maintain a long-term statewide office 2 space needs assessment. And you can see in the attached bill 3 draft request, we have done that by modifying or proposing a 4 modification to NRS 341.127. 5 The other part of the recommendation in the audit 6 was to consider the statewide office space needs in the CIP 7 which, again, you can see that we have proposed that as an 8 amendment to NRS 341.083. Thank you. Oh, that's nice. 9 So next is the revisions to legislative approval 10 of change orders. The State Public Works Division has limits 11 on how much they are allowed to change the scope of work on 12 legislatively approved projects. 13 That has been a challenge for State Public Works 14 to operate within those limits, especially on smaller 15 projects when we encounter a substantial unforeseen 16 condition. And so the proposed amendment as attached raises 17 the allowable percentage for total contracts between 50,000 18 and a million and then allows a change where you can actually 19 double the price of the contract. The prior limit was a 20 50,000 contract, and we've raised that -- proposed raising 21 that to \$100,000. 22 To be clear, these changes are all within the 23 legislative approved appropriation so we're not asking for 24 additional funding.</p>
<p style="text-align: right;">Page 6</p> <p>1 no further nominations, we can move to a vote. All those in 2 favor say aye. 3 (The vote was unanimously in favor of the 4 motion.) 5 MS. WOODRUM: Any opposed? All right. And the 6 ayes have it. So you have your Chair and your Vice Chair. 7 And you can move forward to Agenda Item 4. Thank you. 8 CHAIRMAN HAND: Member Hand for the record. 9 Thank you. And the Item 4 on our agenda is the BDR request. 10 And I assume, Ms. Stewart, we'll be hearing from you. 11 MS. STEWART: Correct. Susan Stewart for the 12 record. You assumed correctly. Just as an informational 13 item, we wanted to report to the Board bill draft request 14 that have been submitted to LCB on our behalf for the 2023 15 legislative session. 16 The first is, and just to orient you in your 17 packet, you have a summary sheet of the bill draft request, 18 and then you have a copy of the language that has been 19 submitted. 20 And the first is the Board may recall, we, Public 21 Works Division was subject to an audit regarding our 22 consideration of long-term office space planning need across 23 the State. One of the recommendations in the audit was for 24 the State Public Works Division to propose legislation that</p>	<p style="text-align: right;">Page 8</p> <p>1 MEMBER FREED: Yeah. 2 MS. STEWART: It is just operating within current 3 funding and allowable change orders once we have a contract. 4 And then the next is if you look at the summary 5 sheet, Nevada's 2020 State Climate Strategy outlines a path 6 to net zero emissions by 2050. 7 One of the directives to commercial building 8 sector was the adoption of energy codes for net zero 9 buildings. So whether there are building codes per se that 10 specifically will address that is unclear at this point. But 11 others you'll see in the proposed amendment, what we've 12 suggested is the standards that the State Public Works 13 Division adopts will include net zero energy, commercial 14 building provisions. And so that is our effort to comply 15 with the Governor's State Climate Strategy. 16 And that concludes presentation on the proposed 17 BDR's, and I would be happy to answer any questions. Thank 18 you. 19 CHAIRMAN HAND: Member Hand for the record. 20 Susan, you made a comment on the last item about whether or 21 not there were, I don't remember the term, maybe it was codes 22 available so the provision is being -- is being added here. 23 So is it clear how to conform to that requirement moving 24 forward?</p>

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1 MS. STEWART: This is Susan Stewart for the
2 record. Yes, it will be clear. Typically what the Board
3 will see from staff is the form of regulations that would
4 make these revisions. So it may be in the adoption of codes
5 but it also may be in the adoption of additional standards.
6 For example, we have green building standards that are
7 currently in our -- in our regulations and so that would be
8 where this would be implemented.
9 If the legislature approves the change, then we
10 would go through the public hearing rule making progress to
11 make those changes.
12 CHAIRMAN HAND: Thank you. Anybody have any
13 questions? Okay. If not, the next item on our agenda is
14 potential American Rescue Plan Act, ARPA funded project
15 status.
16 MR. LEFEVRE: Yes, Kent LaFevre for the record.
17 I would like to introduce you to this item. This is the,
18 when we met a couple of weeks ago, the question was raised
19 how many of these projects are potential ARPA candidates.
20 And so we have 23 projects included in the CIP presentation
21 today as State funded projects, but they are candidates for
22 ARPA funding, depending on the decision makers who hold that
23 purse string.
24 So on the next page over, I can show you the

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1 green highlighted projects which is the entire first page and
2 a few of the projects on the second page are in our opinion
3 ARPA candidates, could be ARPA candidates for this coming
4 session. So I would be happy to take any questions on that.
5 CHAIRMAN HAND: Member Hand for the record. It
6 doesn't sound like we have any questions. And the next item
7 on our agenda for possible action is discussion and possible
8 action on the administrator's recommendation to the Board for
9 the 2023 Capital Improvement Program.
10 MR. LEFEVRE: Okay, thank you. Kent LaFevre for
11 the record. I would be happy to introduce this item and go
12 through it. Can I get the slide show up, Raymond.
13 While he's bringing that up, we have in the past
14 two weeks, we've discovered a few technical adjustments that
15 need to be made to this presentation prior to gov rec, and so
16 we would ask when the motion is made on this item that we
17 have the right -- that staff has the right to make some
18 technical adjustments to make any minor corrections that
19 we've -- okay.
20 CHAIRMAN HAND: Okay.
21 MR. LEFEVRE: So beginning my presentation on the
22 CIP recommendation, this is the administrator's
23 recommendation to the Board. Using our criteria that we
24 discussed a couple of weeks ago, we have managed to whittle

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1 down the 1.7 billion dollar agency request to an amount that
2 we believe is defensible and will eventually fit into the
3 State's bond affordability.
4 But before I get into the weeds on that, I would
5 like to remind everybody of our vision mission and
6 philosophy, and then we'll discuss deferred maintenance with
7 an overview, and then I'll get into the meat and potatoes of
8 this CIP presentation.
9 Our vision as a division is that State agencies
10 will occupy exemplary facilities. And our mission is to
11 provide well planned, efficient and safe facilities to
12 agencies so that they can effectively administer their
13 programs.
14 Our philosophy is to work as a team, build
15 consensus, take pride in our work and serve with humility.
16 You have probably seen this chart a couple of
17 years ago when we had the same administrator rec meeting. So
18 I would like to just remind everybody what these numbers
19 mean. The graph, the bottom graph on the bottom of the
20 chart, the red line graph shows the approval of deferred
21 maintenance, money in millions of dollars. And so in this --
22 this -- our last biennium we funded 215,000,000 in deferred
23 maintenance. And this particular biennium we're expecting
24 that to be right around 212.

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1 The yellow bar chart shows the FCA
2 recommendations. And I would like to point out, even though
3 we saw a spike because of, in 2017, we are trending down now.
4 So my projection is that eventually the yellow and the red
5 lines will meet in the year 2021. And the gray graph at the
6 top represents requests from agencies for maintenance
7 projects. And so the total request is trending down a little
8 bit too. This time it was 598,000,000. So I'll pause and
9 see if there's any questions on that.
10 MEMBER BENTLEY: Member Bentley for the record.
11 I want to go back a second. Can we get a quick clarification
12 on what type of technical revisions we would make after our
13 recommendations from staff.
14 MR. LEFEVRE: Yes. Kent LaFevre for the record.
15 The technical revisions that we're discovering right now are
16 like typos or there's a couple of numbers that need to be
17 adjusted. Most of -- most of these revisions are cosmetic in
18 nature. They don't materially affect the CIP recommendation
19 as it stands.
20 MEMBER BENTLEY: Thank you.
21 CHAIRMAN HAND: Member Hand for the record. And
22 so will you point those out to us as we go through today,
23 please, so that we're, in case we have something in front of
24 us that's a little bit different than it sounds.

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1 MR. LEFEVRE: Kent LaFevre for the record. I
2 don't have every one of those at my disposal, but we can
3 certainly share those with the Board.
4 CHAIRMAN HAND: Thank you. I thought that maybe
5 you had them in front of you. That's why I proposed that.
6 So we'll -- I do have a question on the deferred maintenance
7 though, the -- each of the -- and, first of all, it's great
8 to see the trends going the way that they are going. And I
9 think Member Tiberti needs a pat on the back for screaming
10 about the need for this and then you all at Public Works for,
11 you know, doing some discovery and, you know, getting this
12 pulled together.
13 And I do have a question though relative to NSHE
14 had -- had some deferred maintenance request that were pretty
15 significant, and so I'm curious those play into this.
16 MR. LEFEVRE: Kent LaFevre for the record. We
17 have -- we have -- I'll discuss in a few minutes the NSHE
18 HECC/SHECC maintenance project when we get to the M projects.
19 And we've also added one HECC/SHECC maintenance project for
20 Desert Regional Institute and that is for a chiller --
21 chiller plant replacement for them.
22 CHAIRMAN HAND: Thank you.
23 MR. LEFEVRE: Okay. If I could go then to the
24 next slide. This particular slide is very telling of where

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1 we're at right now with deferred maintenance backlog and the
2 funding analysis in the millions of dollars. First of all, I
3 would like to define a couple of numbers for you. The red --
4 the red vertical bar in the middle, it represents priority
5 one maintenance projects which is the M projects and the S
6 projects combined as presented in this recommendation
7 minus -- minus the S09 building official component. And so
8 that's how we came up with 212,000,000 on the red bar.
9 And then the curved, the black curved line that's
10 trending down, that is priority two projects for maintenance
11 and statewide projects. And so maybe I should stop there.
12 We have -- we prioritize our maintenance projects internally
13 by putting a one on them if they need to be funded
14 immediately this session and a two if they can wait for two
15 years. And then a three if we don't think they are warranted
16 at all.
17 So there's three priorities that we give
18 projects. And so on the first priority, as I mentioned,
19 we're sitting at about 212,000,000. And on priority two,
20 which is again all of the maintenance priority two projects
21 and all of the statewide priority two projects that -- that
22 aren't true maintenance.
23 So some of these maintenance projects are -- are
24 things that the agency has requested but they are not fixing

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1 a broken chiller. They might be cameras, for example for
2 added security. Well, technically that really isn't a
3 maintenance project, but -- but it's still kind of in that
4 category because we're fixing stuff.
5 So priority two projects are M and S minus things
6 that really truly aren't maintenance but they are in the
7 maintenance bucket. So I hope that makes sense. So our --
8 our hope is as these two curves trend down by the year 2027,
9 we'll be done with our backlog and be working on regular
10 maintenance, just taking care of what we have at a rate
11 estimated at \$98,000,000 per biennium.
12 Any questions on that? Hearing none, before I
13 get into the actual deferred maintenance and legal
14 requirements of the projects, I would like to just comment on
15 inflation. We retained -- this past winter we retained
16 O'Connor Construction Management to do inflationary
17 projections for what we have in the CIP today.
18 So in the North, meaning basically everything
19 north of Tonopah, we are carrying 8.5 percent annual
20 inflation on those projects. And in the South, we're
21 carrying 7.0 percent inflation on those projects based on the
22 O'Connor report which we received in April.
23 So how do we prioritize criteria for deferred
24 maintenance? We talked about this in our last meeting. And

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1 I would just like to highlight a few things as follows.
2 First of all, we addressed legal requirements, and then we
3 take care of project continuations and then deferred
4 maintenance for all essential facilities, institutional,
5 governments, public safety, forestry or the guard, forestry
6 and so on and then other facilities.
7 One thing I would like to point out on this slide
8 is that we have added note number four at the bottom right
9 which says that projects follow our adopted standards for
10 green building standards including ASHRAE, as Susan mentioned
11 a few minutes ago. The adopted standard of Public Works
12 already have a green standard built into them.
13 And so each project we do, whether it's big or
14 small, is subject to review under the ASHRAE 90.1 standard.
15 For folks in the room that are familiar with lead, this is
16 basically a lead silver standard that we're shooting for on
17 all of our projects.
18 This is a list of our deferred maintenance legal
19 requirements. And so if you'll bear with me, I'll go through
20 this kind of slowly one at a time.
21 MO5 is the life safety, security and lighting
22 replacement for Nevada State Museum here in Carson City.
23 S02 is the statewide ADA program, and that
24 includes ADA projects that range -- that cover a wide range

<p style="text-align: right;">Page 17</p> <p>1 of buildings, desert or DRC, which is the HHS project in West 2 Charleston, the Nevada Historical Society, building 15 at 3 SNCAS and building eight at NAHMS, the Boulder City Railroad 4 Museum, the Elko NYTC facility, upgrades at EATS and emergent 5 ADA projects. So those projects total, there's eight of 6 them, they total 4.4 million dollars in State funding. 7 The next is S03, which is the statewide fire and 8 life safety program, and that is composed of four projects, 9 the statewide or fire sprinkler installation at Southern 10 Desert Correctional Center, and that's a -- that's a big 11 chunk of this funding because there aren't any fire 12 sprinklers right now in the housing units at Southern Desert. 13 Fire sprinkler installation at Stewart, 14 suppression, fire suppression at Nevada State Library and 15 fire sprinkler installation selectively at NAHMS location in 16 Sparks. 17 The next project is S03G, which is the statewide 18 fire and life safety program for the Army National Guard, and 19 this is primarily federal funding, and we have two projects 20 there which is emergency mitigation and other Guard projects 21 that need fire alarm. 22 And so six is the statewide indoor air quality 23 environmental program and this is customarily testing funds 24 for asbestos, lead, mold and other things that crop up during</p>	<p style="text-align: right;">Page 19</p> <p>1 maintenance building and that is proposed to be funded at 2 12.3 million dollars this biennium. 3 C06 is the remodel and addition of the Veterans, 4 Nevada State Veterans Home in Boulder City, and this is a 5 total of \$85,000,000 with a 65/35 split. We're getting a 6 nice grant from the Veterans once that's processed. 7 C22 is the Marlette Dam additional funding. 8 Currently the Marlette Dam is under environmental review and 9 has been selected for continued review but we have not 10 received any grant money as of yet. We're still waiting. So 11 this project will augment that and hopefully we'll be able to 12 get a shovel in the ground in 2024 to get that critical 13 facility taken care of. 14 I'll pause for any questions on that. Hearing 15 none, we'll go next to deferred maintenance. So I'm not 16 going to read every one of these but I will highlight a few 17 of them. We have four pages of deferred maintenance, as you 18 can imagine. 19 MO1 is the HECC/SHECC funding for NSHE at 20 \$15,000,000. And the question was raised why last time we 21 met, why can't it be more than 15. And so the statute on 22 that is NRS 463.385, wherein the entire HECC/SHECC program is 23 outlined in that NRS. So it is capped at 15,000,000 right 24 now, and that is slot tax. And two years ago it was mostly</p>
<p style="text-align: right;">Page 18</p> <p>1 the biennium. 2 And then finally S09 is the statewide building 3 official program. And this amount is to receive -- this is 4 authority to receive up to 4.5 million in fees from B 5 projects, agency projects that aren't part of the CIP. 6 I'll pause for any questions on that. Hearing 7 none, we'll continue to project continuations. M32 is the 8 waste water system improvements for Lovelock Correctional 9 Center. This project will construct the waste water 10 stabilization ponds at Lovelock. The existing ponds are in 11 disrepair, and they have fallen out of the permit authority 12 for NDEP because they are leaking, and so this project will 13 deepen those ponds and put a new liner in those ponds. 14 C02 is the Silverado Ranch facility for the 15 Department of Motor Vehicles. This is a big project at 16 \$105,000,000 for highway money. And this will -- this 17 project will serve customers, DMV customers throughout the 18 Las Vegas Valley. 19 C03 is the seismic retrofit and renovation of 20 Heroes Memorial Building. That's located here on the campus 21 in Carson City and it will do structural retrofit, seismic 22 retrofit and other interior improvements for that project at 23 a total of \$29,000,000. 24 C05 is the Southern Nevada Fleet Services and</p>	<p style="text-align: right;">Page 20</p> <p>1 general fund because they didn't have the slot tax revenue 2 they were expecting. 3 The other one I would like to highlight is M02, 4 which is the deferred maintenance rollup for the Department 5 of Health and Human Services. This particular project has 14 6 subprojects. And so if you think of it like a statewide, it 7 gives us the flexibility to do these 14 projects and then 8 start tackling priority two projects as funding becomes -- as 9 funding frees up inside the project to do new projects. 10 And so I would like to say a word about that. We 11 have currently an M02 on the 21 CIP for HHS projects and it 12 has been we feel really successful in terms of being able to 13 deliver these projects in a timely manner and get the -- and 14 we've started new design contracts for realized savings 15 already on that M02. So we were excited about this program 16 and we want to do it again. 17 M03 is the deferred maintenance for the 18 Department of Administration and that's 13 projects rolled up 19 into \$19,000,000. And that, again, will act like a statewide 20 so that we can effectively implement these projects as 21 expeditiously as possible. 22 I would like to go to the second page of deferred 23 maintenance and talk about M17 which is kind of right in the 24 middle. This is the installation of the fiberoptic loop at</p>

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1 Southern Desert Correctional Center. This is an important
2 project because it will support all of the additional cameras
3 that Corrections is asking for at this facility. If we
4 didn't do this project and they got their camera project
5 there would be no place to plug it in. So this is an
6 important piece of the equation providing success for that --
7 for that program.

8 And then we can go to page three. In the -- in
9 the terms of energy, I would like to highlight M39 and M40.
10 These are water savings projects for Florence McClure Women's
11 Correctional Center and also for water controls at High
12 Desert State Prison. We implemented this a few years ago at
13 the Ely State Prison, and we were able to realize savings,
14 significant water savings at that facility.

15 Both projects are water control projects. So
16 what that means is that there's a -- there's a Governor
17 that's put inside the chase between the cells so that inmates
18 can only flush so many times per hour. I think in the case
19 of Ely, it was like twice per hour. And so what this does is
20 it really saves water because some inmates, that's
21 entertainment is to flush that thing constantly.

22 So we expect conservatively 20 to 30 percent of
23 water savings on these projects which is a critical resource,
24 especially at High Desert State Prison.

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1 Okay. So on page four, just to roll up the
2 summaries, we have a total of other funding, 7.9 million
3 coming to the maintenance program, 159,000,000 in State bond
4 funding and a total of 167,000,000 for maintenance.

5 So I'll pause and take any questions on that.
6 Hearing none, we'll continue on to statewide programs. These
7 are the S programs that work so well in delivering projects
8 across the State. We have the statewide roofing program at
9 S01. That's got 13 projects rolled up in it for a total of
10 8.7 million.

11 We have, I would like to point out S05, which is
12 the statewide paving program and that also has 13 projects
13 rolled up. And these are State paving programs that touch
14 everything, asphalt and surfaces that need to be repaired
15 throughout the State.

16 We also have some other statewide funding or some
17 other programs in here from the Guard and from the Highway, I
18 believe from the Highway too, yeah, S01H and S05 G1 and G2
19 are Guard projects. And so the reason these are separated is
20 because of the color of money. So it doesn't get commingled
21 with State dollars, and we can keep track of our accounting
22 that way.

23 All right. Next slide. So the prioritization
24 for C projects or construction projects is as follows, we do

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1 first essential government facilities and then other
2 facilities. And then over on the lower right side, I would
3 like to point out the facility condition needs index FCNI.
4 And what that is is an equation that we place on a building
5 and say, okay, how much is it going to cost to repair this
6 building, divided by how much it would cost to replace the
7 building. So if that factor is over five or .5, it's time to
8 get a new building because it would take more money to fix it
9 than it's worth.

10 So with that background, I would like to go to
11 the next slide. And this graph here shows the Capital
12 Spending Projects for the C projects. In '23, we anticipate
13 \$176,000,000 in capital spending for C projects. And then in
14 2025, 8.9 million. In 2027, 288,000,000. And in '29, 3.2
15 million. Each color on the barred chart represents or is
16 reflected by a project on the graph below, and I know that's
17 a little hard to read, but we'll get into those projects in
18 depth here in just a second.

19 Next slide. So here are the capital construction
20 projects identified as C projects. The first one is C01,
21 which is the mail services building at Carson City. The
22 pandemic underscored the importance of this facility and how
23 critical it is to the operation of the State.

24 Yesterday I talked to the operators at the mail

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1 services building and learned that they are, in fact,
2 processing 100,000 pieces of mail every single day over
3 there, which is just staggering if you think about it for a
4 State government business. That project as proposed is a
5 designed bid build project at 16.6 million dollars.

6 The next one is C04, which is the remodel of the
7 aviation and army support facility at Harry Reid Training
8 Center. This is a light remodel inside that building, and
9 the federal match is 1.8 million and a total of 3.3 million
10 for that project.

11 C07, next, is the remodel of customer counters in
12 Millwork at the DMV in Carson City, Highway money at 2.6
13 million dollars.

14 C08 is the resident and fire station demolition
15 at Spring Creek. So this project, there's a couple of houses
16 there on the site that need to be torn down because they are
17 about ready to fall over onto their own weight. And so this
18 project will abate the site, remove lead and asbestos and
19 then take down the buildings and prepare the site for future
20 use.

21 C09 is the ground support equipment shop at Harry
22 Reid Training Center. Again, another 1.3 million dollar
23 match from the federal government on this project, 3.1 total.

24 C10 is the construct -- construct secure parking

<p style="text-align: right;">Page 25</p> <p>1 at the DMV on Flamingo for \$918 or \$918,000 in Highway money. 2 And this is an important facility because what's happening is 3 the staff park their cars on this lot, and then they come out 4 after their shift and they are missing something like 5 carburetors or those things, catalytic converters. 6 MS. STEWART: We know what you meant. 7 MR. LEFEVRE: So it's staff parking so that they 8 can have a safe place to go to work and not feel like their 9 car is going to get vandalized while they're there. 10 Okay. I lost my place. C11 is the physical 11 training facility for Floyd Edsall Training Center. And this 12 is also in Las Vegas. And what this is is an athletic 13 facility that will provide the cadets and staff a place to 14 actually do some training. It's going to have a track and a 15 few other amenities. 16 Currently this project is an agency project for 17 design, and so the State will be bringing 3.8 million to 18 their share of the rest of the project. So it's not 19 100 percent State funded. 20 C12 is the remodel of the freight barn at Ely for 21 the Railroad Museum at Ely for a total of 7.7 million 22 dollars. 23 C13 is the committal building at Northern Nevada 24 Veterans Memorial Center Cemetery. This is a 3.4 million</p>	<p style="text-align: right;">Page 27</p> <p>1 will put a new microwave tower at the NDOT yard on 2 Washington, just two blocks away. 3 So I'll pause if there's any questions on this 4 slide. Hearing none, we'll go to the next one on capital 5 construction. C18 is the construction of a parking 6 expansion. This is surface parking at Grant Sawyer Office 7 Building. This is in preparation for the remodel and for 8 Tower Number Two. We need to -- we'll end up displacing 9 surface parking in front of that building. So this is to put 10 more surface parking on that side. 11 C19 is the demolition of cottages at the Northern 12 Nevada Children's Museum. These buildings, and there's about 13 a dozen of them, have not been used for many years. And they 14 are being taken over by -- by animals. And occasionally 15 these buildings are used by Public Safety for training. But 16 the idea behind this is to get rid of all of those buildings 17 so that they're not continuing to clutter the mall here in 18 Carson City and prepare the site for new uses. 19 C20 is the Visitor's Center and Nevada State 20 Railroad Museum in Boulder City. This particular project is 21 funded by AB84 money, which was enacted in 2019 under the 22 conservation bond for a total of 23.3 million. This will 23 provide a new visitor center in Boulder City for guests to 24 that wonderful site.</p>
<p style="text-align: right;">Page 26</p> <p>1 dollar building. The -- the cemetery has one committal 2 building already. But they found that during certain times 3 of the year, they just need more space for those functions. 4 So this will give them a second committal building. 5 C14 is the communications room expansion at 6 Southern Desert. So under the maintenance project, I 7 mentioned the fiberoptic loop for Southern Desert 8 Correctional Center. This is where it's going to land at 9 1.1 million dollars and that will give the backbone that they 10 need for all the data that they're asking to put in. 11 C15 is a basement tenant improvement at the State 12 Library and Archives at 5.9 million dollars. This will 13 convert some unused storage space to office space and make 14 that building more -- more productive than it's been.. 15 C16 is the office renovation at the Department of 16 Education. This is a -- again, a storage area that's 17 underutilized. The project will provide about 20 18 workstations for new staff in that building. 19 And then lastly on this page is C17, the 20 microwave tower relocation at Grant Sawyer Office Building. 21 So the way I would describe this is you need to think of it 22 as a tenant and we need to move this tenant out of the 23 building so that we can do an effective and clean demolition 24 when we remodel that building. This will put a new -- this</p>	<p style="text-align: right;">Page 28</p> <p>1 And then C21 is the Early Childhood Center 2 remodel and renovation of the mail services building. So 3 once we get the mail services building out of this -- this 4 space that they are in, we'll be able to remodel that into an 5 Early Childhood Center, which I know has been a goal of the 6 Governor's Office for some time. 7 Next. C23 is the reconfiguration and entrance of 8 the Valley of Fire State Park. 9 C24 is the Bradley Building demolition. That's 10 the one on East Sahara at the Sahara campus. 11 And C25 is the maintenance shop remodel at Floyd 12 Edsall. This is, again, another agency project right now. 13 We're doing the design, and it's going to be a 7.8 million 14 dollar ask for State funding. 15 C26 is the warehouse expansion at Las Vegas at 16 Saint Louis and Atlantic, not to be confused with the PPE 17 warehouse that the State is currently renting. 18 And C27 is a gymnasium remodel for Summit View 19 Youth Training Center in Las Vegas. 20 I'll pause for any questions on those. 21 MEMBER TIBERTI: Tito Tiberti for the record. On 22 C21, Early Childhood remodel, I don't understand what that 23 does or what is that? 24 MR. LEFEVRE: Kent LaFevre for the record. What</p>

<p style="text-align: right;">Page 29</p> <p>1 that project is is to basically convert the building that the 2 mailroom is currently using, which used to be a school. It 3 used to be an elementary school. And so the project is to 4 convert that to a, basically a child daycare center for 5 parents to drop off their kids at that site rather than 6 elsewhere in town. It gives -- it gives parents, especially 7 State -- State employee parents an option for a place to put 8 their child during the day while they are working. Did that 9 answer your question? 10 MEMBER TIBERTI: Thank you. 11 MEMBER BENTLEY: Member Bentley. I've got a 12 question related to C21 also but mine was the original, I 13 believe it was the first capital construction project. You 14 had this for the new mail facility building. Does that not 15 have to be completed before you can do C21? 16 MR. LEFEVRE: Kent LaFevre for the record. Yes, 17 we need to move the mailroom out of there, but we can design 18 both of these projects right now. And they are small enough 19 that we believe we can get the mailroom, the new mailroom 20 building, C01, built, designed and built concurrently while 21 we're designing the childcare center. And then as soon as 22 they move out, we still have a window -- our funding window 23 is four years so we still have time to refresh that facility 24 for childcare use.</p>	<p style="text-align: right;">Page 31</p> <p>1 capital spending. In the '27 CIP, 318,000,000. And in the 2 '29 CIP, maybe we'll have everything built and it will be 3 zero. 4 MEMBER FREED: That would be nice. 5 MR. LEFEVRE: Each color represents a project on 6 the table below. And I'm going to go through those right 7 now. 8 Next slide. The capital construction planning 9 projects are as follows. P01, which is the advance planning 10 headquarters building for the Department of Public Safety. 11 This is on South Carson Street, here in Carson City, and it's 12 anticipated to complete the design phase during this 13 biennium. 14 So far last -- last biennium, we were funded for 15 programming, which is the very start of design. And so we're 16 wrapping up that right now and we have some really good 17 numbers to go on, and so we're projecting the rest of that 18 design ask in this coming biennium and then the capital 19 construction in '25. 20 P02 is the advance planning for the State office 21 building in Las Vegas or what we're calling Grant Sawyer 22 Building Two, Tower Two, and this is the planning, the 23 advance planning for a new tower on the Grant Sawyer site. 24 And the reason we've come to that conclusion is because it</p>
<p style="text-align: right;">Page 30</p> <p>1 MEMBER BENTLEY: Okay, thank you. 2 MEMBER FREED: What's the FCNI of Bradley 3 Building? I'm sorry, I couldn't resist. My apologies to the 4 rest of the Board. 5 MR. LEFEVRE: Boy, I don't know. 6 MEMBER FREED: If FCNI five means building, 7 what's Bradley, 15? 8 MR. LEFEVRE: It's probably 15. 9 MEMBER FREED: Okay. 10 MR. LEFEVRE: The math would tell you it's at 11 least one, you know, 1.0. Let's do this. The Bradley 12 Building has been on everybody's watch list for years. 13 MEMBER FREED: Yeah. 14 MR. LEFEVRE: We just really want to get it down 15 so we can repurpose that site. 16 MEMBER FREED: Right. It's valuable land for 17 something else at Sahara. Okay, I'm just giving you a hard 18 time. 19 MR. LEFEVRE: Any other questions on capital 20 projects. If not, we'll go to the next slide. These are 21 planning projects, spending projections. This graph shows 22 the capital spending for P projects or planning projects. 23 And so in '23 CIP, we're anticipating 73,000,000. In the '25 24 CIP, we're anticipating a chopping one billion dollars in</p>	<p style="text-align: right;">Page 32</p> <p>1 makes more sense to build a building on that site for State 2 offices than to basically waste half of that money on rent 3 out in the community or say three to four-year period. 4 So our proposal is to design a new tower there. 5 That way the constitutional officers can stay on the -- on 6 the State property. And then once that move is made, we'll 7 be able to go back to Grant Sawyer One, the existing 8 building, and do a thorough remodel of that building as we 9 discussed in the last meeting. 10 P03 is the advance planning for the 11 administration building at the Kincaid site here in Carson 12 City. This is just a block from where we are today. That's 13 a 9.9 million dollar ask for planning dollars for that 14 building. And that building also will, once complete, take 15 the pressure off of the Blasdel Building which is showing 16 its age and we need to relocate those agencies into a new 17 facility. 18 P04 is the events planning for the North Las 19 Vegas Veterans Home. This is a 128-bed facility that will be 20 brand new on the Veterans Hospital site on North -- North 215 21 at Picos. So we're very fortunate to have the federal 22 government deed us a site on that campus so that it will 23 become State property, and we will be able to build another 24 much needed home for the veterans of that community.</p>

1 P05 is the advance planning for the State Public
2 Works Building, here in Carson City. That's a 6,000,000
3 dollar ask for a 50,000 square foot building. We will
4 basically be moving State Public Works and Buildings and
5 Grounds into that building, freeing up space, which is closer
6 to the Capitol here in this Icon Building and also in the
7 Armory which is next door.

8 P06 is the advance planning for Southern Nevada
9 Forensics facility. This project I would say is long
10 overdue. The forensic needs in the State have increased
11 significantly over the years and the only real forensic
12 facility that we have, true forensics facility that we have
13 is at Lake's Crossing in Sparks, and that building is
14 50 years old, and we're constantly repairing it for one
15 reason or another.

16 This particular project will do the advance
17 planning for 283 beds, forensic beds on the Charleston campus
18 of -- of SNCAS.

19 Next is the P07, the advance planning for the
20 seismic retrofit and remodel of the old Armory and so that
21 would be one of the last buildings, the last unreinforced
22 masonry buildings here on the campus at that point. We would
23 remodel that for potentially two floors of office space which
24 could also accommodate other state agencies and it's a grand

1 old building. I don't know if you've ever seen it before,
2 but it does have -- it does have architectural character that
3 we want to preserve and celebrate.

4 P08 is the advance planning for the underground
5 piping at High Desert State Prison. It seems like just
6 yesterday the High Desert State Prison was built and it was
7 back in 2020 I think, no, 2000 even, it was 2000, and so some
8 of the piping, underground piping for the central plan is
9 leaking now. It's been 20 years. So believe it or not, it's
10 time to start patching it again.

11 The last one I would like to highlight is the
12 advance planning of the old gym and seismic stabilization and
13 rehabilitation at the Stewart facility. This is one of the
14 centerpieces of the Stewart campus and the -- this advance
15 planning will complete the seismic preparation drawings for
16 that project to move forward.

17 And so in total, I think -- yeah, let's go to the
18 next slide. Are any plan questions on the planning project?

19 MEMBER TIBERTI: Yes. Tito Tiberti. I have two
20 questions. On the P05, advance planning for State Public
21 Works, how many square feet does State Public Works operate
22 in right now, the square footage of what you actually use for
23 your agency?

24 MR. LEFEVRE: Thank you for the question. We

1 operate in approximately 50,000 square feet right now. So
2 we're asking for the same amount of square footage at a site
3 down the street. It's Stewart and 5th.

4 MEMBER TIBERTI: Thank you. And P07, is that the
5 building that we talked about on the way to lunch on Thursday
6 that you pointed out to me. Is that the building you
7 referred to in P07?

8 MR. LEFEVRE: No. Kent LeFevre for the record.
9 That was for the Heroes Memorial Building over on Carson
10 Street. But this Armory Building is basically kitty-corner
11 from our office here and it's the same vintage. It's got the
12 same hand stone facade, and it's really a remarkable
13 building. I can't wait to fix it up.

14 MEMBER TIBERTI: I agree with you. Thank you.

15 MR. LEFEVRE: Okay. The next slide, this is
16 summary of the CIP by group. And so we have a total of CIP
17 ask of \$645,000,000, which is divided by 420,000,000 in State
18 funding and 225,000,000 in other funding. I would be happy
19 to take any questions from the Board.

20 CHAIRMAN HAND: Member Hand for the record.
21 Could you please, just ball-parking things, share where we
22 were the last -- in the last round, what the -- what the
23 total ask was.

24 MR. LEFEVRE: Certainly. Kent LaFevre for the

1 record. The last round two years ago, I'll be going on
2 memory if I don't pull the sheet. I know we've got it. I'll
3 introduce Brian Wacker. He's the chief of planning of Public
4 Works. You can answer that question I believe.

5 MR. WACKER: Brian Wacker, chief of planning here
6 at State Public Works. At this point in the process, 2021
7 CIP, the total recommendations were \$358,000,000 total. And
8 231 of that was State funding and 127,000,000 of that was
9 other funding.

10 CHAIRMAN HAND: Member Hand for the record.
11 Thank you. I'm just trying to get a sense of, again, the
12 magnitude where things were from and that's a pretty big
13 increase. And I'm just -- is the -- is a big chunk of that
14 inflation or is it just more need?

15 MR. LEFEVRE: Kent LaFevre for the record. I
16 think it's a combination of both. I mean, we certainly have
17 seen inflation impact all of these projects. And it's no
18 secret that inflation has been everybody's companion for at
19 least the last 12 months, right. So we continue to see that
20 influence in almost everything that we touch in terms of
21 construction and design.

22 But we also -- there's also some bigger projects
23 in here than were asked for two years ago. Two years ago,
24 the bond affordability was pretty low, and it turned out to

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1 be about 275,000,000. And so here we are and we're pretty
2 confident that the bond affordability is going to be well --
3 well within reach of what we're proposing. Although, I don't
4 have a crystal ball, and the finance office didn't tell us
5 any -- anything that we could sink our teeth into, but we
6 do -- we do feel confident in where we're at right now.
7 The other thing that I would say is that two
8 years ago, when our ask was 335, during the holidays in 2020
9 we were getting phone calls from the GFO almost daily saying
10 can you add another 20,000,000, another 50,000,000, another
11 100,000,000. And so we're trying to, you know, preempt that
12 with this ask. And if we have to reduce it by -- by some
13 amount, we certainly can do that, but we wanted to ask for
14 all that we think we can get.
15 CHAIRMAN HAND: Thank you.
16 MEMBER BENTLEY: Member Bentley. In the event,
17 it came back, let's assume that we just submitted everything
18 that we've already gone over and they came back and said they
19 would like you to reduce that by 100,000,000, would you just
20 come back on these projects that you presented to us and go
21 from the bottom up to get to that 100,000,000?
22 MR. LEFEVRE: Ken LaFevre for the record. We
23 would have to, you know -- we would have to share the pain
24 across the entire request. Each -- each division, each

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1 maintenance agency would have to, you know, take some kind of
2 reduction. So we wouldn't just take it out of one particular
3 pot, but it would be spread out as equitably as possible.
4 MEMBER BENTLEY: I'm sorry, I didn't phrase that
5 correct. I understand that. But I meant within each funding
6 section that we looked at here, then to get there, would you
7 go from the bottom of what you've recommended up to get to
8 that 100,000,000?
9 MR. LEFEVRE: I think it might be too soon to
10 answer that question.
11 MEMBER BENTLEY: So those are not prioritized now
12 the way you presented them to us. They are just on paper and
13 there's no prioritization to them.
14 MR. LEFEVRE: They are basically all grouped as
15 priority one, like we need this stuff.
16 MEMBER BENTLEY: Okay.
17 MR. LEFEVRE: And so that's what we want to do is
18 we want to -- we want to commence --
19 MEMBER BENTLEY: That helps.
20 MR. LEFEVRE: -- that we need all of this and I
21 believe we can.
22 MEMBER TIBERTI: Tito Tiberti. You said GFO.
23 What does that stand for?
24 MR. LEFEVRE: The GFO is the Governor's Finance

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1 Office.
2 MEMBER TIBERTI: Thank you.
3 CHAIRMAN HAND: Do we have any other questions
4 for Kent or Brian? If not, then is there anything --
5 there's -- there's a note under this item, Susan. Does that
6 need any discussion?
7 MS. STEWART: This -- I'm sorry, Susan Stewart
8 for the record. You're referring to the discussion
9 referencing the 34 -- NRS 34.100 sub 8.
10 CHAIRMAN HAND: Yes.
11 MS. STEWART: Thank you for the question. That's
12 just a reference to the statute that authorizes the next step
13 in the development of the CIP.
14 CHAIRMAN HAND: Thank you. Do we -- do we have a
15 motion on this -- this item and -- and recognizing hence the
16 request as he started about the need to make some -- some
17 small, I don't remember your exact words, Kent, but some
18 small changes.
19 MR. LEFEVRE: Technical adjustments.
20 CHAIRMAN HAND: There you go. Thank you.
21 MR. LEFEVRE: Kent LaFevre for the record.
22 MEMBER FREED: Mr. Chairman?
23 MEMBER TIBERTI: Tito Tiberti.
24 MEMBER BENTLEY: There you go. I'll yield to Mr.

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1 Tiberti.
2 MEMBER TIBERTI: I would like to make a motion,
3 but I would like Susan or somebody to phrase it to make sure
4 we have a motion that you would like that makes sense. And I
5 agree with Kent LaFevre, there's always few words and things
6 I have no problem with in cleaning that up. So whoever would
7 like to make that motion, I would make it and then somebody
8 can second it.
9 MS. STEWART: Susan Stewart for the record. I
10 think that the Director is -- would be able to make the
11 motion in the appropriate phraseology that would -- that she
12 can read my mind.
13 MEMBER FREED: Thank you, Ms. Stewart. This is
14 Laura Freed for the record. Let me take a stab at this. I
15 would move that the Board approve the administrator's
16 recommendation with the ability for the Public Works Division
17 to make technical adjustments to include but not be limited
18 to typos, arithmetic errors, slight fund mapping adjustments
19 and that it be presented to the Governor as our official
20 recommendation.
21 MEMBER TIBERTI: Tito Tiberti. I'll second that
22 motion.
23 CHAIRMAN HAND: Do we have any discussion? If
24 not, then all in favor please say aye.

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1 (The vote was unanimously in favor of the
2 motion.)
3 CHAIRMAN HAND: I remember being -- trying to do
4 this by asking for -- for those that weren't in favor and not
5 getting away with it and with the electronic thing, you know,
6 handheld.
7 All opposed? Any abstentions? If not, the
8 motion moves. So that's great. Great. Good job presenting
9 that and it's a lot of information. Yes, so thank you for
10 that. I know there's an amount of work that goes into all of
11 this, and we appreciate everything that you all do there in
12 preparing this. And so thank you for all your hard work on
13 that.
14 MR. LEFEVRE: Kent LaFevre for the record. Thank
15 you very much for your endorsement of this proposal, and we
16 will prepare to make a recommendation to the Governor.
17 CHAIRMAN HAND: Great.
18 The next item on our agenda for possible action
19 is Board comment and discussion. And this is our opportunity
20 if we want to bring things up for the future meeting and so
21 forth. And I have a couple of things that I would like to
22 bring up, but I'll open the floor to the other Members before
23 starting. It doesn't sound like there's any.
24 I just at the -- during our last two meetings,

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1 the two days we spent in Carson, a couple of things came to
2 mind relative to our criteria and there's -- there's a lot of
3 focus on diversity, equality and inclusion today and that's
4 not something that's in our criteria.
5 And it's -- and I'm not -- I look at things like
6 museums, right, and they're always at the bottom of this. Is
7 there -- you know, obviously, we have safety. We have got
8 important stuff that, you know, we have to actually -- it
9 needs to be -- it needs to be built, right.
10 But if there is something that we might put in
11 our criteria that addressed DEI and -- and maybe dedicate
12 some portion of the CIP in the priority process to go to that
13 and that's one -- one thing that I kind of walked away from
14 our last meeting asking myself.
15 The other one was around sustainability. We
16 heard a little bit about, you know, windows and so forth.
17 MEMBER FREED: Yeah.
18 CHAIRMAN HAND: And there's a lot more going on
19 obviously that we weren't aware of in terms of, you know, the
20 Governor but also Public Works had been doing that we weren't
21 aware of. So I would hope that in the future we could touch
22 on those two items.
23 MS. STEWART: Adam, can you hold on for just a
24 minute. We don't seem to have the camera for our office in

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1 the South, and we need to have them on camera so that we know
2 we have our quorum.
3 MR. RAYMOND: They are still there. They just
4 turned the camera off.
5 MS. WOODRUM: This is Homa Woodrum for the
6 record. So my concern is that if there are any Board Members
7 that can see each other but the public cannot see them, then
8 we might have an OML, an open meeting law, issue. So if
9 there is one person there and they are not on camera, we're
10 okay. If there are multiple Board Members at that location,
11 then they do need to turn their camera back on because they
12 can see each other and then the public here cannot see them.
13 MS. STEWART: Understood.
14 MS. WOODRUM: Sorry.
15 MS. STEWART: No, that's fine. Is there a reason
16 why -- can we turn their camera back on.
17 MR. RAYMOND: I don't have control of that from
18 here.
19 MS. STEWART: Okay.
20 MS. WOODRUM: I just want to make sure you have a
21 quorum.
22 MS. STEWART: Right. No. No. Okay. Can we
23 maybe -- is it okay to take a five-minute break and we'll get
24 the camera back on?

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1 MEMBER BENTLEY: Is the camera off on the
2 Southern?
3 MS. STEWART: Yes. We've lost our camera.
4 CHAIRMAN HAND: Let's go ahead and take a
5 five-minute recess and hopefully we can --
6 MS. STEWART: Wait. We've got them back. They
7 are back. Thank you.
8 MR. LEFEVRE: That's what happens when our IT
9 professional walks in the room. Everything works. When she
10 comes to my computer and I can't figure something out, boom,
11 she just -- you know, she's a computer whisperer. She can
12 make it work.
13 MS. STEWART: All right. So, Chairperson Hand, I
14 believe you were talking about the criteria and
15 sustainability.
16 CHAIRMAN HAND: Yeah, just that it's not apparent
17 in our criteria. But -- but I've learned, you know, from
18 some stuff that you have sent me at my request as well as so
19 the discussion earlier today that there is more consideration
20 of that. And so the question sort of in my mind or the thing
21 that I was thinking about is -- is why isn't that more
22 transparent I guess. Why, if sustainability is such a push
23 today and, you know, removes our covered footprint and Public
24 Works is doing things to do that, why isn't that more

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1 apparent.
2 So it's really -- the question isn't about what
3 is being done. It's about why isn't it apparent that it is
4 being done so that it's recognized that it's being
5 considered. And the -- the third thing that I would like to
6 add for our future meeting is our, the growth of the Board.
7 And I think that came up at our last meeting, but just so we
8 get it on the record that those are things, and I'm the only
9 one asking for anything here. So, Board Members, don't --
10 don't let me capture the future agenda. Please -- please
11 share if you've got thoughts or things on your mind.
12 MEMBER TIBERTI: Tito Tiberti for the record. I
13 think I understand what the Chairman is commenting and
14 asking. I would just say that one thing I think is so
15 important for all of us everywhere is this maintenance of
16 buildings and -- buildings in towns and things that we have
17 in this state because time goes by quickly. And I've been in
18 this racket a long time and we've owned buildings, and it's
19 staggering what happens just with time and use.
20 So I think the State really has an obligation to
21 our public to keep these assets up-to-date and so a lot of
22 continuing maintenance is expensive. And when you delay it
23 or postpone it, it just creeps up on us more, and so I really
24 support the whole concept of taking care of what we have.

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1 MEMBER FREED: Mr. Chairman, may I add something.
2 CHAIRMAN HAND: Yes, please do.
3 MEMBER FREED: This is Laura Freed. I could not
4 agree more with what Mr. Tiberti just said. And I know that
5 there are probably folks who are disappointed that their
6 maintenance projects couldn't be funded or weren't
7 recommended based on sort of the limits of the bond
8 affordability.
9 But I would -- I would suggest that I think that
10 certainly agencies, particularly NSHE that had that
11 50,000,000 dollar deferred maintenance ask may end up
12 petitioning for a general fund one shot and certainly they
13 would be welcome to do that, and I can foresee them having
14 some success with that.
15 And going back to our -- briefly, I don't want to
16 rehash something we already voted on. I'm sorry for that.
17 Going back briefly to our discussion of the jump in size of
18 this administrator's recommendation versus 2021. I think the
19 staff did a good job explaining how after GFO asking Public
20 Works to add stuff back, add stuff back, add stuff back, it's
21 not as quite a big of jump as it looks like.
22 And to the question of what if bond affordability
23 isn't quite as good as we suspect it will be and they need to
24 cut, I think that choice will be made by the Governor's

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1 Office. I would rather ask for everything we have a good
2 read on the bond affordability being able to fund and having
3 the Governor's Office choose to cut because the administrator
4 is right, all of this stuff is critical stuff. So I would
5 rather leave that choice to them when it comes to down to
6 finalizing the Governor's recommendation. Thank you,
7 Mr. Chairman. I appreciate that.
8 CHAIRMAN HAND: Thank you.
9 MS. STEWART: Mr. Chairman, if I may, this is
10 Susan Stewart for the record.
11 CHAIRMAN HAND: Yes.
12 MS. STEWART: I would like to inquire and just
13 get a sense of how staff and myself could include these items
14 in future meetings with regarding the criteria and the
15 sustainability, what I would envision if this meant your
16 intent was to prepare a brief presentation on what we're
17 doing or not doing and then perhaps provide some examples as
18 far as what other states are doing just as a preliminary
19 review and then get further direction from the Board going
20 forward based upon where we are and kind of what other states
21 are doing, if that would be appropriate and meet your, you
22 know, your inquiry.
23 CHAIRMAN HAND: Member Hand for the record. Yes,
24 absolutely, Susan, that would be wonderful. And, again, I'm

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1 not trying to create busy work for anybody. I'm really
2 trying to make sure that it's -- it's clear and that
3 there's -- you know, that what is being done is recognizing
4 that process, so thank you.
5 MS. STEWART: Absolutely.
6 CHAIRMAN HAND: We can have -- I know this is a
7 very busy time. There's a lot to get through the, you know,
8 to get the CIP done and all that good stuff and get through
9 the session. I don't know what timing looks like for the
10 staff at Public Works in the short term. So I would look to
11 you all for a suggestion in terms of timing, ballpark, not a
12 date and time but a ballpark in terms of timing.
13 MS. STEWART: This is Susan Stewart for the
14 record. I'm -- the lift on the delivery of the CIP to the
15 Governor's Office is not mine. So I am not going to -- I'm
16 looking at our interim administrator for perhaps three
17 months. Perhaps three months is a reasonable time frame and
18 as is our practice, we would reach out to the Board with some
19 time frames and get some dates from you as far as your
20 availability. And, you know, so three months is perhaps a
21 reasonable time frame.
22 CHAIRMAN HAND: Member Hand for the record. That
23 sounds very reasonable. And one other item while we're on
24 the topic of meetings, we were going to do some building

<p style="text-align: right;">Page 49</p> <p>1 tours.</p> <p>2 MEMBER FREED: Yeah.</p> <p>3 CHAIRMAN HAND: That we didn't, unfortunately</p> <p>4 didn't get to do. So is that -- is there still some effort</p> <p>5 to get that pulled together underway or plans, future plans?</p> <p>6 MR. LEFEVRE: Kent LaFevre for the record.</p> <p>7 Absolutely. We definitely want to invite the Board to tour</p> <p>8 some buildings. We have two in Las Vegas. And we have two</p> <p>9 up here in the North that we would love to show you around</p> <p>10 our latest work. So that's something we can coordinate this</p> <p>11 fall.</p> <p>12 CHAIRMAN HAND: Wonderful. Thank you.</p> <p>13 MS. STEWART: And then Susan Stewart for the</p> <p>14 record. As far as the growth of the Board, we had -- so</p> <p>15 we're just talking about future items. So I don't think it's</p> <p>16 appropriate for a specific direction from the Board since it</p> <p>17 hasn't been agendaized. Yeah, I'm getting the nod. So</p> <p>18 perhaps we can do some informal effort in that way and then</p> <p>19 report back to the Board, and then we can agendaize something</p> <p>20 specific if there's no action on that item in the interim.</p> <p>21 CHAIRMAN HAND: Member Hand for the record. That</p> <p>22 sounds good.</p> <p>23 MS. STEWART: Okay. Thank you.</p> <p>24 CHAIRMAN HAND: Well, the next item on our agenda</p>	<p style="text-align: right;">Page 51</p> <p>1 CHAIRMAN HAND: Any discussion? If not, then all</p> <p>2 in favor.</p> <p>3 (The vote was unanimously in favor of the</p> <p>4 motion.)</p> <p>5 CHAIRMAN HAND: Opposed? None, obviously.</p> <p>6 Again, thank you all and -- and we'll look</p> <p>7 forward to our next meeting.</p> <p>8 MS. STEWART: Thank you all. Thank you, Kevin.</p> <p>9 Good to see you. Bye-bye, everybody.</p> <p>10 CHAIRMAN HAND: Bye now.</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>
<p style="text-align: right;">Page 50</p> <p>1 this morning is public comment. And is there anybody -- any</p> <p>2 public comment?</p> <p>3 MEMBER TIBERTI: Tito Tiberti for the record.</p> <p>4 There's no one down here, but I'm going to make a public</p> <p>5 comment. Susan, I'm not going to consider your family member</p> <p>6 Sean to be back on this Board.</p> <p>7 MS. STEWART: All right.</p> <p>8 MEMBER TIBERTI: There's nobody here. Thank you.</p> <p>9 MS. STEWART: All right. And there's no one</p> <p>10 here. And I'm afraid I won't shed any tears over that, Tito.</p> <p>11 MEMBER TIBERTI: I'll call him and tell him that,</p> <p>12 by the way.</p> <p>13 MS. STEWART: I know you will.</p> <p>14 CHAIRMAN HAND: Great. Well, again, in -- before</p> <p>15 opting for a motion to adjourn, again, I want to thank you</p> <p>16 all for, again, all of the hard work that you do. And, you</p> <p>17 know, we have a couple of hour meeting and get a nice summary</p> <p>18 from you, but we know it's a heck of a lot of work. So thank</p> <p>19 you very much for all of you do. And thank you, Members, for</p> <p>20 your support.</p> <p>21 And with that, do we have a motion to adjourn?</p> <p>22 MEMBER TIBERTI: Tito Tiberti. I'll make a</p> <p>23 motion to adjourn the meeting.</p> <p>24 MEMBER BENTLEY: Clint Bentley. I'll second.</p>	<p style="text-align: right;">Page 52</p> <p>1 STATE OF NEVADA, } 2 CARSON CITY. } ss. 3 4 I, KATHY JACKSON, Official Court Reporter for the 5 State of Nevada Public Works Board, do hereby certify: 6 That on Wednesday, the 14th day of September, 2022, I 7 was present in Carson City, Nevada, for the purpose of 8 reporting in verbatim stenotype notes the within-entitled 9 public meeting to the best of my ability; 10 That the foregoing transcript, consisting of pages 1 11 through 52, is a full, true and correct transcription of my 12 stenotype notes of said public meeting. 13 14 Dated at Carson City, Nevada, this 20th day 15 of September, 2022. 16 17 18 19 KATHY JACKSON, CCR 20 Nevada CCR #40 21 22 23 24</p>

Steve Sisolak
Governor



Laura E. Freed
Director

Matthew Tuma
Deputy Director

Kent A. LeFevre
Administrator

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STATE PUBLIC WORKS BOARD ACTION ITEM REQUEST
Meeting of December 9, 2022

Agenda Item # 4

Subject Title:

Announcement of SPWD Administrator Selection

Discussion:

Kent LeFevre was selected as new permanent administrator on October 26, 2022. See attached announcement from Director Freed.

Prior Actions:

None.

Financial Impacts/Issues:

Not applicable.

Recommendations:

Not applicable.

Action Item:

Informational only.

Prepared By:

Susan K. Stewart, Construction Law Counsel

Jamie Wiest

From: Laura E. Freed
Sent: Wednesday, October 26, 2022 10:17 AM
To: Everyone (Public Works Division)
Subject: announcement -- new permanent Public Works Administrator

Importance: High

Good morning Public Works Division,

I have exciting news for you. I am thrilled to announce that we have completed the recruitment for the State Public Works Administrator position and **Kent LeFevre is your new permanent administrator!** As you all know, Kent has been serving as the interim administrator since May, and has done a great job overseeing the workings of the division. We are particularly pleased with how well Kent and the staff did producing the 2023 CIP recommendation. A graduate of the University of Idaho with a degree in architecture, Kent has been with the state since 2010. He started his service with the Department of Corrections as their Chief Engineer of Operations, responsible for the planning and operations of prison facilities and offices, so Kent has the benefit of the customer perspective as well as the SPWD perspective on the CIP's development. He moved to Public Works in 2017, where he has been a Project Manager II and III, and was then promoted to Deputy Administrator of Professional Services in 2018.

Kent will be starting the recruitment to fill the vacant Deputy Administrator of Professional Services very soon, so if any of you are interested in applying, keep your eye out for that recruitment. Please join me in congratulating Kent on his promotion!

Best,

Laura E. Freed
Director

State of Nevada | Department of Administration

T: (775) 684-0294 | F: (775) 684-0298 | E: laurafreed@admin.nv.gov | [Chat or Call me in Teams](#)

Steve Sisolak
Governor



Laura E. Freed
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Matthew Tuma
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STATE PUBLIC WORKS BOARD ACTION ITEM REQUEST
Meeting of December 9, 2022

Agenda Item # 5

Subject Title:

Notice of Chairperson designation of emergency project.

Discussion:

On November 2, 2022, Lisa Sherych, Administrator for Division of Public and Behavioral Health (DPBH), Nevada Department of Health and Human Services, requested that the State Public Works Division manage forensic renovations as an emergency.

Based upon review of the request, SPWD determined that the request meant the statutory requirements of NRS 338.011. Therefore, SPWD pursued an emergency determination from Board Chair as required in NAC 341.145. Chair Hand approved the award of contracts for this project as an emergency. NAC 341.151 requires notice of the emergency finding at the next meeting of the public body. Attached is a copy of all relevant correspondence.

Prior Actions:

None.

Financial Impacts/Issues:

Not applicable.

Recommendations:

Not applicable.

Action Item:

Informational only.

Prepared By:

Susan K. Stewart, Construction Law Counsel

Steve Sisolak
Governor



Laura E. Freed
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November 3, 2022

Via email:
adamhand@unr.edu

Adam Hand, Chairperson
State Public Works Board
515 E. Musser Street, Suite 102
Carson City, NV 89701

RE: Emergency Contract for Forensic Renovations at the Las Vegas City Jail

Dear Chairperson Hand:

Please see attached correspondence from Lisa Sherych, Administrator for the Division of Public and Behavioral Health requesting that this project proceeds on an emergency basis. As SPWD Administrator, I request that you allow us to proceed on an emergency basis as authorized by NRS 338.011 and NAC 341.145. If you approve, please execute and return the attached letter. Of course, if you have any questions, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kent A. LeFevre", with a stylized flourish at the end.

Kent A LeFevre, SPWD Administrator

The
Steve Sisolak
Governor

Richard Whitley, MS
Director



**DEPARTMENT OF
HEALTH AND HUMAN SERVICES**
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
Helping people. It's who we are and what we do.



Lisa Sherych
Administrator

Ihsan Azzam,
Ph.D., M.D.
Chief Medical Officer

DATE: November 2, 2022

TO: Kent LeFevre, Administrator
State of Nevada Public Works Division (SPWD)
515 East Musser Street, Suite 102
Carson City, Nevada 89701

RE: Emergency Renovation/Construction Requested

Mr. LeFevre,

The Nevada Department of Health and Human Services (DHHS) Division of Public and Behavioral Health (DPBH) statutorily is required to provide forensic psychiatric hospital services in Nevada (NRS 178). The division is at capacity and has received daily fines imposed (total paid is \$24,500.00) by the Clark County Competency Court due to untimely admission of individuals from Clark County Detention Center to our forensic psychiatric hospitals. COVID has exasperated the demand along with a substantial increase of individuals being committed to the division long term per NRS 178.461. To meet the demand, it is essential for the division to renovate and re-purpose a building that has been identified at the Las Vegas City Jail quickly and of which will provide the necessary safety and security for the forensic population we serve.

The division is requesting that the SPWD manage this project as an emergency. It is imperative that the design and renovation work of this space begin immediately, and the renovations be completed expeditiously to allow the division to open additional forensic beds in Nevada.

Sincerely,

A handwritten signature in blue ink, reading "Lisa Sherych".

Lisa Sherych, Administrator

Division of Public and Behavioral Health (DPBH)

Nevada Department of Health and Human Services (DHHS)

Steve Sisolak
Governor



Laura E. Freed
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Matthew Tuma
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November 3, 2022

RE: Emergency Contract for Forensic Renovations at the Las Vegas City Jail

To Whom It May Concern:

I am the Chairperson for the State Public Works Board. I have reviewed the November 2022 correspondence from Kent LeFevre, SPWD Administrator and Lisa Sherych, Administrator for the Division of Public and Behavioral Health (attached). Based upon the correspondence, I have determined that pursuant to NRS 338.011 an emergency exists which threatens the health, safety, and welfare of the public. Therefore, under my authority set forth in NAC 341.151, Kent LeFevre, State Public Works Division Administrator may award contracts to meet this emergency without complying with the governing regulations in Chapters 341 and 338 and relevant statutes in Chapters 341 and 338 of the Nevada Revised Statutes.

Sincerely,

Adam Hand

Adam Hand, SPWB Chairperson

Steve Sisolak
Governor



Laura E. Freed
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STATE PUBLIC WORKS BOARD ACTION ITEM REQUEST
Meeting of December 9, 2022

Agenda Item # 6

Subject Title:

Staff Presentation: Discussion on CIP Criteria Revisions

- I. Diversity, equity, and inclusion
- II. Sustainability

Discussion:

At the direction of the Board, Staff has prepared a discussion for the Board's consideration. The following memos are attached for the Board's consideration.

- 1. Diversity, equity, and inclusion - Overview
- 2. SPWD Current Practices
 - Green Building Standards, and other best practices
 - "Net zero" Projects 21-P04 and 21-P06
- 3. AB 160 – Legislation regarding window replacements

Prior Actions:

None.

Financial Impacts/ISSUES:

Not applicable.

Recommendations:

Not applicable.

Action Item:

Informational only.

Prepared By:

Susan K. Stewart, Construction Law Counsel

ATTACHMENT 1

Steve Sisolak
Governor



Laura E. Freed
Director

Matthew Tuma
Deputy Director

Kent A. LeFevre
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To: State Public Works Board

From: State Public Works Division Staff

Re: Diversity, Equity, and Inclusion – Preliminary research

Date: November 30, 2022

As requested by the Board, Staff performed additional research regarding the possibility of incorporating 'diversity, equity, and inclusion' in the SPWD's CIP criteria.

Definition

diversity, equity, and inclusion: a conceptual framework that promotes the fair treatment and full participation of all people, especially in the workplace, including populations who have historically been underrepresented or subject to discrimination because of their background, identity, disability, etc.

<https://www.dictionary.com/browse/dei>

Overview

Many DEI programs apply to hiring practices as well as organization's moral and ethical behavior. SPWD certainly embraces DEI sentiment in hiring and as an overarching guide to how we behave as a team and a State Agency. Also, many DEI programs are implemented through preferences in contracting, such as minority owned businesses. Currently, SPWD participates in the Governor's Office of Economic Development's Emerging Small Business Program, and the implementation of a Disabled Veteran's Bidder's preference. However, we do not currently have a mechanism for the consideration of DEI, when selecting construction projects for inclusion in the CIP.

Formal Implementation of DEI as a CIP Criteria

How could SPWD use DEI in CIP project prioritization and recommendations? The challenge for SPWD project managers is that the evaluation of DEI as a category is beyond our expertise. Our current CIP application does not consider this, and SPWD project managers, as engineers and architects are not trained in such as assessment. A consideration of the 'program' that the agency supports or that the state building houses, goes well beyond an assessment of the useful life of building infrastructure, and mechanical systems.

In addition, creation of a category for consideration of DEI projects may be beyond SPWD's statutory authority, when NRS Chapter 341 acknowledges SPWD's role as planning, maintenance, and construction of state buildings.

SPWD could implement an overall percentage evaluation. For example, Utah tracks to make sure that each state agency gets 1.1% of their buildings value in the Utah CIP. However, this would likely result in State Agencies with the most square footage gaining an advantage. For example, corrections would benefit from this type of equalizing, while smaller agencies (with less square footage), such as Museums would not.

Informal Implementation of DEI as a Criteria

While not referred to as "DEI" CIP projects are recommended through an "equity" lens. For example, the Stewart Gymnasium Remodel. It was priority number 51, on DCNR's priority list, however it was recommended for several reason, including life/safety, preserving historic properties, and it is an important project to the Nevada Indian Commission and advancing the role of the Stewart property for community use, and both indigenous community and others.

This is part of the analysis that SPWD Administrator performs. What must be done, followed by what should be done by looking at the global impact across all agencies, recognizing that too many projects are seeking too few dollars.

Conclusion

Looking through a strict definition of a DEI, there are limits to what can be achieved within the CIP, where the focus is on planning, maintenance, and construction of buildings. However, informally, SPWD implements the CIP through an equitable lens, while recognizing certain building's critical needs that must be addressed through the CIP. At this point, staff does not have any recommendations for the formal incorporation of DEI as a CIP criterion. However, we welcome additional input and direction from the Board.

ATTACHMENT 2

Steve Sisolak
Governor



Laura E. Freed
Director

Matthew Tuma
Deputy Director

Kent A. LeFevre
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Buildings & Grounds Section
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To: State Public Works Board

From: State Public Works Division Staff

Re: "Sustainability" State Public Works Division – Current Practices
Green Building Standards
"Net zero" Preliminary Design Analysis Projects 21-P04 and 21-P06
Bill Draft Request

Date: December 1, 2022

As requested by the Board, Staff performed additional research regarding the possibility of incorporating "sustainability" into the SPWD's CIP criteria. The memo begins with an overview of SPWD's current practices, followed by recommendations for next steps.

Overview

SPWD currently implements Green Building Standards as set forth in our NAC 341.301 – 341.376. (See attached, Exhibit A). In general, Green Building Standards focus on several key factors. Those factors include Site Selection, Material Selection, Water Efficiency, Energy Efficiency, and Indoor Environment Quality. The goal is to develop a holistic building design to achieve minimum efficiencies per the current building code and exceed those requirements. Each new building is unique and presents individual challenges to achieve an acceptable design solution. The predominant standard to illustrate a green and sustainable design is focused on ASHREA 90.1, ASHREA 62.1, and EPA standards. For water and energy performance, the minimum reduction from standard is 10%. A copy of SPWD's Green Building Design Template Checklist is attached as Exhibit B.

Sustainability is a holistic approach. It starts with the site location, orientation of the building, and envelope performance. The architectural and structural design is a critical component that can set up the civil, mechanical, and electrical design decisions. Analyses that are used are envelope performance, energy demand, energy performance, water efficiency, lighting efficiency, etc. This data is collected in a Life Cycle Cost Analysis that compares several design solutions. First cost, expected life, energy performance, maintenance, and residual value is analyzed in detail to make an educated decision. The goal is to select the least energy demand solution at best life cycle cost over a 20–25-year term.

Summary NAC 341.301 – 341.376

- CIP Projects over 20,000 square feet
 - Simple payback period defined
- Administrator reviews preliminary plans and report
 - Meet or exceeds
 - ANSI/ASHRAE
 - Energy Star Program
 - Efficient water usage (exceeds EPA, Energy Policy Act of 1992 by 10%)
- Administrator determines incorporated green building measures
 - Initial cost in relation to budget
 - Simple payback period
 - Any other relevant information
- Consultant prepares summary report of incorporated green building
- Final confirmation
 - Administrator confirms project will achieve efficiencies
 - 3rd party review
 - Before consultant final payment
- Contractor Requirements
 - Recycling – not less than 50%
 - Waste Management Plan

SPWD Best Practices - Project Types

SPWD views the following project types (non-mechanical system replacement) as the best ways to save energy in a building.

- Fenestration improvements. Examples include glazing and door improvements. Improving the solar heat gain coefficient transmittance, leakage, etc. will improve an existing buildings performance. There is a point of diminishing return so an energy analysis and expected life cycle cost analysis should be performed. *
- Building insulation and air leakage improvements.
- Lighting improvements to LED fixtures and more efficient lighting layouts.
- Building maintenance plan. Mechanical, electrical, envelope maintenance plans can find problems and save energy if corrected.
- Energy efficient office equipment and appliances.
- Energy audits to determine low hanging fruit improvements.
- Landscape design minimizing water usage.

*SPWD will discuss window replacement in greater detail, during the presentation on AB 160.

Status on Projects 21-P04 and 21-P06

SPWD has asked consultants on two new projects to perform an initial analysis and cost to achieve “net zero.”

21-P04 Nevada Department of Public Safety – Currently in pre-design programming. Additional costs are estimated at \$7M increase on a roughly estimated \$200M project of 3.5%.

21-P06 Silverado Ranch DMV – Currently the main Net Zero cost in our project has been the use of PV panels to offset the electrical use. We are exploring extra insulation or high performing glass which may add cost to the project, but I think they are minimal. A detailed net zero analysis will be conducted during the 50% CD set, but the design team has not yet started on that process. Hopefully, the study will show we can install a smaller system, which would lower our PV expenses.

SPWD Bill Draft Request

As previously discussed, SPWD also submitted a Bill Draft Request (BDR) to add standards to our regulations for achieving “net-zero energy consumption and net-zero greenhouse gas emissions where practicable.” See, BDR 28-241, attached as Exhibit C.

Recommendations

- Refer to “sustainability” as high-performance building design.
- Pursue approval of BDR
- Finalize consultant analysis of 21-P04 and 21-P06
- Report to back to Board
 - Consultant Analysis
 - New Legislation
- Develop Standards
- Board adoption of regulations
 - Consistent with SPWD findings
 - New legislation
- Incorporate ‘high-performance building design’ into 2025 CIP criteria

ATTACHMENT 2
EXHIBIT A

INCORPORATION OF GREEN BUILDING DESIGN MEASURES IN PROJECTS FOR THE CONSTRUCTION OR REMODELING OF LARGER STATE BUILDINGS

REVISER'S NOTE.

The regulation of the State Public Works Board [now the State Public Works Division of the Department of Administration] filed on October 15, 2010 (LCB File No. R207-09), the source of these sections, contains the following provision not included in NAC:

"1. The Manager of the State Public Works Board [now the Administrator of the State Public Works Division] may exempt from any provision of this regulation [NAC 341.301 to 341.376, inclusive] a project for which the design process was commenced before October 15, 2010, if the Manager [now the Administrator] determines that the design process for the project has progressed beyond the stage in the design process to which the provision applies.

2. As used in this section:

(a) "Project" means a capital improvement project of the State for the construction or remodeling of a building with a gross floor area greater than 20,000 square feet.

(b) "Remodeling" includes, without limitation, the construction of an addition to, or the renovation or retrofit of, an existing building."

NAC 341.301 Definitions. (NRS 341.091, 341.110) As used in NAC 341.301 to 341.376, inclusive, unless the context otherwise requires, the words and terms defined in NAC 341.306 to 341.341, inclusive, have the meanings ascribed to them in those sections.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010)

NAC 341.306 "Design consultant" defined. (NRS 341.091, 341.110) "Design consultant" means a natural person, partnership, corporation, limited-liability company or other business organization or association that engages in the practice of architecture pursuant to chapter 623 of NRS and that has entered into an agreement with the Division to provide design services for a project.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010)

NAC 341.311 "Design services" defined. (NRS 341.091, 341.110) "Design services" includes, without limitation:

1. Preliminary planning;
2. Designing;
3. Estimating of costs; and
4. Preparation of detailed plans and specifications.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010)

NAC 341.316 "Green building design measure" defined. (NRS 341.091, 341.110) "Green building design measure" means a design feature, material, site location, construction technique, principle, practice, device or other natural process or technological system that is designed or intended to contribute to the efficient use of energy or water in a project. The term includes the use of a source of renewable energy.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010)

NAC 341.321 “Project” defined. ([NRS 341.091](#), [341.110](#)) “Project” means a capital improvement project of the State for the construction or remodeling of a building with a gross floor area greater than 20,000 square feet.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010)

NAC 341.326 “Project manager” defined. ([NRS 341.070](#), [341.091](#), [341.110](#)) “Project manager” means a person who holds a certificate of registration to engage in the practice of architecture pursuant to [chapter 623](#) of NRS or who is licensed as a professional engineer pursuant to [chapter 625](#) of NRS and who is employed by the Division to provide design services for a project.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010; A by R105-11 & R106-11, 5-30-2012)

NAC 341.331 “Remodeling” defined. ([NRS 341.091](#), [341.110](#)) “Remodeling” includes, without limitation, the construction of an addition to, or the renovation or retrofit of, an existing building.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010)

NAC 341.336 “Renewable energy” defined. ([NRS 341.091](#), [341.110](#)) “Renewable energy” has the meaning ascribed to it in [NRS 341.091](#).

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010)

NAC 341.341 “Simple payback period” defined. ([NRS 341.091](#), [341.110](#)) “Simple payback period” means the time required for the cumulative dollar value of savings in energy or water that are attributable to a green building design measure to equal the initial cost of the measure excluding the time value of money.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010)

NAC 341.346 Review by Administrator of preliminary plans, designs and detailed plans and specifications of project to ensure achievement of certain efficiencies in use of energy and water; application to remodeling projects. ([NRS 341.070](#), [341.085](#), [341.087](#), [341.091](#), [341.100](#), [341.110](#))

1. The Administrator shall review the preliminary plans, designs and detailed plans and specifications of a project to ensure that the project will achieve:

(a) Efficiency in the use of energy that meets or exceeds the standards for the efficient use of energy established by:

(1) ANSI/ASHRAE Standard 90.1-2016, *Energy Standard for Buildings Except Low-Rise Residential Buildings*, as adopted by reference pursuant to [NAC 341.045](#); and

(2) The United States Environmental Protection Agency pursuant to the Energy Star Program; and

(b) Efficiency in the use of water for plumbing fixtures and landscape irrigation that is at least 10 percent more efficient than the standards for the efficient use of water

established by the United States Environmental Protection Agency pursuant to the Energy Policy Act of 1992, Public Law 102-486.

2. If the project is the remodeling of a building, the requirements of subsection 1 apply only to the use of energy or water in the remodeled portion of the building.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010; A by R105-11 & R106-11, 5-30-2012; R102-11, 6-29-2012; R076-18, 12-19-2018)

NAC 341.351 Contents of report concerning measures to accompany preliminary plans of project. (NRS 341.070, 341.091, 341.110)

1. The preliminary plans of a project submitted to the Administrator by a design consultant or project manager must be accompanied by a report that identifies each green building design measure that could reasonably be incorporated into the design of the project to ensure that the project will achieve the efficiencies in the use of energy and water set forth in [NAC 341.346](#). For each such measure, the report must include, without limitation:

(a) A brief description of how the green building design measure is intended to contribute to the efficient use of energy or water in the project.

(b) The estimated dollar value of the savings in energy or water that are attributable to the green building design measure during its estimated useful life. The estimates must be supported by appropriate documentation.

(c) A life cycle cost analysis of the green building design measure. The life cycle cost analysis must be performed in a manner prescribed by the Administrator and include, without limitation, the calculation of the simple payback period of the green building design measure.

2. The report must include a study evaluating the feasibility of including a source of renewable energy in the project.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010; A by R105-11 & R106-11, 5-30-2012)

NAC 341.356 Determination of measures to be incorporated into project. (NRS 341.091, 341.100, 341.110) The Administrator shall review the preliminary plans of a project and the accompanying report submitted pursuant to [NAC 341.351](#) and determine the green building design measures that must be incorporated into the design of the project to ensure that the project will achieve the efficiencies in the use of energy and water set forth in [NAC 341.346](#). In reaching this determination, the Administrator shall consider, in addition to the information provided by the design consultant or project manager pursuant to [NAC 341.351](#):

1. The initial cost of the green building design measure in relation to the budget for the project set forth in the State's capital improvement program.

2. The simple payback period of the green building design measure. The simple payback period must not be longer than 10 years, unless the Administrator determines that the use of a longer period is in the best interests of the State.

3. Any other information that the Administrator considers to be relevant to the determination.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010; A by R105-11 & R106-11, 5-30-2012)

NAC 341.361 Incorporation of measures into design of project; preparation of summary report on incorporated measures. ([NRS 341.070](#), [341.091](#), [341.110](#))

1. The design consultant or project manager of a project shall incorporate into the design of a project each green building design measure that the Administrator has determined must be incorporated into the design pursuant to [NAC 341.356](#).

2. The design of a project submitted to the Administrator by a design consultant or project manager must be accompanied by a summary report that identifies each green building design measure that has been incorporated into the design of the project and includes the information concerning the green building design measure required pursuant to [NAC 341.351](#).

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010; A by R105-11 & R106-11, 5-30-2012)

NAC 341.366 Retention or employment of persons to review design of project. ([NRS 341.070](#), [341.091](#), [341.100](#), [341.110](#))

1. Before approving the design of a project submitted by a design consultant or project manager, the Administrator shall retain or employ a person with competence and expertise equal to that of the design consultant or project manager to conduct a review of the design.

2. A person who conducts the review of the design of a project pursuant to subsection 1 shall:

(a) Express his or her professional opinion regarding whether the design of the project ensure that the project will achieve the efficiencies in the use of energy and water set forth in [NAC 341.346](#).

(b) Submit his or her opinion directly to the Administrator.

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010; A by R105-11 & R106-11, 5-30-2012)

NAC 341.371 Confirmation that project will achieve certain efficiencies in use of energy and water required before approval of final payment for preparation of detailed plans and specifications of project. ([NRS 341.070](#), [341.091](#), [341.100](#), [341.110](#))

Before approving the final payment to a design consultant for the preparation of the detailed plans and specifications of a project, the Administrator shall confirm that the detailed plans and specifications of the project ensure that the project will achieve the efficiencies in the use of energy and water set forth in [NAC 341.346](#).

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010; A by R105-11 & R106-11, 5-30-2012)

NAC 341.376 Duties of contractor awarded contract for project: Recycling; submission of waste management plan and report. ([NRS 341.070](#), [341.091](#), [341.110](#))

1. A contractor who is awarded a contract for the construction of a project shall:

(a) Recycle or cause to be recycled not less than 50 percent by weight or volume of the total amount of solid waste generated by the construction of the project, including, without limitation, any associated demolition.

(b) Submit to the Administrator a waste management plan for complying with the requirements of paragraph (a). The waste management plan must be in a form prescribed by the Administrator and include, without limitation, provisions concerning the storage, collection, recycling and disposal of all solid waste generated by the construction of the project, including, without limitation, any associated demolition.

(c) Submit to the Administrator with each progress bill or retainage bill a waste management report documenting the contractor's adherence to the waste management plan and measuring the contractor's progress toward compliance with the requirements of paragraph (a).

2. The provisions of subsection 1 must be included in:

(a) The plans and specifications of the project submitted by a design consultant or project manager to the Administrator for approval;

(b) The plans and specifications of a project approved by the Administrator and made available to bidders on the contract for the project pursuant to [NRS 338.1385](#); and

(c) The contract between the Division and the contractor for the project.

3. As used in this section:

(a) "Progress bill" has the meaning ascribed to it in [NRS 338.415](#).

(b) "Retainage bill" has the meaning ascribed to it in [NRS 338.430](#).

(Added to NAC by Pub. Works Bd. by R207-09, eff. 10-15-2010; A by R105-11, R106-11 & R107-11, 5-30-2012)

ATTACHMENT 2
EXHIBIT B

State Public Works Division Green Building Design Template (Based on LEED Version 4)

Note: All points marked with 'S' symbol in the cost column require cost analysis by the design team (and CMAR when applicable).			Possible Points	Base Certified (40 Points Required)		
			120 Total Points	Targeted Points	Estimated Cost	Responsibility
						Notes:
GENERAL			1	1	\$0	
G Prerequisite	Integrative Project Planning and Design		-	0	-	-
G Credit	Integrative Process		1	1	\$0	TSK/SLA/HCE
LOCATION AND TRANSPORTATION			16	1	\$0	
LT Credit	LEED for Neighborhood Development Location		16	0	-	-
LT Credit	Sensitive Land Protection		2	0	-	-
LT Credit	High-Priority Site		3	0	-	-
LT Credit	Surrounding Density and Diverse Users		6	0	-	-
LT Credit	Access to Quality Transit		6	0	-	-
LT Credit	Bicycle Facilities		1	0	-	-
LT Credit	Reduced Parking Footprint		1	0	-	-
LT Credit	Green Vehicles		1	1		TSK/HCE
SUSTAINABLE SITES			10	5	\$0	
SS Prerequisite	Construction Activity Pollution Prevention		-	0	-	CORE
SS Prerequisite	Environmental Site Assessment		-	0	-	-
SS Credit	Site Assessment		1	1		TSK/SLA/PDG
SS Credit	Site Development - Protect or Restore Habitat		2	0	-	-
SS Credit	Open Space		1	0		-
SS Credit	Rainwater Management		3	2		PDG
SS Credit	Heat Island Reduction		2	1		TSK
SS Credit	Light Pollution Reduction		1	1		HCE
SS Credit	Site Master Plan		1	0	-	-
SS Credit	Tenant Design and Construction Guidelines		1	0	-	-
SS Credit	Places of Respite		1	0	-	-
SS Credit	Direct Exterior Access		1	0	-	-
SS Credit	Joint Use of Facilities		1	0	-	-
WATER EFFICIENCY			11	4	\$0	
						SLA
WE Prerequisite	Outdoor Water Use Reduction	(No irrigation or 30% reduction from baseline)	-	0		
WE Prerequisite	Indoor Water Use Reduction	(20% reduction from calculated baseline)	-	0		HCE
WE Prerequisite	Building-Level Water Metering	(Water meter and collection of 5 years of data)	-	0		HCE
WE Credit	Outdoor Water Use Reduction	(50% reduction from calculated baseline)	1	1		SLA
		(100% reduction from calculated baseline)	1	0		
WE Credit	Indoor Water Use Reduction	(25% reduction from calculated baseline)	1	1		HCE
		(30% reduction from calculated baseline)	1	1		
		(35% reduction from calculated baseline)	1	0		
		(40% reduction from calculated baseline)	1	0		
		(45% reduction from calculated baseline)	1	0		
		(50% reduction from calculated baseline)	1	0		
WE Credit	Cooling Tower Water Use	(1-10 cycles)	1	0	-	HCE
		(10+ cycles or 10 cycles and 20% recycled water)	1	0	-	
WE Credit	Water Metering	(Sub-metering of at least 2 water systems)	1	1		HCE

N/A - Applicable only to healthcare facilities.
Energy-Related Systems: Explored Massing/Orientation and Basic Envelope Attributes
Water-Related Systems: Water Budget Analysis performed? SLA: no calculations run yet

We do not qualify for this credit (not located within a LEED ND-certified neighborhood).

Not achievable. Located in a 100 year flood zone.

Not achievable. Not located in a historic district, brownfield or designated federal zone

Not achievable. Not located in developed area (yet), cannot meet adjacency to diverse uses req

Not achievable. No bus stops within 1/4 mile (currently)

Not achievable. Will have bike racks, but no roofed long-term storage or shower

Not achievable. We are providing more parking than required due to nature of the buildings
2% of parking spaces allocated for electric vehicle charging (project is at 2.2%)

Required by SPWD General Conditions (Section 5.26), Construction Credit

Applicable only to healthcare facilities and schools.

Survey/Assess: topography, hydrology, climate, vegetation, soils, human use, health effects

Will not achieve. Must protect 40% of site from construction activity

Provide outdoor space equal to 30% of site area. 25% must be vegetated (can't achieve)

Needs to be further investigated

Required by SPWD Adopted Standards. 75% under covered parking = 1 point

All exterior lighting is specified as full-cutoff. We will design with house-side shields to limit light trespass.

N/A - Applicable only to schools

N/A - applies only to Core/Shell projects

N/A - Applicable only to healthcare facilities.

N/A - Applicable only to healthcare facilities.

N/A - Applicable only to schools

Required by SPWD Adopted Standards.
SLA: Plants selected are all desert adapted plants, four of the six tree species selected for this project are in the low or very low water use category. The other two trees are in the moderate water use category. All shrubs, groundcovers, succulents and cacti are low or very low water users. Irrigation to all cacti can be capped after the cacti are established.

Anticipated to be achieved pending final selection of plumbing fixtures.

Meters to be provided in order to achieve requirement

SLA: Calculations will need to be completed in order to get this point.

Anticipated to be achieved pending final selection of plumbing fixtures.
Potentially achievable
Unlikely
Most likely unachievable
Unachievable
Unachievable

N/A - water not used for cooling

Achievable if sub-metering is provided.

ENERGY AND ATMOSPHERE		33	18	\$0
EA Prerequisite	Fundamental Commissioning and Verification	-	0	
EA Prerequisite	Minimum Energy Performance (2%-5% reduction, ASHRAE 90.1-2010 baseline)	-	0	
EA Prerequisite	Building-Level Energy Metering	-	0	
EA Prerequisite	Fundamental Refrigerant Management (no CFC-based refrigerants)	-	0	
EA Credit	Enhanced Commissioning (utilize a third party commissioning firm)	6	0	-
	(NC: 6% reduction, ASHRAE 90.1-2010)	1	1	
	(NC: 8% reduction, ASHRAE 90.1-2010)	1	1	
	(NC: 10% reduction, ASHRAE 90.1-2010)	1	1	
	(NC: 12% reduction, ASHRAE 90.1-2010)	1	1	
	(NC: 14% reduction, ASHRAE 90.1-2010)	1	1	
	(NC: 16% reduction, ASHRAE 90.1-2010)	1	1	
	(NC: 18% reduction, ASHRAE 90.1-2010)	1	1	
	(NC: 20% reduction, ASHRAE 90.1-2010)	1	1	
EA Credit	Optimize Energy Performance (NC: 22% reduction, ASHRAE 90.1-2010)	1	1	
	(NC: 24% reduction, ASHRAE 90.1-2010)	1	1	
	(NC: 26% reduction, ASHRAE 90.1-2010)	1	1	
	(NC: 29% reduction, ASHRAE 90.1-2010)	1	0	
	(NC: 32% reduction, ASHRAE 90.1-2010)	1	0	
	(NC: 35% reduction, ASHRAE 90.1-2010)	1	0	
	(NC: 38% reduction, ASHRAE 90.1-2010)	1	0	-
	(NC: 42% reduction, ASHRAE 90.1-2010)	1	0	-
	(NC: 46% reduction, ASHRAE 90.1-2010)	1	0	-
	(NC: 50% reduction, ASHRAE 90.1-2010)	1	0	-
EA Credit	Advanced Energy Metering	1	1	
EA Credit	Demand Response	2	0	-
EA Credit	Renewable Energy Production	3	3	
EA Credit	Enhanced Refrigerant Management	1	1	
EA Credit	Green Power and Carbon Offsets	2	2	
MATERIALS AND RESOURCES		13	4	\$0
MR Prerequisite	Storage & Collection of Recyclables	-	0	
MR Prerequisite	Construction and Demolition Waste Management Planning	-	0	
MR Prerequisite	PBT Source Reduction - Mercury	-	0	
MR Credit	Building Life-Cycle Impact Reduction	5	0	-
MR Credit	Building Product Disclosure & Optimization-Environmental Product Declarations	2	1	
MR Credit	Building Product Disclosure and Optimization-Sourcing of Raw Materials	2	1	
MR Credit	Building Product Disclosure and Optimization-Material Ingredients	2	1	
MR Credit	PBT Source Reduction - Mercury	2	0	
MR Credit	PBT Source Reduction - Lead, Cadmium, and Copper	2	0	
MR Credit	Furniture and Medical Furnishings	2	0	
MR Credit	Design for Flexibility	1	0	
MR Credit	Construction and Demolition Waste Management	2	1	
INDOOR ENVIRONMENTAL QUALITY		16	9	\$0
EQ Prerequisite 1	Minimum IAQ Performance (conform to ASHRAE Standard 62.1-2010)	-	0	
EQ Prerequisite 2	Environmental Tobacco Smoke Control (no smoking in building)	-	0	
EQ Prerequisite 2	Minimum Acoustic Performance	-	0	-
EQ Credit	Enhanced Indoor Air Quality Strategies	2	2	
EQ Credit	Low-Emitting Materials	3	2	
EQ Credit	Construction IAQ Management Plan	1	1	
EQ Credit	Indoor Air Quality Assessment (purge prior to occupancy)	2	1	
EQ Credit	Thermal Comfort	1	0	
EQ Credit	Interior Lighting	2	1	
EQ Credit	Daylight	3	2	
EQ Credit	Quality Views	2	-	-
EQ Credit	Acoustic Performance	1	0	

Notes:	
SPWD	This requirement can typically be met by SPWD personnel.
HCE	Required by SPWD Adopted Standards.
HCE	We will configure the distribution to accommodate tenant metering by system type.
HCE	Requirement will be met
SPWD/HCE	Cx will be in house per email on 8/15/22. Credit can easily be met by having a CxA on board.
	Yes
	Yes
	Current lighting design is about 45% better than code, still subject to change.
	Yes
	Yes
	Yes
	Yes
	Current estimate of energy reduction, pending final lighting and envelope design
HCE	Potentially achievable
	Potentially achievable
	Potentially achievable
	Unlikely
	Doubtful
	Most likely unachievable
	Unachievable
	Unachievable
	Unachievable
	Unachievable
HCE	Achievable with providing permanent energy metering.
N/A	
HCE	There will be a cost (will pull from CORE's estimate) .In process.
HCE	Subject to final chiller selections, but likely to be achieved.
HCE	Likely based on anticipated PV design and Boiler selection. Need to confirm eligibility
Notes:	
TSK/CORE	Include in project specifications as a contractor-implemented requirement.
CORE	Construction Credit
HCE	Mercury is a component of fluorescent lighting, LED's do not contain mercury.
-	N/A (no existing building resources to reuse)
TSK/CORE	Construction Credit
TSK/CORE	Construction Credit
TSK/CORE	Construction Credit
-	N/A - Applicable only to healthcare facilities.
-	N/A - Applicable only to healthcare facilities.
-	N/A - Applicable only to healthcare facilities.
-	N/A - Applicable only to healthcare facilities.
CORE	Include in project specifications as a contractor-implemented requirement, CORE credit
Notes:	
HCE	Required by SPWD Adopted Standards.
TSK	Required under Nevada state law.
-	N/A - Applicable only to schools.
HCE/TSK	Achievable.
TSK/CORE	Construction Credit
CORE	Construction Credit
CORE	Construction Credit
HCE	Can only be achieved if given temp controls to most occupants. Unlikely.
TSK/HCE	Possible, but will require more exploration and discussion.
TSK	Need to hit 55% of regular occupied floor area (this is a maybe)
-	Will not meet this requirement (75% with direct line of sight to outdoors)
Auralworth	Not likely due to sound isolation req from office/hallway (STC 50). Can meet if we use V4.1 credit (STC reduced to 35)

ATTACHMENT 2
EXHIBIT C

SUMMARY—Revises provisions relating to the standards for the design and construction of buildings or other projects of this State. (BDR 28-241)

FISCAL NOTE: Effect on Local Government: No.

Effect on the State: Yes.

AN ACT relating to public works; requiring the regulations adopted by the State Public Works Board of the State Public Works Division of the Department of Administration to establish standards for the efficient use of energy to include provisions for the purposes of achieving net-zero energy consumption and net-zero greenhouse gas emissions by buildings and other projects of this State where practicable; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law requires the State Public Works Board of the State Public Works Division of the Department of Administration to adopt by regulation standards for the efficient use of energy for the purposes of the design and construction of buildings or other projects of this State. (NRS 341.091) This bill requires those standards to include provisions for the purposes of achieving net-zero energy consumption and net-zero greenhouse gas emissions by those buildings and projects where practicable.



THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. NRS 341.091 is hereby amended to read as follows:

341.091 1. For the purposes of the design and construction of buildings or other projects of this State, the Board shall adopt by regulation:

- (a) Standards for the efficient use of water.
- (b) Standards for the efficient use of energy, including, without limitation, the use of sources of renewable energy ~~and~~ *, for the purposes of achieving net-zero energy consumption and net-zero greenhouse gas emissions where practicable.*

(c) Performance guidelines for new, remodeled and renovated buildings.

(d) Performance guidelines for retrofit projects, including, without limitation, guidelines for:

- (1) Energy consumption.
- (2) The use of potable water.
- (3) The use of water for purposes relating to landscaping.
- (4) The disposal of solid waste.

2. The standards and performance guidelines adopted in accordance with subsection 1 must include a mechanism for their evaluation and revision to ensure that such standards and guidelines:

- (a) Are cost-effective over the life of the applicable project.
- (b) Produce certain threshold levels of cost savings.



3. In adopting the standards and performance guidelines pursuant to subsection 1, the Board may consider, without limitation:

(a) The Leadership in Energy and Environmental Design Green Building Rating System established by the U.S. Green Building Council or its successor;

(b) The Green Globes assessment and rating system developed by the Green Building Initiative or its successor;

(c) The standards established by the United States Environmental Protection Agency pursuant to the Energy Star Program;

(d) The standards established by the American Society of Heating, Refrigerating and Air-Conditioning Engineers or its successor;

(e) The criteria established pursuant to the Federal Energy Management Program established by the United States Department of Energy; and

(f) The criteria established by the International Energy Conservation Code.

4. The regulations adopted pursuant to this section must include provisions for their enforcement.

5. As used in this section:

(a) "Biomass" means any organic matter that is available on a renewable basis, including, without limitation:

(1) Agricultural crops and agricultural wastes and residues;

(2) Wood and wood wastes and residues;

(3) Animal wastes;



(4) Municipal wastes; and

(5) Aquatic plants.

(b) "Renewable energy" means:

(1) Biomass;

(2) Solar energy; or

(3) Wind.

↪ The term does not include coal, natural gas, oil, propane or any other fossil fuel, or nuclear energy.

Sec. 2. This act becomes effective upon passage and approval.



ATTACHMENT 3

Steve Sisolak
Governor



Laura E. Freed
Director

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To: State Public Works Board

From: State Public Works Division Staff

Re: Assembly Bill 160

Date: November 30, 2022

Assembly Bill 160 – related to SPWD’s ‘sustainability’ effort is the passage of AB 160 in 2017.
(Attached as Exhibit A)

AB 160 overview

- Buildings over 50 years old
- Before window replacement
- SPWD must evaluate the feasibility of alternatives
 - Caulking
 - Interior Surface film
 - Weather stripping
 - Exterior storm windows
 - Interior window panels
 - Any combination
- Evaluation must include –
 - the cost of such alternatives to window replacement; and
 - potential savings from each alternative including energy savings
- If SPWD determines that the potential savings from the use of an alternative to window replacements exceeds the costs of the alternative, SPWD must use the alternative in lieu of window replacement
- SPWD must consult with Office of Historic Preservation of the State Department of Conservation and National Resources (SHPO)
 - Don’t have to use alternative if SHPO recommends against it.
 - SHPO is required to assist SPWD in conducting the evaluation and make a recommendation consistent with the goal of historic preservation.

Impact of AB 160

See attached list of 15 window replacement projects requested, but not recommended in the 2023 CIP.
(Exhibit B)

Options

Attempt to comply with the AB 160

Propose Amendment to AB 160 in 2025 Session

ATTACHMENT 3
EXHIBIT A

CHAPTER.....

AN ACT relating to energy; requiring the State Public Works Division of the Department of Administration to conduct an evaluation on installing alternatives to window replacement before replacing windows in certain public buildings; extending the maximum length of the terms of certain performance, lease-purchase and installment-purchase contracts; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Section 1 of this bill requires the State Public Works Division of the Department of Administration to conduct an evaluation on the feasibility of using alternatives to window replacement before the Division replaces windows in certain public buildings and to consult with the Office of Historic Preservation of the State Department of Conservation and Natural Resources when making such an evaluation of a public building that is at least 50 years old. **Section 1** further requires the Division to use an alternative to window replacement if the potential savings from use of the alternative exceed the costs of the alternative, except if otherwise recommended by the Office of Historic Preservation as to a public building that is at least 50 years old. **Section 1** exempts the Division from performing such an evaluation before replacing windows in a state prison facility or institution or windows that are broken.

Existing law authorizes certain state agencies to enter into a performance contract with a qualified service company for the purchase and installation of one or more operating cost-savings measures, including modifications to windows, to reduce costs related to energy, water and the disposal of waste, and related labor costs. (NRS 333A.075) Existing law provides that the term of such a performance contract may not exceed 15 years after the date on which the work required by the performance contract is completed. (NRS 333A.040, 333A.100) Existing law also provides that the terms of certain installment-purchase and lease-purchase contracts entered into to finance a performance contract may not exceed 15 years after the date on which the work required by the installment-purchase or lease-purchase contract is completed. (NRS 333A.0902) Under existing law, the maximum permissible length of the terms of such performance contracts entered into by local governments is 25 years. (NRS 332.380) **Sections 1.3 and 1.7** of this act increase the maximum permissible length of the terms of performance, installment-purchase and lease-purchase contracts entered into by authorized state agencies to 20 years after the date on which the work required by the performance, installment-purchase or lease-purchase contract is completed.



EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Chapter 701B of NRS is hereby amended by adding thereto a new section to read as follows:

1. When considering window replacement in public buildings, the State Public Works Division of the Department of Administration shall, except as otherwise provided in subsection 3, evaluate alternatives to window replacement, including, without limitation:

- (a) Weather stripping;*
- (b) Interior window surface film;*
- (c) Insulating cellular shades;*
- (d) Exterior storm windows;*
- (e) Interior window panels; or*
- (f) Any combination of alternatives listed in paragraphs (a) to (e), inclusive.*

2. An evaluation conducted pursuant to subsection 1 must include the cost of such alternatives to window replacements and potential savings from each alternative, including, without limitation, energy savings. Except as otherwise provided in subsection 4, if the Division determines that the potential savings from the use of an alternative to window replacement exceed the costs of the alternative, the Division must use the alternative in lieu of window replacement.

3. The Division is not required to conduct an evaluation pursuant to subsection 1 before replacing:

- (a) The windows in a state prison facility or institution; or*
- (b) A broken window.*

4. When evaluating whether to replace the windows or use an alternative to window replacement pursuant to subsection 1 in a public building that is at least 50 years old, the Division must consult with the Office of Historic Preservation of the State Department of Conservation and Natural Resources. The Division is not required to use an alternative to window replacement in a public building that is at least 50 years old if the Office of Historic Preservation recommends against using the alternative.

5. As used in this section, "public building" means any building to which the provisions of NRS 341.1405 to 341.148, inclusive, apply.



Sec. 1.3. NRS 333A.0902 is hereby amended to read as follows:

333A.0902 In connection with any installment-purchase contract or lease-purchase contract entered into to finance a performance contract, the Board may:

1. Grant a security interest in any property that is the subject of the installment-purchase contract or lease-purchase contract and execute an instrument to evidence such a security interest, including, without limitation, a deed of trust, a leasehold interest deed of trust, a mortgage or a financing agreement.

2. Offer certificates of participation.

3. If the installment-purchase contract or lease-purchase contract involves an improvement to property owned by the State of Nevada or the using agency, enter into a lease of the property to which the improvement will be made and any property that is adjacent to that property if the installment-purchase contract or lease-purchase contract:

- (a) Except as otherwise provided in NRS 333A.0916, has a term of not more than ~~15~~ 20 years beyond the date on which construction of the work required by the installment-purchase contract or lease-purchase contract is completed; and

- (b) Provides for rental payments that approximate the fair market rental of the property before the improvement is made, as determined by the Board at the time the parties enter into the lease, which must be paid if the installment-purchase contract or lease-purchase contract terminates before the expiration of the lease because the Legislature fails to appropriate money for payments due pursuant to the installment-purchase contract or lease-purchase contract.

↪ A lease entered into pursuant to this subsection may provide for nominal rental payments to be paid pursuant to the lease before the installment-purchase contract or lease-purchase contract terminates.

4. Enter into any other agreement, contract or arrangement that the Board determines would be beneficial to the purpose of the installment-purchase contract or lease-purchase contract, including, without limitation, contracts for professional services, trust indentures, paying agent agreements and contracts of insurance.

Sec. 1.7. NRS 333A.100 is hereby amended to read as follows:

333A.100 1. Notwithstanding any provision of this chapter to the contrary, a performance contract entered into pursuant to this chapter does not create a debt for the purposes of Section 3 of Article 9 of the Nevada Constitution.



2. Except as otherwise provided in this section, the term of a performance contract may extend beyond the biennium in which the contract is executed, provided that the performance contract contains a provision which states that all obligations of the State under the performance contract are extinguished at the end of any fiscal year if the Legislature fails to provide an appropriation to the using agency for the ensuing fiscal year for payments to be made under the performance contract. If the Legislature fails to appropriate money to a using agency for a performance contract, there is no remedy against the State, except that if a security interest in any property was created pursuant to the performance contract, the holder of such a security interest may enforce the security interest against that property. Except as otherwise provided in NRS 333A.0916, the term of a performance contract must not exceed ~~15~~ 20 years after the date on which the work required by the performance contract is completed.

3. The length of a performance contract may reflect the useful life of the operating cost-savings measure being installed or purchased under the performance contract.

Sec. 2. NRS 383.021 is hereby amended to read as follows:

383.021 1. The Office of Historic Preservation is hereby created.

2. The Office shall:

(a) Encourage, plan and coordinate historic preservation and archeological activities within the State, including programs to survey, record, study and preserve or salvage cultural resources.

(b) Compile and maintain an inventory of cultural resources in Nevada deemed significant by the Administrator.

(c) Designate repositories for the materials that comprise the inventory.

(d) Provide staff assistance to the Commission.

(e) Assist the State Public Works Division of the Department of Administration in conducting the evaluation required by section 1 of this act with respect to a building that is at least 50 years old, including, without limitation, making a recommendation regarding the use of an alternative to window replacement based upon whether the use of the alternative is consistent with the goal of historic preservation.

3. The Comstock Historic District Commission is within the Office.

Sec. 3. This act becomes effective on July 1, 2017.



ATTACHMENT 3
EXHIBIT B

Index	PM	Dept.	Div.	Agency	Location	Name	State	Project Description
7365	MNB	DHHS	PBH	NNAMHS	Sparks	Advance Planning: Building 1 Update Window Assembly (Northern Nevada Adult Mental Health Services)	\$125,195	Planning through schematic design of repair to original historic metal windows and update glazing system to include modern energy efficient store front windows.
7383	MNB	DHHS	PBH	NNAMHS	Sparks	Advance Planning: Building 3 Renovation and Seismic Retrofit & Demolition of Building 4 (Northern Nevada Adult Mental Health Services)	\$447,683	Programming through schematic design, including a seismic analysis and renovation of an existing 15,000 square-foot building and the demolition of a 19,325 square-foot building.
7448	JSP	DHHS	PBH	SNAMHS	Las Vegas	Building 1 Window and Door Replacement (Southern Nevada Adult and Mental Health Services)	\$2,246,212	Replace windows and doors at Building 1 at the Southern Nevada Adult Mental Health Services campus.
7451	JSP	DHHS	PBH	SNAMHS	Las Vegas	Building 3a and Building 6 Remodel and Window and Doors Replacement (Southern Nevada Adult Mental Health Services)	\$3,268,860	Remodel Building 3a to be offices and replace windows and doors at Building 6 at the Southern Nevada Adult Mental Health Services campus.
7455	IHK	T&CultAffr	MusHist	MusHist	Ely	Energy Upgrades (Nevada State Railroad Museum, Ely)	\$1,929,442	Replace exterior windows and electric baseboard heaters.
21044	MNB	Admin	SPWD	B&G	Carson City	Advanced Planning: Window Replacement (EICON Building)	\$557,775	This project will design through construction documents the replacement of exiting curtain wall glazing system.
21151	JSP	DHHS	CFS	SNCAS	Las Vegas	Interior Remodel and Window Replacement (Buildings 11 and 12,Southern Nevada Child and Adolescent Services)	\$3,926,183	Remodel bathrooms and kitchens and replace windows with dual pane, impact resistant units at Buildings 11 and 12.
21152	JSP	DHHS	CFS	SNCAS	Las Vegas	Window Replacement and Interior Rehabilitation (Building 13 and 14)	\$637,856	Replace windows with dual pane, impact resistant units at Buildings 13 and 14 and rehabilitate Bathrooms at Building 13.
21160	WJL	DHHS	CFS	CYC	Callente	Cottages and Administrative Building Window Replacements (Callente Youth Center)	\$1,755,265	Replace existing windows with high efficiency windows at Cottages and the Administrative Building at Callente Youth Center.
21224	KEN	CNR	Parks	Parks	Spring Mouni Park	Advance Planning: Exterior Envelope Protection (Spring Mountain Ranch State Park)	\$463,330	This project is the continuation of 19-P10, design through construction documents for historic structures at the Spring Mountain Ranch State Park.
21825	JWR	DHHS	CFS	NYTC	Elko	Building Exterior Energy Retrofit (Nevada Youth Training Center)	\$6,652,570	This project will design and construct upgrades to exterior walls and windows of various buildings at the Nevada Youth Training Center.
23187	WJL	T&CultAffr	MusHist	LostCity	Overton	Energy-efficient Window Replacement (Lost City Museum)	\$674,673	Installation of energy-efficient window replacement and finishes at Lost City Museum.
23247	MNB	DHHS	PBH	NNAMHS	Sparks	Advance Planning: Building 8 Window Replacement (Norther Nevada Adult Mental Health Services)	\$240,686	This project will design through Construction Documents the replacement of existing single pane windows with dual pane, higher efficiency units
23266	JSP	DHHS	CFS	SNCAS	Las Vegas	Building 7 Window Replacement and Building Maintenance (Southern Nevada Child & Adolescent Services)	\$1,599,832	Replace windows, doors, ceilings, and lights, and repair and repaint interior and exterior finishes.
23268	JSP	DHHS	CFS	SNCAS	Las Vegas	Building 16 Window Replacement and Building Rehabilitation (Southern Nevada Child and Adolescent Services)	\$455,573	Replace windows, doors, ceilings, and lights, and repair and repaint interior and exterior finishes.
Total							\$24,981,135	15

Steve Sisolak
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STATE PUBLIC WORKS BOARD ACTION ITEM REQUEST
Meeting of December 9, 2022

Agenda Item # 7

Subject Title:

Administrator's Report to the Board

Discussion:

The Administrator will provide a report on agency activities.

- I. Staffing
- II. CIP
- III. Projects
- IV. Consultant/CMAR selection
- V. Legislative preparation
- VI. Board vacancies update

Prior Actions:

None.

Financial Impacts//Issues:

Not applicable.

Recommendations:

Not applicable.

Action Item:

Informational only.

Prepared By:

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Governor



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STATE PUBLIC WORKS BOARD
Meeting of December 9, 2022

Agenda Item # 8

Subject Title:

Board comment and discussion

Discussion:

- I. Board Comments on any Agenda Item
- II. Items to be included in future agendas
- III. Review of action items for SPWD Management
- IV. Set future meeting dates

Prior Actions:

Not applicable.

Financial Impacts/Issues:

Not applicable.

Recommendations:

Not applicable.

Action Item:

Informational.

Prepared By:

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STATE PUBLIC WORKS BOARD
Meeting of December 9, 2022

Agenda Item # 9

Subject Title:

Public Comment

Discussion:

Public comments will be taken during this agenda item. No action may be taken on a matter raised under this item until the matter is included on an agenda as an item on which actions may be taken. At the Chair's discretion, public comment will be limited to 3 minutes per person.

Prior Actions:

Not applicable.

Financial Impacts/Issues:

Not applicable.

Recommendations:

Not applicable.

Action Item:

Not required.

Prepared By:

Assistant to the Administrator