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**STATE OF NEVADA**  
**DEPARTMENT OF ADMINISTRATION**  
***PUBLIC WORKS DIVISION***

**Las Vegas Office:**  
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**STATE PUBLIC WORKS BOARD**  
**Meeting of January 23, 2025**

Agenda Item # 3

**SUBJECT TITLE:**

**FOR POSSIBLE ACTION:** Acceptance and approval of Public Works Board meeting minutes for:  
**August 28, 2024, Public Works Board Meeting Vol. I (attached)**  
**August 29, 2024, Public Works Board Meeting Vol. II (attached)**  
**September 17, 2024, Public Works Board Meeting (attached)**  
**September 17, 2024, Public Works Board Regulation Adoption Hearing (attached)**

**DISCUSSION:**

Construction Law Counsel has reviewed the August 28, 2024, Public Works Division Board meeting minutes and recommends the following changes:

1. Page 9:16 change "Parks" to "Department"
2. Page 11:11 delete "or"
3. Page 16:14 change "between moving the line moving" to "standing in line."
4. Page 16:17 delete ":into" add "under"
5. Page 22:5 change "in" to "on"
6. Page 24:6 change "Bill" to "Phil"
7. Page 48:9,10, 14, 15, 17, 18, and 19 change "fabs" to "fobs"
8. Page 56:13 change "significant sizing" to "of significant size"
9. Page 59:1 change "locating: to "relocating"
10. Page 77:13 change "humanity" to "humane"
11. Page 78:12 change "utilizing" to "housing"
12. Page 78:13 change "starts" to "utilizes"
13. Page 78:19 delete "those"
14. Page 79:10 change "mission" to "prison"
15. Page 81:24 delete "our"
16. Page 87:5 change "start up" to "flighted out"
17. Page 92:12 change "direct and direct" to "direct and indirect"
18. Page 101:15 change "through's" to "there's"
19. Page 112:19 change "led" to "lead"
20. Page 123:9 change "together" to "to"
21. Page 125:18 delete "the"
22. Page 137:19 change "breath" to "breadth"
23. Page 139:18,21,22,and 24 change "skates" to "gates"
24. Page 140:3,10,14, and 17 change "skates" to "gates"
25. Page 144:13 change "my" to "may"
26. Page 150:20 change "Region" to "Regional"
27. Page 150:22 delete "between"
28. Page 151:7 change "skilled" to "filled"

29. Page 153:16, 17, and 18 change "Casey" to "Kacey"
30. Page 156:21 change "of" to "out"
31. Page 156:23 delete reason
32. Page 157:8 change "Casey" to "Kacey"
33. Page 158:17 change "nurser" to "nursery"
34. Page 161:3 change "Casey" to "Kacey"
35. Page 162:19 change "Casey" to "Kacey"

Construction Law Counsel has reviewed the August 29, 2024, Public Works Board meeting minutes and recommends the following changes:

1. Page 4:15 change "Bryan" to "Brian"
2. Page 8:17 change "we have" to "We're"
3. Page 9:19 change "that" to "in"
4. Page 15:3 change "purpose" to "multi-purpose"
5. Page 15:3 change "build" to "building"
6. Page 15:23 change "o" to "of"
7. Page 28:11-14 ????
8. Page 31:6 change "for" to "that"
9. Page 46:11 change "unit" to "university"
10. Page 56:18 change "how are going" to "how are you going"
11. Page 56:23 change "out of" to "about"
12. Page 59:8 delete "Him"
13. Page 65:12 change "person" to "important"
14. Page 81:13 change "trick" to "TRIC"
15. Page 85:4 delete "appeal associated"
16. Page 88:21 change "had had" to "has been"
17. Page 88:21 change "and inadequate" to "and had inadequate"
18. Page 90:12-13 change "Marcus" to Markus"
19. Page 91:5 change "look" to "long"
22. Page 108:12 change "way" to "well"
23. Page 108:15 change "peel field" to "move"
24. Page 116:2 delete "eye"
25. Page 121:6 change "Marcus" to Markus"
26. Page 122:19 delete "with"
27. Page 123:10 delete "as"
28. Page 123:15 change "from" to "for"
29. Page 131: 3 change "work" to "working"
30. Page 140:25 change "two" to "ten"
31. Page 167:16 change "shoot" to "shoo"
32. Page 16:20 change "fabs" to "fobs"
33. Page 172:25 change "compute" to "computer"
34. Page 178:1 change "FF&E" to "FTEs"
35. Page 185:23 change "MSLA" to "NSLA"
36. Page 186:2 change "NSOA" to "NSLA"
37. Page 186:19 change "is" to "was"
38. Page 196:8 change "led" to "lead"
39. Page 198:19 change "sever" to "receive"

Construction Law Counsel has reviewed the September 17, 2024, Public Works Board meeting minutes and recommends the following changes:

1. Page 19:20 change "Childrens" to "Veterans"
2. Page 55:8 change "lump" to "limp"

Construction Law Counsel has reviewed the September 17, 2024, Public Works Board Regulation Adoption Hearing meeting minutes and recommends their approval with no changes.

#### PRIOR ACTIONS:

None.

#### FINANCIAL IMPACTS//ISSUES:

Not applicable.

RECOMMENDATIONS:

- Approve or deny the August 28, 2024, Public Works Board Meeting minutes as amended.
- Approve or deny the August 29, 2024, Public Works Board Meeting minutes as amended.
- Approve or deny the September 17, 2024, Public Works Board Meeting minutes as amended.
- Approve or deny the September 17, 2024, Public Works Board Regulation Adoption Meeting minutes as submitted.

ACTION ITEM:

- Motion to approve or deny the August 28, 2024, Public Works Board meeting minutes as amended herein OR as further amended by the Board.
- Motion to approve or deny the August 29, 2024, Public Works Board meeting minutes as amended herein OR as further amended by the Board.
- Motion to approve or deny the September 17, 2024, Public Works Board meeting minutes as amended herein OR as further amended by the Board.
- Motion to approve or deny the September 17, 2024, Public Works Division Regulation Workshop meeting minutes as submitted herein OR as further amended by the Board

PREPARED BY: Susan K. Stewart, Construction Law Counsel

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

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*Vol. II*  
*August 29, 2024*

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



Page 1

1 STATE OF NEVADA  
2  
3 PUBLIC WORKS DIVISION VIDEO CONFERENCE BOARD MEETING  
4  
5 THURSDAY, AUGUST 29, 2024  
6  
7 9:00 A.M.  
8  
9 CAPITOL BUILDING  
10  
11 101 NORTH CARSON STREET  
12  
13 CARSON CITY, NEVADA  
14  
15 VOLUME II of II  
16  
17 THE BOARD: ADAM HAND, Chairperson  
18 CLINT BENTLEY, Vice-Chair  
19 JOY GRIMMER, Director,  
20 Department of Administration  
21 PHILIP MANNELLY, Member  
22 KEVIN LEWIS, Member  
23 ROY WALKER, Member  
24  
25 FOR THE BOARD: Kevin Doty,  
Senior Deputy Attorney General  
WIL LEWIS,  
Administrator  
BRIAN WACKER,  
Administrator  
REPORTED BY: CAPITOL REPORTERS  
BY: Nicole J. Hansen,  
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Page 3

1 CARSON CITY, NEVADA; THURSDAY, AUGUST 29, 2024,  
9:00 A.M.  
2 -o0o-  
3  
4 CHAIR HAND: Good morning. Welcome to the  
5 State Public Works Board meeting. It's 9:00 o'clock  
6 straight up. How did that happen? And this is the time  
7 and place of the State Public Works Board meeting, and we  
8 welcome you all here today and look forward to your  
9 presentations. We will start with roll call and then  
10 jump right into things.  
11 ADMINISTRATOR LEWIS: Good morning. Wil  
12 Lewis, for the record. Roll call. Chairman Adam Hand?  
13 CHAIR HAND: Present.  
14 ADMINISTRATOR LEWIS: Vice-Chairman Clint  
15 Bentley?  
16 VICE-CHAIR BENTLEY: Present.  
17 ADMINISTRATOR LEWIS: Member Tito Tiberti?  
18 Member Kevin Lewis?  
19 MEMBER LEWIS: Present.  
20 ADMINISTRATOR LEWIS: Member Philip Mannelly?  
21 MEMBER MANNELLY: Present.  
22 ADMINISTRATOR LEWIS: Member Roy Walker?  
23 MEMBER WALKER: Present.  
24 ADMINISTRATOR LEWIS: Member and Director of  
25 Administration, Joy Grimmer?

Page 2

1	AGENDA/INDEX	
2	AGENDA ITEM	PAGE
3		
4	9. Roll Call	3
5	10. Public Comment	4
6		
7	11. For Possible Action: Agency Presentation of 2025	
8	Capital Improvement Program Requests to the Board	
9	Nevada System of Higher Education	4
10	Department of Wildlife	85
11	Military	114
12	Tourism & Cultural Affairs	152
13	Officer of Chief Information Officer	172
14	(OCIO)	
15	Department of Administration	179
16		
17	12. Administrator's Report on Agency Activities	206
18		
19	13. Board Comment and Discussion	203
20	Board Comment and Discussion	
21	Board Comments on Any Agenda Item	
22	Items to be Included in Future Agendas	
23	September 17, 2024, Board Meeting for the	
24	Administrator's Recommendation to the Board for the	
25	2025 CIP	
	Review of Action Items for SPWD Management	
	14. Public Comment	207

Page 4

1 DIRECTOR GRIMMER: Present.  
2 ADMINISTRATOR LEWIS: Mr. Chairman, we have a  
3 quorum.  
4 CHAIR HAND: Chairperson Hand. I apologize  
5 for not starting that way earlier. Thank you, Wil, and  
6 the next item on the agenda is public comment. Do we  
7 have anyone here for public comment today? It doesn't  
8 appear as though we do.  
9 So we'll go ahead and move to the next item,  
10 which is our this is for possible action, and it's agency  
11 presentations to the 2025 CIP. The first entity up is  
12 the NSHE, and we've got two hours, and I will share my  
13 bias if I may right now. I'm an NSHE employee. I'm a  
14 professor at the University of Nevada, and I was  
15 appointed to this Board by Governor Bryan in 2016, and I  
16 feel like I work for him today as a professor at the  
17 University of Nevada-Reno, so I won't be the one asking a  
18 lot of questions. The floor is yours.  
19 MS. CHARLTON: Good morning. For the record,  
20 Patty Charlton, Nevada System of Higher Education.  
21 My comments this morning will be brief  
22 because we really want to leave the time for our CFO, Mr.  
23 Viton, as well as for you to have an opportunity to hear  
24 from each of our institutions. But I first wanted to  
25 take this moment to first thank you for your service on

Page 5

1 this very important board and then also for just  
2 recognizing the needs across our state and capital. It  
3 has been a while. Last session, we did not receive any  
4 construction projects. However, we come forward today  
5 with a number of projects that we're very excited to  
6 share information about.

7 We also wanted to thank the Board and the  
8 State and the Governor and the legislature for the \$50  
9 million in deferred maintenance that we received last  
10 session. I would say it's a drop in the bucket too when  
11 you look at the large footprint that the Nevada System of  
12 Higher Education has across our state from every single  
13 corner and in support of our over 108,000 students and  
14 over 16,000 employees.

15 And so with that, I'd like to turn it to  
16 Mr. Viton, and then we will go through the presentation  
17 and you'll have an opportunity to hear from each of our  
18 presidents and institutions. Thank you.

19 MR. VITON: Good morning. Chris Viton, Chief  
20 Financial Officer for the Nevada System of Higher  
21 Education. I just wanted to start. We have a list for  
22 you of the presenters. I'm just going to give you all a  
23 quick introduction, and then as the Chancellor said,  
24 we'll hand it off to the presidents for their slides on  
25 their particular projects.

Page 6

1 I thought it would help just to give you a  
2 quick background on the process that gets us to here. We  
3 started in the early part of this calendar year with  
4 campus presentations on their priorities, and then over  
5 the course of several months worked with the system's  
6 business officers and presidents to sort through the  
7 projects, review them and move forward with the ranking  
8 recommendations to the Board of Regents that they  
9 received at their main meeting, special meeting, so that  
10 we could submit that ranking to the Public Works  
11 Division, and that's the ranking that you have in this  
12 presentation today.

13 I'll cover a couple of items. So the way  
14 we've organized the presentation, it's by institution, so  
15 some of the projects will be out of order from the  
16 ranking, but we're based on their positioning in the  
17 ranking, they'll go through all of their projects at  
18 once.

19 And I wanted to introduce we have three  
20 projects that are -- I would consider them bundled  
21 deferred maintenance requests. There's actually other  
22 specific projects within the rankings that are deferred  
23 maintenance projects for some of the institutions as  
24 well, so I think all told, there's about half of these  
25 requests that are deferred maintenance related, but three

Page 7

1 of them represent bundled requests.

2 One you're very familiar with. It's the  
3 biennial higher educational capital and special higher  
4 education capital funding that the system receives that  
5 amount has been \$15 million dollars each biennium and  
6 that's much needed funding. We appreciate that. That  
7 amount, you might know, hasn't been -- has been the same  
8 biennial appropriation for the past 40 years or so  
9 without an inflation adjustment, so it does not -- it  
10 covers and is allocated, but it leaves quite a gap. The  
11 system maintains approximately \$6 billion in depreciable  
12 property and infrastructure, and so you can see that with  
13 the two percent estimate, that's about \$120 million  
14 dollars a year need for deferred maintenance funding.

15 The other two items that are in that list are  
16 item number 12 which is \$35.2 million, and that is  
17 specific projects that were put forward by the four  
18 institutions listed. It is fire and sprinkler system for  
19 DRI, some ADA improvements campus-wide for UNLV,  
20 campus-wide roofing projects at UNR, and an exterior  
21 building renovation for TMCC. So that \$35.2 million had  
22 specific projects associated with it, and we would  
23 allocate it that way if that were funded.

24 And then item number 14 is just a -- that is  
25 a supplement to the HECC/SHECC funding that we would

Page 8

1 allocate in a similar basis according to square footage  
2 throughout the system.  
3 So the system has, as I mentioned, quite a  
4 deferred maintenance backlog. There is a maintenance  
5 project listing across the system of about \$300 million  
6 dollars of deferred maintenance projects, so there's  
7 quite a significant need there, and that funding would go  
8 a long way. And with that, I would like to hand it off  
9 to Western Nevada.

10 MS. CHARLTON: And one last comment. I would  
11 be remiss if we didn't extend our appreciation to all of  
12 the institutions in the system, to your staff at the  
13 State Public Works Board for working with our campuses  
14 hand-in-hand. And I know that comes on behalf of  
15 ourselves, the presidents as well as the Board of  
16 Regents, so thank you.

17 CHAIR HAND: Chairperson Hand, for the  
18 record. I failed to do this when I started again. If  
19 you would please state your name and your institution  
20 when you get started, that would be really helpful.  
21 Thank you.

22 MR. DALPE: Thank you. Good morning  
23 everybody. Kyle Dalpe, president of Western Nevada  
24 College here in Carson City, Fallon, and our Douglas  
25 campus in Minden-Gardnerville. I'm going to try to make

<p>Page 9</p> <p>1 this work. We appreciate everything the State Public 2 Works has done over the recent years. We do have a 3 couple of projects that span back that you've helped us 4 with, and we appreciate as a small institution, we 5 appreciate the support. 6 Today, I've got four items we'll go over. 7 I'll spend a little bit more time on the first one. This 8 is our Aspen building on the Carson City campus. This 9 was ranked number one overall for the NSHE institutional 10 projects by the NSHE rankings process which I appreciate 11 my colleagues supporting us on this. 12 As noted on here, we do have \$250,000 of our 13 own money allocated for planning, and we are asking for 14 the \$1.5 million for this project for this building. 15 Back up just a little bit and let you know real quick 16 that last year, Western Nevada College soared on 17 enrollment. We have up 17 percent last year and we've 18 maintained that and even got a little bit ahead of it 19 this year. That is the highest enrollment we've had that 20 more than 12 years. So we continue to build the college 21 programs without building new buildings, so we're trying 22 to take care and maintain the buildings that we have. 23 So our Aspen building which sits in the 24 center of our Carson campus has been renovated over the 25 last five to seven years. The first piece was Carson</p>	<p>Page 11</p> <p>1 building out the space for the food service which 2 includes the instructional space. 3 And, Mr. Chair, I'll just keep going, and if 4 I see a hand go up, I'm assuming being first, you guys 5 will hold all of your questions for the end, but you're 6 welcome to jump in and interrupt me if needed. I also 7 appreciate being the last in the alphabet going first 8 today because Western, we always go last. But the number 9 one project helped us for that. 10 The second one that is one of our projects 11 you can see the ranking on the list there, number 14 is 12 an observatory which is at the Carson City campus. If 13 you've not been out there, I invite you to come out. 14 Saturday nights, we have star parties. They're a little 15 more robust in the fall because the days are shorter and 16 night skies are longer. We are looking for renovation 17 here of approximately \$1.1 million to help reboot that 18 observatory facility. It's gotten a little bit rundown 19 in the 20 years that it's been there. 20 The Carson campus overall as many of you 21 realize, was hit pretty hard two years ago by the snow we 22 had and we still have buildings that are recovering now 23 and the observatory sits up on the hill, so there's some 24 facility renovation that's needed. There's some pieces 25 that we can do for refreshing it, and what we're trying</p>
<p>Page 10</p> <p>1 Nugget Hall. It's an events space. The second piece, 2 thanks to the Pennington Foundation, was over a million 3 dollars of support for biology labs including a cadaver 4 facility. We've put our own money into it to re-do and 5 refresh windows on the east side, which is the hardest 6 hit when the sun rises, and now we are working on our 7 bookstore space, which is going to turn itself into a 8 workforce hub with support of the Pennington Foundation, 9 the Redfield Foundation and our own institutional funds. 10 So when we look at that building, the last 11 piece that we have to renovate to make that building 12 complete is our cafeteria space which is our food service 13 space, our outdated restrooms, all of it in that area, 14 and that will finish that building. 15 We have not been able to have a food service 16 on campus for students because of the condition of the 17 cafeteria, so we have put together a plan as you can see 18 in the bullet points that will not only refresh that area 19 and renovate it for use as a commercial kitchen but also 20 help us have the fundamental first few classes of a 21 culinary program to link with our major partners that we 22 offer culinary now which includes Carson High School and 23 Churchill County High School and some of the others. And 24 so we are looking for the funding here that will help 25 support the final renovation of that building as well as</p>	<p>Page 12</p> <p>1 to do with that is we are trying to get that facility in 2 order: Proper lighting, etcetera, for stargazing so that 3 we can start to building more K-12 programs and bring in 4 students from the school districts. We have also looked 5 at other avenues for funding for programming, so this 6 would be facilities through State Public Works. The 7 programming component would come from other funding 8 sources so we can reboot that piece. 9 The final two are kind of are specific to us, 10 but they are what I would call the deferred maintenance 11 or pieces that have started to really fall by the 12 wayside. One of them is our Sage Building and our Fallon 13 campus. We have three buildings out there. We own the 14 buildings. They live on the county property, but we are 15 responsible for the facilities and we have an HVAC 16 problem with our Sage Building which unfortunately, we 17 can't just take offline because it houses of course 18 needed programs, but in particular, our CTE programs. 19 Ironically, the HVAC replacement in the Sage Building is 20 the building that houses our HVAC program out there, but 21 the HVAC is so old that they've been buying parts off the 22 Internet. It's a single package on the roof, and 23 multiple buildings now have multiple packages, so it 24 really needs a complete redo. And so that would help 25 that building which houses our auto, computer science</p>

Page 13

1 lab, our CDL commercial driver's license training and  
2 welding labs. So we are looking for funding for that as  
3 well.

4 And then the final piece on our list is  
5 boiler replacements at two of our facilities. Those are  
6 at the Carson campus and the Douglas campus down in  
7 Minden. Again, \$1.3 million to help with the boiler side  
8 of the HVAC system. And so again, another more along the  
9 lines of a deferred maintenance project, but one that  
10 definitely needs to be done. We are a small institution.  
11 We do have a record number of students. However, our  
12 spaces are very dated and we spend a lot of time  
13 renovating them and restructuring them before we even  
14 look at the possibility of new buildings, and so keeping  
15 them running is our priority.

16 So with that, I think that's my last slide.  
17 So if there's any questions, happy to answer them or I'll  
18 hand it off to the next person.

19 MEMBER WALKER: Roy Walker. When you make  
20 your presentations the way that you are making your  
21 presentations, it's not how our books are.

22 MR. DALPE: Oh.

23 MEMBER WALKER: We are arranged by your  
24 priorities not by your divisional priorities. So would  
25 you give us a little gap for one to the next one so we

Page 14

1 can get to that page?

2 MR. DALPE: Absolutely. Yes. Absolutely.

3 MEMBER WALKER: Thank you.

4 MR. DALPE: The first one should have been  
5 right on and then --

6 CHAIR HAND: And please state the number.

7 MR. DALPE: Okay.

8 CHAIR HAND: Thank you.

9 MR. DALPE: Mr. Chair, do I need to go back  
10 and review my four or are we good? Back up? We're good.

11 MEMBER WALKER: I was able to get to each  
12 one.

13 MR. DALPE: All right. Heads up for those  
14 behind me.

15 MEMBER WALKER: Trying to do such.

16 CHAIR HAND: You must have done a great job.  
17 We don't have any questions for you. Thank you.

18 MR. DALPE: Thanks.

19 MR. ACHARYA: Good morning. I'm Kumud  
20 Acharya, president of DRI. Acharya: A-C-H-A-R-Y-A. I'm  
21 here with my colleagues but they will introduce  
22 themselves later.

23 So this is a unique project, a unique  
24 partnership between three NSHE institutions, and this is  
25 the only ask that we have this year. The project to be

Page 15

1 constructed on the DRI and Reno campus adjoins TMCC and  
2 will also be shared with the Nevada State University  
3 providing the first purpose build facility in Northern  
4 Nevada for them. The building is envisioned as a 40,000  
5 square-foot facility with classrooms, laboratories,  
6 co-located, encouraging collaboration between DRI's world  
7 renown scientists and students from TMCC and NSU.

8 DRI has experienced unprecedented growth in  
9 the last four years. Our revenue has grown by about 55  
10 percent and our employee numbers has gone up by about 50  
11 percent, so we've grown from about 400 plus employees to  
12 600 plus employees right now, and we are trying to manage  
13 as efficiently as we can within the existing space that  
14 we have, but eventually, soon enough, our growth will be  
15 constrained by lack of space that we have. That's why  
16 this is a desperately needed project for us.

17 This project has been -- DRI and TMCC has  
18 pursued this project for over 20 years. The first time,  
19 we went to the legislature in 2005 and 2007. The space  
20 that we're asking for we're also hoping to build a joint  
21 use auditorium in this building and then that will be  
22 used by all three institutions and this will also help  
23 the economy of the region. Recognizing the importance o  
24 the project, the Board of Regents chose this as number  
25 two overall ranking for this project. And I'd invite my

Page 16

1 colleagues if you want to add anything else at this time.

2 DR. HILGERSOM: So good morning. I'm

3 Dr. Karin Hilgersom, for the record, president of TMCC on  
4 my ninth year, and it's been a dream come true with the  
5 exception to capital. Anyway, that's why I'm always so  
6 excited to come before this board and make the pitch, but  
7 this is the best pitch I've done since I arrived in 2016  
8 because of partnership.

9 This is a fantastic partnership between the  
10 Desert Research Institute, Truckee-Meadows Community  
11 College and Nevada State University. So why is it a  
12 great partnership? Well, I first of all, Dr. DeRionne  
13 Pollard and I have a lot of great partnerships that we've  
14 already begun, and I think that one that's my personal  
15 favorite, we have a three-plus one bachelor's degree in  
16 graphic art and design at TMCC where Nevada State  
17 University funds a full-time faculty member who covers  
18 the upper division credits, most of them, and she is  
19 located in Reno, right? So now we have students at a  
20 two-year college, predominately two-year college getting  
21 a very affordable bachelor's degree through Nevada State  
22 University, all happening in Reno at TMCC. And this  
23 really is the vision of the State University tier that we  
24 now enjoy in Nevada. So that is really great.

25 We intend on doing similar partnerships in

Page 17

1 this new facility, and the one that comes to mind for  
2 TMCC are include both the sciences and teachers who teach  
3 science. So it's all about STEM.  
4 We're also up in enrollment this semester.  
5 It's looking like we're up 18 percent, which is  
6 phenomenal, and we're still enrolling. And school  
7 started this week. So this is really terrific. We know  
8 we have a growing number of teachers. We have a growing  
9 number of scientists. We are also a Hispanic-serving  
10 institution and a minority-serving institution, and we  
11 are seeing just an increase in these two important  
12 majors. And this will be transformative. There's three  
13 zones in this new building: The imagination zone, the  
14 invention zone, and the transformation zone. And I think  
15 Dr. Pollard can talk a little bit about that because  
16 she's so good.  
17 DR. POLLARD: That's a lot of pressure.  
18 DeRionne Pollard, Nevada State University, honored to be  
19 before you again. I'll briefly state my brief  
20 introduction. This type of concept is certainly not a  
21 novel one. If you would look at higher education across  
22 the country, maximizing taxpayers resources by  
23 co-locating institutions who have shared missions and  
24 also have shared delivery options maximizes the taxpayers  
25 dollars while at the same time, providing access and

Page 18

1 choice to students. And that's what this opportunity, I  
2 think, before us lies here.  
3 As we stated, we already have a small  
4 presence of blueprint in the north by doing that  
5 primarily at TMCC. We also have online presence we  
6 deliver courses in teacher education. What's very  
7 important here that we believe is that this allows us to  
8 have presence, a more defined and to free up space on  
9 Dr. Hilgersom's campus, but it also allows our students  
10 to see pathways, whether they are students wanting to  
11 pursue becoming teachers, if they're students who want to  
12 become scientists, they're going to be in spaces where  
13 they're going to have the opportunity to see, feel, and  
14 live that.  
15 And then finally, what I think is probably  
16 most important, it gives students an opportunity to think  
17 about choice. There are phenomenal institutions in this  
18 state, and having students be able to consider all of  
19 those options as a part of their educational future is  
20 something that we're very proud of. So I'm grateful to  
21 my colleagues who have been planning this building for a  
22 number of years. I recognize that this is a unique  
23 opportunity that occurs in many states across the country  
24 and certainly could be a novel one for the State of  
25 Nevada. Thank you.

Page 19

1 DR. HILGERSOM: Any questions?  
2 MEMBER WALKER: Roy Walker. On your project,  
3 I see your construction costs and your fit-and-finish.  
4 And your fit-and-finish is roughly 10 percent of your  
5 construction costs. If this is going to be labs and  
6 technology, what are your specifics within the labs and  
7 the technology? Is that just ten percent of construction  
8 or are there specifics?  
9 MR. ACHARYA: I'd like to maybe invite Peter  
10 Ross, vice-president of DRI, and he has a lot of  
11 experience building labs: 35 years at DRI.  
12 MR. ROSS: Good morning. Peter Ross, from  
13 the Desert Research Institute, for the record. Thank you  
14 for your attention to this project. We appreciate it.  
15 Again, it's the number two priority ranked by  
16 NSHE, so we're really excited that the Regents have also  
17 recognized the importance of this facility. The costs  
18 that we have currently projected are very preliminary,  
19 and we've worked with fewer board staff to outline the  
20 programming site evaluation and then the design of the  
21 building, so there's still a lot of room within the  
22 project for us to look at how best to optimize it. So  
23 very, very early in the process.  
24 The illustration that you see on the slide  
25 was developed four years ago with help from your former

Page 20

1 administrator, Chris Chimits, who came to DRI and worked  
2 with us as a part-time architect, and we are looking  
3 forward to updating that and making sure that it's  
4 optimized for the needs of all three institutions.  
5 MEMBER WALKER: Roy Walker. So you're not  
6 after any more State money than what -- for  
7 fit-and-finish than what is included in here?  
8 MR. ROSS: The current request is for  
9 planning, programming and planning through construction  
10 documents. We hope to be back after that to ask for  
11 further funds for construction of the building.  
12 MEMBER WALKER: Okay. Thank you.  
13 CHAIR HAND: Thank you for your presentation.  
14 Nice job.  
15 PRESIDENT SANDOVAL: Good morning  
16 Mr. Chairman, Vice-Chair, Members of the Committee,  
17 Director. For the record, Brian Sandoval, president of  
18 the University of Nevada. It's a privilege and honor to  
19 be here.  
20 And first and foremost, I want to thank you  
21 all for your recommendation which the Governor adopted  
22 with regard to the maintenance money. We're using that  
23 to update the campus in terms of ADA projects across  
24 campus, and it's truly been a benefit, and that was about  
25 \$17 million of the \$15 million that we were recommending.

Page 21

1 So I think it's always important for you to know what  
2 happened before and what we're doing now. But I am  
3 honored to present the University's priorities list for  
4 the 2025-2027 biennial capital request.

5 Our top capital request continues to be the  
6 advanced planning for a new life sciences building. This  
7 request has been our top priority since 2018 and has been  
8 a priority for the Board of Regents every biennium since  
9 2019, making this the fourth time we've requested funding  
10 for this very building.

11 And as you recall, the current Fleischmann  
12 Agricultural Science Building is now 65 years old and no  
13 longer meets the standards for laboratory and teaching  
14 spaces expected of a competitive, R-1 Carnegie research  
15 university, and we are proud to say that this year, our  
16 research expenditures were approximately \$180 million  
17 dollars, which is the highest research expenditures that  
18 we've ever had, but if you've had the opportunity to  
19 visit this business building, as I like to say, the '50s  
20 called and wants its building back.

21 We've done the best we can in terms of  
22 accommodating all of the modern research that needs to be  
23 done in that building. We've remodeled, we've done our  
24 best to adapt the existing structure, but it's just  
25 gotten to the point where we can't do that anymore. In

Page 23

1 congenital and trauma-induced disorders. They will be  
2 premed students, pre-nursing students, so these are all  
3 skills and workforce that we desperately need in the  
4 state. They'll also be involved in biotechnology,  
5 environmental sciences and the pharmaceutical industry.

6 So again, moving on to number ten, the next  
7 CIP request is not a fancy one but a necessary one that  
8 would provide funding for a crucial HVAC and chiller  
9 upgrade on the north end of campus. And again, if you  
10 look at the photo on the slide, that's the temporary one  
11 that we use up on the north end of campus because the  
12 current one has failed. And so every summer, we have to  
13 rent this one in order to cool the building. But this  
14 project entails installing two 300-ton chillers to  
15 enhance the chilled water system that cools multiple  
16 buildings ensuring a comfortable and sustainable  
17 environment for our students and faculty.

18 The current system, as I said, one chiller is  
19 broken. I mean, it has failed. But it's aging and  
20 becoming less efficient. The upgrade is vital for energy  
21 conservation, operational sufficiency and the long-term  
22 sustainability of our campus infrastructure, providing a  
23 safe and conducive learning environment for our students  
24 and faculty. And again, I think this request mirrors one  
25 that was made by DRI two years ago which was approved by

Page 22

1 fact, if you walk into the hallway, we have those rinsing  
2 stations that are sitting out in the hallways with no  
3 drains because we can't accommodate that, but we need to  
4 put those rinsing stations out there. So this is indeed  
5 an urgent need for our campus to continue our R-1  
6 research mission, and even more importantly, to support  
7 our academic and research faculty.

8 I think if you look at the slide, I think  
9 this building is approximately \$40 million dollars more  
10 for the exact same building that we asked for four  
11 sessions ago. So before I move to the next item, happy  
12 to answer any questions with regard to the proposed life  
13 sciences building.

14 All right. I'll move on. The next item is  
15 number ten. And actually, with your permission,  
16 Mr. Chairman, I did leave some notes out that I would  
17 like to make for the record with regard to life sciences  
18 building.

19 CHAIR HAND: Sure. Please do.

20 PRESIDENT SANDOVAL: So I think it's  
21 important also to make a record for how students would  
22 benefit and how the State would be served with regard to  
23 this building. The types of students that will be  
24 benefitting from a new building will be involved and will  
25 be studying brain and neurodevelopment, sleep and

Page 24

1 this committee. It's just one of those things. It's  
2 here we've gotten a good useful life out of that chiller.  
3 It has failed, and it is something that we desperately  
4 need.

5 So with that, Mr. Chairman, Members of the  
6 Committee, I'd be happy to answer your questions. Thank  
7 you.

8 CHAIR HAND: Well, NSHE is doing a fabulous  
9 job presenting this morning because there are not many  
10 questions. So thank you for your presentation. Good  
11 job.

12 PRESIDENT SANDOVAL: Thank you, Mr. Chairman.

13 DR. POLLARD: Good morning again. DeRionne  
14 Pollard, president of Nevada State University. It is  
15 always difficult to follow my colleague, Mr. Sandoval,  
16 but I'm going to try and do so and hopefully can keep the  
17 roll going in terms of us doing good things here.

18 Again, I'm representing Nevada State  
19 University. To my left is Dr. Gloria Walker, who is our  
20 vice-president for all things budget and finance. So as  
21 I always say, I'm happy to have her answer the hard  
22 questions and I will do all the easy ones to the extent  
23 we can.

24 Nevada State University is a new and growing  
25 institution. We're just experiencing our 22nd birthday



Page 25

1 coming up soon. We are going to be developing nearly 450  
2 acres of developable land on that campus. We're  
3 fortunate to have newer buildings and less deferred  
4 maintenance than some of our colleagues have described.  
5 However, our needs are unique in comparison to every  
6 other institution. In particular, we can't fully serve  
7 our mission as a mid-tier institution that provides  
8 savings to taxpayers by being a teaching institution  
9 without the adequate resources necessary to do the work  
10 of that. So with that in mind, you will see four  
11 projects that I'll speak to and hopefully, I'll respond  
12 to any questions that you may have with that.

13 The first project was ranked number five  
14 according to the NSHE ranking list, and this is our  
15 academic village. This is an opportunity for us to serve  
16 as a resource efficient hub where students can have all  
17 of their student services and many of their academic  
18 support services co-located in one facility.  
19 Nevada State currently requires 244 percent  
20 more study space to meet the needs of our student body.  
21 We know that students support services are critical for  
22 the students that we have the privilege of serving. 30  
23 percent retention rates are seen when students access  
24 tutoring services, so we want to expand that space. Our  
25 current tutoring services exist in a space that's about

Page 26

1 one-seventh the size of this room. So we would benefit  
2 deeply for our students having that, and our academic  
3 village was ranked higher in previous sessions.  
4 This is our third opportunity to bring this  
5 before this body, but we have only continued to grow  
6 since that time. This project is one that is near and  
7 dear to my heart because we know that it is indeed  
8 necessary for students to have those support services in  
9 order for them to be successful within an academic  
10 environment.

11 Mr. Chairman, I can continue, or if you'd  
12 like me to pause for any questions regarding this  
13 particular project.

14 CHAIR HAND: Let's take questions if they  
15 exist. Yes.

16 MEMBER WALKER: Roy Walker.

17 DR. POLLARD: Yes, sir.

18 MEMBER WALKER: In your submittal to us, you  
19 have a deficit space requirement to be funded by 2029 by  
20 73,000 square feet.

21 DR. POLLARD: We do have a deficit space. We  
22 do not have -- if I am understanding your question  
23 correctly, we do not have enough space to serve the  
24 students that we have and certainly for the anticipated  
25 growth of the institution. That is what makes us very

Page 27

1 unique as it compares to many of our peer institutions  
2 because we're new. And as a result of that, our campus  
3 is primarily composed in the corpus of four buildings  
4 right now with two other buildings that are adjacent  
5 somewhat of a little bit of a distance from that in  
6 addition to a series of residence halls. So we are  
7 compacted and our growth is contracted because we don't  
8 have adequate space to do the growth that we need to do  
9 and can do.

10 MEMBER WALKER: That being five years from  
11 now, when will you start the process for your funding  
12 request for that expansion?

13 DR. POLLARD: We have brought this for this  
14 period as a planning project. We de-coupled it. I think  
15 our original presentation the first time we brought it  
16 was all in at one. We were counselled to separate that,  
17 so last year we divided it as a planning project and we  
18 bring it back this year. This is just for planning of  
19 this \$5 million and then we will bring back in the  
20 subsequent year subsequent session for construction and  
21 FF&E.

22 MEMBER WALKER: Thank you.

23 DR. POLLARD: Thank you.

24 CHAIR HAND: If there are no other questions,  
25 go ahead and proceed.

Page 28

1 DR. POLLARD: Thank you, Mr. Chairman. Our  
2 second project is ranked 13 in the NSHE list. I'll pause  
3 and let you advance if you'd like to do so. This is  
4 again a planning grant or planning project that we're  
5 asking for where we are going to build additional  
6 classrooms, lab space and office space. Again on or  
7 campus, Nevada State was one of our primary missions was  
8 founded around the creation of nurses, and about 43  
9 percent of all NSHE nurses that are background prepared  
10 come from Nevada State University within the state.

11 We are at profound capacity issues as it  
12 relates to our science laboratories. This allows us also  
13 to expand into other STEM areas and therefore, with fewer  
14 programs and less capacity, we're unable to meet the  
15 needs that we have currently in our campus, so we have  
16 asked for planning dollars to allow us to build this  
17 building hopefully in a future year to come back and ask  
18 the body for consideration for construction and then  
19 FF&E.

20 CHAIR HAND: Chairperson Hand, for the  
21 record. Any questions?

22 MEMBER MANNELLY: Phil Mannelly. I see here  
23 on this one, it says that you all are the second-fastest  
24 growing four-year public institution in the nation. That  
25 sounds pretty impressive. Can you speak on that a little

Page 29

1 bit? Is that mostly online or in person or?  
2 DR. POLLARD: No, it's actually in person.  
3 The chronicle of higher education a few years ago, they  
4 do a national ranking of the fastest-growing institutions  
5 and ours contributes, which is interesting, it's an  
6 anomaly compared to what's happened across the country  
7 where you're seeing the north and southeast and northeast  
8 -- excuse me -- the southeast and the southwest are  
9 growing in higher education typically whereas the  
10 northeast and other parts of the country, particularly  
11 the Midwest, are contracting. Our populations are  
12 growing in these areas, and as a result of that, we've  
13 enjoyed a growth.  
14 I'll also say it's because of how we serve  
15 our students and the students we typically serve. 75  
16 percent of our students at Nevada State are students of  
17 color. Almost 80 percent of our students -- excuse me --  
18 50 percent of our students are first generation students,  
19 and we continue to attract what we call the new majority  
20 in higher education.  
21 So as a result of that, we are growing  
22 rapidly and we're also seeing expansions in addition to  
23 online, in our dual-credit program. So we've been very  
24 successful in both of those spaces, and as a result of  
25 that, that growth, certainly has tempered some post

Page 30

1 COVID. I think all of higher education is experiencing  
2 some renewed efforts around enrollment with the exception  
3 of our community colleges in this state, so that's  
4 something that needs to be, I think, congratulated  
5 wholeheartedly. Thank you for the question.  
6 My next request is by far the most sexiest  
7 one on the list. This would be water infrastructures.  
8 The thing that I love talking about all the time: Water,  
9 water, water. This was ranked 19 on the NSHE ranking  
10 list.  
11 I know that when I arrived at this  
12 institution three years ago, during my interview, several  
13 folks talked to me about a water problem. And I thought  
14 we needed more water because we were in the desert, and I  
15 found out it's not that we need more water, which we do.  
16 We actually have a water pressure issue. And as a result  
17 of that, we have about 75 percent of our available land  
18 is affected by an inadequate water pressure issue. So  
19 when I arrived, if I'm correct, it was a \$6 to \$7  
20 million-dollar project. Now it is almost an \$11  
21 million-dollar project that's grown extensively.  
22 It is a public safety issue for fire  
23 suppression, and it also impacts our ability to develop  
24 our property as we move forward because we have to have  
25 water pumps in every building or every minor project in

Page 31

1 order to build out the rest of that facility -- excuse me  
2 -- the campus. Short-term water pumps are costly and  
3 have increased risk for damaging pipes due to bubble  
4 pockets. I'm an English professor, but I have learned  
5 about bubble pockets.  
6 There is also an opportunity for this could  
7 be grouped with our other capital priority projects as  
8 necessary. The cost has increased dramatically as I've  
9 said since I arrived here due to inflation. And  
10 potentially, we are looking to expand this project and go  
11 forth with what we're calling our smart growth  
12 opportunity to build out through an alternative  
13 non-public funded process for that campus. We're very  
14 excited about what this could do for us, but more  
15 importantly, what's necessary for the campus in the  
16 long-term.  
17 CHAIR HAND: Chairperson Hand, for the  
18 record. Do we have any questions? Philip looks like  
19 he's digging.  
20 MEMBER MANNELLY: Yeah. Phil Mannelly, for  
21 the record. This description talks about possibly  
22 partnering with the City of Henderson, their municipal  
23 water supply system. Would they share in some of the  
24 costs of construction if that's feasible?  
25 DR. POLLARD: That is one of the -- whether

Page 32

1 the State, County and/or the City of Henderson, we've had  
2 extensive conversations with the City of Henderson about  
3 this because they also have adjacent properties that they  
4 know will be developing in the near future, so we are  
5 prepared and they're prepared to have those conversations  
6 as well with us to help defray the cost. So that's  
7 something that we think brings us to the table as a  
8 benefit as well. Great observations.  
9 CHAIR HAND: Looks like we have no further  
10 questions.  
11 DR. POLLARD: Thank you.  
12 CHAIR HAND: Thank you. Nice job.  
13 DR. POLLARD: My last project is ranked 23.  
14 We just made it on the list here. I often tell people  
15 that the one gift of COVID is that COVID has given us, I  
16 think, a vocabulary and an awareness around mental health  
17 and wellness, particularly as it affects college  
18 students. So we are asking in this particular project of  
19 planning dollars for a facility for mental health that  
20 will allow us to have a licensed counselor and a  
21 treatment area on the campus for students.  
22 We know this is critical for many of our  
23 students, especially those who are first-generation  
24 students who largely come from lower socioeconomic  
25 backgrounds that may not have access to these types of



<p style="text-align: right;">Page 33</p> <p>1 facilities or services in their communities. Many of our 2 students actually are commuter institution primarily. 3 They commute hours away, and if we can provide those 4 services on our campus similar to many of our sister 5 institutions, we know it would be not only an asset to 6 those students and their families, but I dare say an 7 asset to our community as we have healthier and thriving 8 members in our community. 9 And that, Mr. Chair, is the last project. 10 And I'm happy to respond to any questions that you all 11 may have regarding that or anything I've spoken to. 12 CHAIR HAND: Again, very nice job. We don't 13 have any questions, so thank you for your presentation. 14 DR. POLLARD: Thank you, sir. Thank you to 15 every member. 16 DR. DONNELLI: Good morning. For the record, 17 I'm Dr. Amber Donnelly, and I am the president of Great 18 Basin College. Thank you for the opportunity to speak 19 with you today on behalf of Great Basin College. It's an 20 honor to be here to present to this distinguished group 21 of leaders who play a critical role in shaping the 22 infrastructure and future of the great state of Nevada. 23 I'm pleased to represent an institution that 24 has been at the heart of higher education and workforce 25 development in rural Nevada for greater than 50 years.</p>	<p style="text-align: right;">Page 35</p> <p>1 is very clear. Without it, our ability to expand 2 programs and provide essential training for Pahrump's 3 industries remains constrained by our currently 4 undersized facility. This limitation directly impacts 5 our capacity to meet the educational and workforce needs 6 of our growing community. 7 Pahrump is one of the fastest growing areas 8 in our state, and this new campus will play a crucial 9 role in improving access to higher education for its 10 residents. It will serve as a beacon of opportunity, 11 offering programs that directly address the needs of our 12 local populations and our industries. 13 Moreover, the campus is designed to be an 14 innovative and workforce development hub. It will help 15 meet the critical needs of healthcare, manufacturing, 16 Lithium mining and other emerging industries by providing 17 training, resources and the necessary resources for this 18 sector. The Pahrump Valley campus will not only support 19 the local economy but also contribute to the broader 20 economic development of Southern Nevada. And I'll pause 21 there for any questions that you guys might have. 22 MEMBER MANNELLY: Yeah, Phil Mannelly. Can 23 you speak a little more about this commitment to build in 24 ten years from the BLM? 25 DR. DONNELLI: That's correct. So when the</p>
<p style="text-align: right;">Page 34</p> <p>1 Our college serves a vast diverse region providing access 2 to quality education and training that empowers our 3 students to strengthen our communities. 4 Today I'm here to discuss the significant 5 projects that are crucial to the continued growth and 6 success of our institution. These projects not only 7 enhance our ability to serve our students, but also align 8 to our broader goals in the State of Nevada with economic 9 growth and development, workforce readiness and community 10 enrichment that are vital for the State of Nevada. 11 This first slide outlines the beginning of a 12 new chapter for Great Basin College as we embark in the 13 development of our Pahrump Valley campus. This master 14 planning project is a crucial step in expanding our reach 15 to impact Southern Nevada. The project is more than just 16 buildings and infrastructure. It represents our 17 commitment to expanding our educational access and 18 fostering community growth in Pahrump and the surrounding 19 areas. 20 The total cost of this project is \$12.46 21 million with \$12.16 million requested from the State and 22 \$300,000 committed by Great Basin College. In 2016, the 23 Bureau of Land Management conveyed 274 acres of land to 24 Great Basin College with a commitment to build within ten 25 years. As we approach that deadline, urgency for funding</p>	<p style="text-align: right;">Page 36</p> <p>1 land was handed over to Great Basin College, you have to 2 have some sort of development on that land. And so we 3 are headed towards that deadline of 2026 where we have to 4 have some sort of progress. This is our initial step of 5 that progress, and I would tell you that initially when 6 we started looking at this in 2016, the cost of what 7 we're asking for today was around \$3 million. And just 8 as President Sandoval said with that increase over time, 9 it keeps growing, so a year ago, it was \$8 million. Now 10 we're at a \$12-million mark, and we know that that's 11 going to go up in the next year to \$13 million. So we're 12 in that same cycle of seeing that develop and the cost 13 increasing. 14 MEMBER MANNELLY: Phil Mannelly again. I 15 guess probably a two-part followup question. Then does 16 the just doing the design satisfy the requirements of the 17 BLM? And is there anything short of a, you know, all in 18 looks like, you know, \$115 million-dollar project that 19 would satisfy the needs of the BLM? 20 DR. DONNELLI: I mean, ideally, we would like 21 to do the full project, but doing it in pieces and having 22 some sort of development, so this is the first that they 23 would accept as progress towards development on the 24 property without actually breaking ground. Any further 25 questions?</p>

Page 37

1 All right. As we focus on preserving the  
2 legacy of Great Basin College, it is essential to address  
3 the infrastructure needs of our two most historical  
4 significant buildings: McMullen Hall and Lundberg Hall.  
5 These buildings have served our campus communities for  
6 decades, but their age has brought on critical challenges  
7 that must be addressed to ensure the continued -- to  
8 ensure that they will continue to serve efficiently.  
9 The McMullen Hall and Lundberg Hall roof and  
10 the HVAC repair total cost is \$1.1 million with \$1  
11 million-dollar request and \$100,000 committed by Great  
12 Basin College. Both buildings have rooftop HVAC systems  
13 that are nearly 30 years old, far beyond their useful  
14 life. Additionally, the roofs are in poor condition with  
15 previous repairs no longer effective leading to  
16 persistent leaks and ongoing damage.  
17 The McMullen Hall is a central hub for  
18 college housing our library, veterans affairs office,  
19 classrooms and office space. The leaks not only damage  
20 the building but also pose health risks due to the water  
21 exposure.  
22 Lundberg Hall houses vital data centers and  
23 infrastructure such as SCS, NDOT and GBC, making it a  
24 critical project and that the space cannot experience  
25 further water damage. These repairs are not just about

Page 38

1 maintaining the infrastructure, they are about the  
2 safeguards of health and safety and functionality of this  
3 critical spaces at Great Basin College. And I'll pause  
4 for any questions that you might have.  
5 Great. This project focuses on renovating  
6 and modernizing Berg Hall at Great Basin College Elko  
7 campus. Our goal is to transform the building into a  
8 welcoming student center with efficient workspace while  
9 ensuring it meets ADA compliance and standards. This  
10 renovation is essential to ensuring the functionality and  
11 accessibility of one of our key campus buildings.  
12 The project has a total cost of \$2.75 million  
13 with \$2.5 million requested and \$250,000 contributed by  
14 Great Basin College. The renovation will modernize Berg  
15 Hall at the Elko campus, transforming it into a student  
16 center with workspace. And some of the challenges that  
17 we have in that building just because of the datedness of  
18 it are those ADA compliances. The HVAC system, lighting  
19 and windows will be improved, creating energy efficiency  
20 and reduced operational costs.  
21 Currently, there is significant temperature  
22 variations and poor circulation throughout that building.  
23 The campus administration building is also housed in this  
24 area, and this will improve our business operations.  
25 Modernizing the space will not only improve the

Page 39

1 functionality but also make GBC more attractive for  
2 prospective students and faculty. The renovation is  
3 essential to maintaining a welcome, efficient and  
4 accessible environment for both students and staff at  
5 Great Basin College. And are there any questions?  
6 Hearing none, I'll go on. This project  
7 focuses on the comprehensive repair and resurfacing on  
8 our parking lot asphalt both in Elko and the Ely campus  
9 along with necessary repairs to walkways on the Elko  
10 campus. By addressing the existing surface damage, we  
11 aim to ensure safety, accessibility and the overall  
12 aesthetics and appeal of these vital areas ensuring  
13 long-term durability and improved user experience. The  
14 total cost of this project is \$825,000 with \$750,000  
15 requested from the State, and \$75,000 will be provided by  
16 GBC.  
17 Some of the key points that I would mention  
18 is that the Elko campus has nearly 500 square feet of  
19 asphalt, and the Ely campus has around 42,000 square  
20 feet. This project will address cracks, potholes and  
21 general wear and tear, sealing the asphalt, repainting  
22 parking stalls on both campuses. Regular comprehensive  
23 maintenance like this is essential to extend the lifespan  
24 and infrastructure and reduce the needs of frequent  
25 repairs; ultimately saves money by addressing these

Page 40

1 issues early on rather than allowing them to continue to  
2 get worse.  
3 Additionally, the Elko campus has over  
4 193,000 square feet of concrete much of which is falling,  
5 cracked or heaved. These conditions pose significant  
6 safety and accessibility risks. This project is crucial  
7 to maintaining the integrity, safety and usability of our  
8 campus infrastructure and helping to prevent larger, more  
9 costly repairs in the future. And are there any  
10 questions on that project?  
11 I'd like to thank you for your time and your  
12 attention today as we outline these critical projects  
13 that are essential to the future of Great Basin College.  
14 Each initiative, as we've discussed, reflects our  
15 commitment to providing high quality education, fostering  
16 community growth and ensuring that our facilities are  
17 safe, efficient and accessible. By addressing these  
18 needs, we are preparing Great Basin College to continue  
19 to serve as a pillar of opportunity and excellence for  
20 generations to come.  
21 I would also add that we're also experiencing  
22 a high increase in growth in our student population of  
23 over 16 percent at the start of this semester. That's  
24 more growth in students than we have seen in the last  
25 three to four years pre-COVID, so we know that we're

Page 41

1 growing and we're growing at all of these locations.  
2 I look forward to the opportunities ahead as  
3 we bring these projects to life, and I am confident that  
4 with your support, we will achieve great things at Great  
5 Basin College and the communities that we serve. Thank  
6 you again for your commitment to the future of higher  
7 education in the State of Nevada. And I am happy to  
8 address any final questions. Thank you.  
9 MEMBER MANNELLY: Phil Mannelly. I've got  
10 another question. I think it was mentioned on project  
11 number six, but in general, it talks about, you know,  
12 skilled workforce for local businesses. Are there any  
13 programs in particular that your college has that serves  
14 I think that area as Pahrump or just in general that may  
15 be unique for Great Basin that's not offered at other  
16 colleges?  
17 DR. DONNELLI: Right. So that is a great  
18 question. Dr. Amber Donnelly, for the record. I  
19 appreciate you asking it because the second largest  
20 Lithium deposit is in Tonopah. And so one of the  
21 programs that we are going to be developing is called a  
22 process plant operator trainer. That's going to be key  
23 in our ability as a state to train workforce to develop  
24 that project and work within that mining extract as well  
25 as the processing and the lithium loop with that lithium

Page 42

1 tech hub.  
2 The other areas are the manufacturing that we  
3 already have in that area and then SB 375, which was the  
4 funding that we received for nursing, our expansion is  
5 specifically in Pahrump because there is such a need and  
6 such a shortage there that that's where we put the  
7 majority of the funding directed towards that campus.  
8 MEMBER MANNELLY: Thank you.  
9 DIRECTOR GRIMMER: Joy Grimmer. I have a  
10 question. Can you explain what the current footprint in  
11 Pahrump is like, your enrollment numbers, that sort of  
12 thing?  
13 DR. DONNELLI: Yeah. So we have a pretty  
14 significant number of dual enrollment students there, but  
15 our campus also has its -- we're right around 38 percent  
16 of our enrollment comes from there. We're seeing a steep  
17 increase in how many students we actually have in that  
18 area and what we're recruiting to that area. But again,  
19 with the limited space and what we can have, we have one  
20 building there.  
21 Right now, what we're able to offer as far as  
22 live courses physically there are mostly in health  
23 sciences. We added the nursing program there. We've  
24 added the medical imaging program there, and then we just  
25 added NAPE, which is medical assisting, phlebotomy and

Page 43

1 EKG. So the mining manufacturing is also a newer  
2 program. So we're really expanding there and growing and  
3 have an opportunity to see even more growth there. But  
4 we're constrained by just having the one building and  
5 what we can actually put in there. So we oftentimes use  
6 the high school. It's adjacent to our primary campus  
7 there. And so one of the programs that we're looking at  
8 adding is going to be a diesel program, but that would be  
9 in partnership with their school district and using space  
10 on their campus in order to use their automotive lab.  
11 MEMBER MANNELLY: Phil Mannelly. Another  
12 question. Perhaps a followup on my prior one. With the  
13 land patent issue, is there a contingency plan if this  
14 isn't funded?  
15 DR. DONNELLI: You have to have some sort of  
16 development on there whether that be water, putting in a  
17 well or even developing a road into that piece of  
18 property. It is also adjacent to the speedway, and so  
19 our thought process is really to utilize some of the  
20 funding that we would have committed to this project and  
21 use that for either road or some sort of utility access.  
22 And that might buy us a short amount of time, but it  
23 wouldn't allow us to actually grow or develop or make an  
24 impact other than retaining the piece of property which  
25 was not the intent when that was deeded over to us.

Page 44

1 CHAIR HAND: Thank you very much. Great job.  
2 DR. DONNELLI: Thank you.  
3 PRESIDENT WHITFIELD: Good morning. It's  
4 good to be here with you all today. I want to start by  
5 saying in my time at UNLV -- sorry. For the record,  
6 Keith Whitfield, president of UNLV.  
7 So in my time at UNLV, one of the true game  
8 changers for us was the investment of public works into  
9 building a new advanced engineering building. That on  
10 our campus in the short time that it's been since it's  
11 completed has truly transformed and built our capacity to  
12 be able to provide a much needed piece of the workforce  
13 in our state, so I want to thank you for that support.  
14 So for today, we bring you three different  
15 projects, the first of which is the Lee Business School  
16 Building. It's ranked number six in terms of the NSHE  
17 priority request, and it's number one for us. This would  
18 be seeking a little over \$6 million dollars in State  
19 funding to support the construction of a new Lee Business  
20 School Academic Building. The other half would be come  
21 from philanthropy, from internal funds and financing.  
22 The State funding is going to be critical for us to be  
23 able to move this forward.  
24 Before I get into some of the specifics about  
25 the particular building, there is a context behind this

Page 45

1 that I think is important and shouldn't be missed. On  
2 December 6th of last year, we had a shooting that  
3 occurred in our business building, and while we were  
4 already thinking about changes that we wanted to make and  
5 to build a new building, I think that accelerated the  
6 urgency of that.

7 What our goal and plan is to build a new  
8 building and then to repurpose the building where that  
9 eventually happened. That will provide in some ways some  
10 relief just changing the face of the campus, changing a  
11 little bit of the history of the campus in a way. And so  
12 this is a critically important project for us.

13 This new building stems from significant  
14 limitations in the current facility which lacks  
15 sufficient classroom, collaborative spaces and dedicated  
16 areas for students services. It also hampers our ability  
17 to create more industry partnerships and community  
18 engagement. The existing building also cannot  
19 accommodate the growth and expansion to meet future  
20 needs.

21 And relative to expansion and future needs,  
22 it is important -- this is an interesting point in the  
23 cycle of the university because as we start the fall  
24 semester, we do our official counts in September. And  
25 currently, we have the largest incoming class that we've

Page 46

1 ever had at the university, and we also may top as much  
2 as 33,000 students, an increase of over five percent.  
3 And so the university is growing in many different ways,  
4 and this is a critical building to be able to try to deal  
5 with those changes and the advancements that we're seeing  
6 in lots of different areas of the university.

7 The building will house a 23,000 square-foot  
8 student success center and a 3,600 square-foot piece  
9 that's going to be dedicated to Ph.D. and doctor of  
10 business administration programs which is vital for  
11 attracting students to come to our unit and for our  
12 state. Areas of interaction for students and the  
13 business community is critical for them to be able to  
14 have the kinds of experiences that they need to have to  
15 serve our public, and this project is designed to be able  
16 to generate significant cost savings by consolidating the  
17 business school into a single facility whereas right now,  
18 it's distributed, which would allow for again, repurposes  
19 of Lee Hall.

20 For the project, the total cost of the  
21 project is \$136 million dollars. That's what we're  
22 estimating, with total square footage being 131,000  
23 square feet. With that, I will stop and see if you have  
24 any questions on this particular item.

25 MEMBER MANNELLY: Phil Mannelly. Can you

Page 47

1 maybe speak a little more about the current enrollment of  
2 the college of business in general and perhaps  
3 projections and how that ties into this facility?

4 PRESIDENT WHITFIELD: Great question. And  
5 I'm a numbers guy, so it's killing me that I don't have  
6 the exact numbers, but we're seeing relative upticks in  
7 every single one of our programs, so there is an uptick,  
8 but I couldn't give you exact numbers.

9 One of the places I do know that it's grown  
10 actually is in terms of our graduate student enrollment.  
11 And so that's a really important piece when you think  
12 about the economic viability of those people that are  
13 getting degrees and going out and being able to really be  
14 productive. And so we are seeing an increase in terms of  
15 the graduate student enrollment. I can give you that as  
16 a positive.

17 MEMBER MANNELLY: Thank you.

18 PRESIDENT WHITFIELD: So let's keep moving on  
19 here. Our next project is our number two priority, and  
20 it's priority number 18 or 17. I think it's 18 in  
21 terms of the NSHE priorities. This would be for new UNLV  
22 education building.

23 UNLV is seeking a little over \$6 and a half  
24 million dollars in State funding to support the  
25 construction of a new education building. The building

Page 48

1 that we're in currently is over 50 years old and is  
2 really no longer sufficient to be able to meet the  
3 growing needs and demands of students in the community.  
4 Retrofitting it would be too costly and insufficient.  
5 And a new facility is essential to advance pre-K through  
6 12 education. We also do a lot of our mental health  
7 training for folks to be able to go out into the  
8 community and serve as well as other workforce  
9 development outcomes.

10 Our college of education has really been  
11 outstanding in the last few years. It has done things  
12 like creating one of the nation's -- I think it's still  
13 the only apprenticeship program preparing more than a  
14 thousand teachers for apprenticeship success. We're  
15 proud that we've also been able to earn recognition in  
16 both state and federal levels for recognition for its  
17 groundbreaking efforts for tackling the challenges that  
18 we have in the State in the pre-K through 12 sector in  
19 terms of teacher shortages.

20 Our impact is growing. In the past year,  
21 we've seen a 15 percent increase in enrollment in  
22 education with a remarkable 43 percent growth over the  
23 last five years. But our impact does not stop at UNLV.  
24 We're working directly with school districts and  
25 community leaders statewide in supporting K through 12

Page 49

1 programming and implementing youth workforce development  
2 initiatives.  
3 We need this new building to be able to  
4 better serve and be able to better meet those workforce  
5 needs. Our commitment to education and mental health is  
6 unwavering, providing critical telemental health as well  
7 as virtual education services to students and families  
8 across Nevada is desperately needed and to continue and  
9 we need this new building to be able to best serve our  
10 community. The project cost estimate is \$135 million  
11 with a total square feet being about 132,000 square feet.  
12 With that, let me stop and see if you have  
13 any questions.

14 MEMBER MANNELLY: Phil Mannelly again. Both  
15 of these have 50 percent funding from the school. What's  
16 the revenue source for that? And unless I missed it on  
17 the other ones, I think maybe University of Nevada -- I'm  
18 from Northern Nevada -- had 50 percent on the design but  
19 not the construction. How are you guys able to fund 50  
20 percent versus not seeing that in the other institutions?  
21 PRESIDENT WHITFIELD: Our plan is to be able  
22 to use private philanthropy, perhaps some of our  
23 investment income that comes through the university.  
24 This is another one of those things that's a top  
25 priority, and so we would seek every additional way in

Page 50

1 which we could to be able to build this building. And  
2 particularly for the philanthropy, once the planning is  
3 approved, that makes it much easier to be able to go out  
4 to our community and be able to raise money because they  
5 know that it's going to be real.  
6 We've had a lot of good conversations with  
7 folks, but they're waiting for this piece to know that  
8 planning piece of it's going to go on knowing that we  
9 have approximately a two-year run up to be able to then  
10 need the funding to be able to bridge our half to a  
11 building project like we typically do with public works  
12 where we share 50/50.

13 MEMBER MANNELLY: Thank you.

14 PRESIDENT WHITFIELD: And just an additional  
15 point. It's similar to what we do with the advanced  
16 engineering building. And as you remember, I think all  
17 of us can tell a story about COVID. COVID interrupted  
18 that because we desperately needed to in the state be  
19 able to provide some additional funding, so that was  
20 pulled away. When we came back 2022, we did that 50/50  
21 split, and that's how we came up with the ability to  
22 build the advanced engineering building.

23 MEMBER LEWIS: Kevin Lewis, for the record.  
24 I'm curious to see how much the virtual learning has an  
25 impact on any of your educational programs and how are

Page 51

1 you programming for the future taking that into account  
2 as our society's growing and developing in that  
3 direction?

4 PRESIDENT WHITFIELD: I love talking about  
5 building stuff, but I love talking about that even more.  
6 I don't have my little sheet. We're going all in into  
7 that space because that's what we see is really  
8 happening. As kids are coming through the K-through-12  
9 system, one of the things that's fascinating is is that,  
10 you know, before maybe 20 percent of the kids would call  
11 them themselves gamers. Now it's as high as 70. And so  
12 they are in that space. They're learning in that space,  
13 they're thinking in that space, and so we're doing a  
14 couple of different things.

15 One of them is building out a virtual reality  
16 immersive learning facility in our library, and that's  
17 just one of the pieces that's happening around campus in  
18 the education sector. We're doing just as you're  
19 mentioning. We're trying to figure out ways to have  
20 hybrid models of both online. We haven't gotten to the  
21 point of doing virtual with that yet, but we think for  
22 this facility we're building, education is going to be  
23 one of the prime ones that wants to get in there and not  
24 only be able to teach the students to figure out ways to  
25 be able to offer students educational opportunities but

Page 52

1 also for the teachers to be being up on something that is  
2 just it's not even coming down the road. It really is  
3 already here. And so the immersive learning also could  
4 be something.

5 I think we have someone who is developing  
6 content. One of the things that we're doing with that is  
7 not relying on what's already there. We want to build  
8 our own content and hopefully use it as something that  
9 could generate revenues because other schools will use it  
10 because we do see this is something that's really just  
11 catching on fire.

12 And so your point is very well taken. This  
13 is an important piece of higher ed that's changing, and  
14 we need to be able to adjust to it. And some of it is  
15 having facilities like the education building like we are  
16 already trying to do in our library to be able to provide  
17 the kind of training that people need in a 21st Century  
18 environment.

19 MEMBER LEWIS: Thank you.

20 PRESIDENT WHITFIELD: Let me move on to the  
21 next one now. This is number 19 in terms of NSHE  
22 ranking, and in a way, beloved, but in a way,  
23 frustrating, and that's our fine arts building. Our fine  
24 arts building that we currently have is the oldest or  
25 second-oldest building on campus. It was built in 1959.

Page 53

1 So UNLV is seeking \$5.2 million in State  
2 funding to support the construction and planning for a  
3 new fine arts building. UNLV would come up with the  
4 other half of that through a blend of philanthropy and  
5 internal funds and financing. But without State funding,  
6 the project just simply can't proceed. We're limited in  
7 our ability to be able to meet the growth and demands  
8 that are needed in terms of supporting Nevada's economic  
9 and cultural development.  
10 One of the pieces that this ties to -- and  
11 I'm not getting over ahead of myself, but one of the  
12 issues that our state is considering and facing is the  
13 idea of the film industry coming here. And in part, this  
14 is to be able to develop and to meet the needs and  
15 challenges that are going to go on with that. Again, the  
16 building was built in 1959. Replacing Grant Hall would  
17 eliminate the need for \$2.6 million dollars in deferred  
18 maintenance and operational inefficiencies that are in a  
19 building that that's old.  
20 The college of fine arts is seeing a 22  
21 percent increase in enrollment over the past decade  
22 highlighting the urgent need for additional space and  
23 resources. The project will enhance UNLV's ability to  
24 produce graduates equipped to meet the evolving needs of  
25 Nevada's economy. Some of that may change in the future,

Page 54

1 and this building would help our students to be well  
2 prepared to address that need.  
3 The building's design will promote  
4 interaction and support for all students as seen from the  
5 previous ones, previous projects that I've talked about,  
6 and I think I've heard from my colleague as well the  
7 ability for students to actually be able to not just sit  
8 in a classroom but I call them collision spaces where  
9 they can meet and talk with one another. That's an  
10 additional piece of education that has to happen of  
11 interactions from students and interactions with students  
12 and their faculty. And so even in designing buildings,  
13 that needs to be written in because it's an incredibly  
14 important piece of how higher ed is serving our students  
15 and getting them prepared for the workforce.  
16 The design of the building will promote  
17 interaction for those students helping them also to close  
18 achievement gaps and to foster an inclusive learning  
19 environment. The fine arts programs require specialized  
20 classrooms and labs that align with the industry  
21 standards. So with that, the project estimated cost is  
22 somewhere between \$80 and \$100 million dollars with the  
23 total square feet being 74,000 square feet. And with  
24 that, I'll see if you all have any questions.  
25 MEMBER LEWIS: Kevin Lewis, for the record.

Page 55

1 I heard you touched a bit on the entertainment sector as  
2 they're starting to come into Nevada as we have Sony  
3 coming on board, we have Warner Brothers. I wanted you  
4 to elaborate possibly on some of the programs that might  
5 address the workforce in that particular industry.  
6 PRESIDENT WHITFIELD: Thank you for that  
7 question. One of the interesting things is something  
8 that we started. I can't recall that program. It's not  
9 that old. It can't be ten years old, but it's called  
10 entertainment engineering. One of the really interesting  
11 interdisciplinary programs that we actually have at UNLV  
12 that prepares people for if you're like me, I love the  
13 Cirque Du Soleil. The people in the back actually doing  
14 the kinds of work coordination, whatever, that need to be  
15 done behind the scenes, they learn some of that in that  
16 shared spaces between entertainment and engineering. And  
17 so that's one of the leading programs that we have.  
18 Some of the others in terms of film in  
19 itself, I'll come back into this. I think it's maybe my  
20 just understanding of that industry, it's content  
21 creation. That's what's driving most of the stuff. It's  
22 yeah, there's the super stars and all of that other kind  
23 of stuff, but as we even see influence of AI, the big  
24 pushback from the film industry or from the folks that  
25 work in the film industry is that it was the AI that was

Page 56

1 going to create content and that was going to take away  
2 jobs. So it's a very interesting point in time for us, I  
3 think, as a state, of considering what it would mean to  
4 be a hub for the film industry.  
5 One of the things that we hear all the time  
6 from them is that Las Vegas and Southern Nevada is not  
7 like other places in terms of film tax and all of those  
8 sorts of things because we're so close. People can go  
9 back and forth. And so that's one of the arguments. And  
10 I will say that this is not my hill to die on. This is  
11 something that just to be able to support our community,  
12 to be able to support our state, we're trying to figure  
13 out ways in which we can try to help that effort, but  
14 it's theirs to be able to promote. But between our film,  
15 music, theater, all of those things go into that.  
16 And so one of the things as we've talked  
17 about, some of the possibilities with some of these  
18 different entities is the idea of how are going to hire  
19 your students? How are you going to involve our  
20 students? And there are some really interesting dynamic  
21 things that are actually rolling up getting better.  
22 One of the things that happens in higher ed  
23 -- and apologize if I'm getting excited out of this cool  
24 stuff, but one of the things that we are doing and just  
25 growing by leaps and bounds is internships. Businesses,



Page 57

1 no matter what sector they are, they want to see students  
2 that have the ability to do the kind of work that they're  
3 interested in doing. Just because you have a great GPA  
4 and have a bunch of classes you take, they want to see  
5 that you've actually done stuff. And so that  
6 intersection between having real-world examples and  
7 opportunities are critically important. It's part of the  
8 reason why even these buildings are so important because  
9 they're not just designed to be classrooms. They're  
10 designed for us to be able to engage the community. And  
11 all of them in our preliminary discussion, for example  
12 we're looking at parking because we want to make sure  
13 that they sit in a place where people can actually get to  
14 on our campus and not walk in 110-degree heat. That is  
15 one of the things we're working with. But did that  
16 answer your question?

17 MEMBER LEWIS: Kevin Lewis, for the record.  
18 Yeah, that sure did. I just wanted you to possibly  
19 elaborate -- I don't know if any discussions may have  
20 taken place with some of those film companies, but there  
21 might be opportunities for additional funding that could  
22 come from Sony or Warner Brothers and wanted to see if  
23 you're outfitting those programs to provide the workforce  
24 for those particular areas.

25 PRESIDENT WHITFIELD: You're thinking like

Page 58

1 we're thinking, which is that once they make their  
2 progress on because of the tax bill is important, I  
3 think, for both of the two or three different entities  
4 that are thinking about coming, once they have that  
5 established, that gives us the next leg up, the next  
6 deeper conversation about what their investment actually  
7 might be. For one of those entities that wants to come  
8 to UNLV and to really be working with us closely, they've  
9 talked about the internship piece of it actually even  
10 having about 15,000 square feet of a very large building  
11 dedicated to our students being able to learn, grow,  
12 practice their trade and think about it. It's another  
13 piece of this kind of collision space. If that's what a  
14 student actually wants to kind of do to actually be there  
15 with industry professionals is the best environment that  
16 you can have. So that's what we're thinking is going to  
17 continue to happen as we go on. This is September. I  
18 think as they prime for their legislative actions, we'll  
19 continue to have more of these conversations, and I think  
20 that just that is going to be something that we can  
21 deliver a little bit more when it becomes more real.

22 MEMBER LEWIS: Thank you.

23 CHAIR HAND: Looks like we have no more  
24 questions.

25 PRESIDENT WHITFIELD: Thank you.

Page 59

1 CHAIR HAND: Thank you, gentlemen. Nice job.

2 VICE-PRESIDENT MCCOY: Good morning. My name  
3 is James McCoy. I serve as the vice-president and chief  
4 economic officer for the College of Southern Nevada. I'm  
5 joined by my colleague to my left, Mr. Rolando Mosqueda,  
6 serving as our vice-president for finance and  
7 administration and our new acting president. Welcome to  
8 Nevada from Texas. Him his name is Dr. Bill Kibler. He  
9 joins us in the rear.

10 So today, we're really pleased to be able to  
11 present for you for consideration two CIP projects, the  
12 first being number eight on the NSHE prioritization  
13 scale, and the second being number 16 that we'll get to  
14 toward the end.

15 We're going to spend the lion's share of our  
16 time today talking about number eight, and that's our  
17 northwest campus. For those of you who are familiar with  
18 Southern Nevada and if you're familiar with the northwest  
19 sector of Southern Nevada, you've seen a sign that looks  
20 like the one on your screen there for the better part of  
21 two decades. The future home of the CSN northwest  
22 campus. And you know the history of that particular  
23 parcel of land as it intersects in the intersection near  
24 94 and the 215 Beltway, you know 20 years ago that was  
25 BLM land. And you also know that that land was part of

Page 60

1 the desert meaning there was nothing around it. And we  
2 were blessed to be able to acquire that land through a  
3 long experienced process.

4 I know I've lived in this great state for 22  
5 years, and I've been a part of the CSN family for all of  
6 those 22 years. And when I moved to Southern Nevada, I  
7 saw that sign. And I purchased a home not too far from  
8 that sign thinking one day I'll teach there. That was 22  
9 years ago. So we're really pleased as you can imagine to  
10 be able to bring this project again to your body and to  
11 the state. We're really pleased that the Nevada System  
12 of Higher Education has prioritized this project as one  
13 of their priorities as well.

14 So I want to share with you a little bit  
15 about what this vision for this project looks like. One  
16 of the themes that you've been talking about and  
17 discussing today with colleague from around the higher  
18 education space is around the areas of aligning our  
19 educational pathways to those areas that are important to  
20 our State for workforce develop, economic  
21 diversification, etcetera. In other words, we're  
22 creating opportunities for our citizens to enter into  
23 educational pathways where there is a real career waiting  
24 for them in Nevada.

25 Sir, you just talked about the film industry,

Page 61

1 and that intersection as an economic diversification  
2 driver. That's exciting for us too at CSN. When we  
3 began to think about what the first building might look  
4 like on what will eventually over probably the next  
5 decade or more become a comprehensive CSN campus in the  
6 northwest sector of the valley, we first started to look  
7 at the labor statistics. What are some of the critical  
8 needs in our labor force in Nevada? You've heard today  
9 the critical needs around nursing, and we're grateful for  
10 the legislative action through SB 375 last session that  
11 appropriated \$20 million dollars to help support higher  
12 education in the nursing sector. You've talked about the  
13 film industry. We've talked about advanced manufacturing  
14 today, all critical things that are important to College  
15 of Southern Nevada as well.

16 One of the areas that is in desperate need of  
17 more growth from a workforce standpoint is the area of  
18 public safety. I'm going to pause on that and dwell on  
19 that for a moment. As citizens, as we wait in response  
20 time, whether that be a law enforcement call, a fire  
21 call, a paramedic or an EMS call, oftentimes, and we're  
22 seeing in the local newspaper, right, those response  
23 times are sometimes hours. And then in a critical  
24 emergency, sometimes that ambulance takes better part of  
25 30 minutes. We don't have enough skilled workforce in

Page 62

1 this area.  
2 And so this is the primary attraction for us  
3 as we establish the first building in the northwest  
4 campus on that desert plot of land is to build a center  
5 of excellence in public safety. It's a 60,000  
6 square-foot facility. The first phase of this 60,000  
7 square-foot facility will be inclusive of our law  
8 enforcement training academy. And if you don't know  
9 about CSN's regional police academy because I'll tell you  
10 about it because it's a pride point for us. We're  
11 servicing the agencies that are hiring law enforcement  
12 officers in Southern Nevada. We partner with the State  
13 Highway Patrol, we partner with Clark County School  
14 District. We're the provider of police officers to  
15 University Police Services right here at NSHE. We  
16 provide the marshalls in Southern Nevada. We provide the  
17 badged officers that require POST certification for the  
18 fire marshall, the City of Las Vegas, so you can see  
19 we're not producing Metro's officers. They have their  
20 own robust academy and that's important. But what we are  
21 doing is providing police officers, badged police  
22 officers, POST certified police officers to a variety of  
23 agencies. And they're tremendous partners to us, so much  
24 so that as we were conceptualizing the planning of this  
25 first building, we built an advisory committee made up of

Page 63

1 public service.

2 Employers, they told us exactly what needed  
3 to be in this building to ensure that our contemporary  
4 approach to the curriculum and design of the  
5 infrastructure was going to be there. We're grateful  
6 that the State legislature appropriated \$4.5 million  
7 dollars in planning to us last session. And I want to  
8 let you know we've been good stewards of that money and  
9 we've developed our plan.

10 Turned out that \$4.5 million dollars wasn't  
11 enough to cross the finish line to get to 100 percent  
12 construction document ready so that when we approach the  
13 legislative session hopefully with your support this next  
14 session, we could say we have 100 percent construction  
15 documents ready in hand and we'll be ready to break  
16 ground in June of 2025.

17 When we realized that gap, the College of  
18 Southern Nevada anted in ourselves and we matched that  
19 \$4.4 million dollars of CSN money. So we're about 50  
20 percent in of CSN moneys to match the State appropriation  
21 of \$4.5. And that's what you see on the screen, bottom  
22 right-hand corner. So we can provide assurances thanks  
23 to the great staff of the State Public Works that we will  
24 be construction ready one hundred percent come June 2025.

25 Not only will this center serve the public

Page 64

1 safety sector, but I also want to dwell on one other  
2 thing. One of the major access points for any community  
3 college and CSN is no different, is that of access.  
4 We're a community college. Our mission point is to serve  
5 every human being in Nevada and particularly from our  
6 mission standpoint in Southern Nevada that desires a  
7 higher education. It doesn't matter if their family went  
8 to higher education before them. It doesn't matter what  
9 ZIP code they were born into. It doesn't matter what  
10 their high school GPA was or even if they graduated high  
11 school. We welcome them.

12 And so when you think of the 30,000 students  
13 that CSN serves today as a Hispanic serving, as a  
14 minority-serving institution and you think of the  
15 population growth that is in the Southern Nevada region,  
16 there is a gap in access to higher education in the  
17 northwest corridor of our valley.

18 We've got 9,700 students today who are living  
19 in ZIP codes in the northwest sector of our valley that  
20 are having to commute sometimes by bus, and sometimes  
21 those bus routes take upwards or two or three hours to  
22 get to their campus.

23 Imagine a scenario they don't have to drive  
24 by the sign. They can actually drive to the sign and get  
25 their education. So to that end, not only will we serve



Page 65

1 the public safety sector of this valley but a good  
2 portion of that building, about a third of it, is  
3 dedicated as a first entree into general education to  
4 support the citizens in the northwest sector of the  
5 valley. So citizens can come, new students can come,  
6 existing students can come and get their English, get  
7 their math, get their high school diploma, get their  
8 psychology, all of the while on that half of the  
9 building, we're training the next generation of public  
10 safety officers.

11 One of the tenants of this project that's  
12 also really person from an accreditation lens is any time  
13 you're going to offer a complete program, you have to  
14 have a library. So we built a modest library space to  
15 ensure that the students can be successful while they're  
16 in this building.

17 We're also by accreditation requirement need  
18 to have a mental student support services, recognizing  
19 this is the first building and as the campus grows over  
20 the next decade or more, more buildings will be erected  
21 and greater planning can occur for those larger  
22 footprints for additional classrooms and student support  
23 services. But I want to be upfront that this 60,000  
24 square feet is not only inclusive of the Center of  
25 Excellence for Public Safety but for some general ed and

Page 66

1 for some student support services as well.  
2 One of the things our advisory committee told  
3 us very loud and clear, whether that be a City of North  
4 Las Vegas, the City of Las Vegas, the City of Henderson,  
5 AMR, whether that be the Clark County School District,  
6 the University Police. They all said the same thing.  
7 City of Henderson too. They said this. FBI said it too.  
8 They said this. If you build an EVOC course and you  
9 build one in Southern Nevada, we will come. That is the  
10 greatest need in this state is an EVOC course. And I  
11 think this board heard about that in Northern Nevada just  
12 yesterday.

13 Imagine a scenario in this state where we  
14 could provide emergency vehicle training not only in  
15 Northern Nevada, but also in Southern Nevada. The  
16 commitment from these agencies and the city and county  
17 municipalities has been that if you build an EVOC course  
18 just like the Field of Dreams says, we will come. So not  
19 only will you be able to provide new training to new  
20 officers to support our needs, but we'll also be able to  
21 bring our incumbent workers, our existing workforce to  
22 EVOC course at the College of Southern Nevada north  
23 campus and deliver continuous training and development  
24 for our existing officers and our existing paramedic, EMS  
25 and fire as well.

Page 67

1 The last segment of this particular project  
2 that I want to dwell on a little bit is the cost.  
3 Recognizing that obviously, we've been good stewards of  
4 that \$4 and a half million dollars and will be  
5 construction ready by June of 2025. But when you see  
6 that \$155 million-dollar price tag, that's a big swallow.  
7 So we itemized out, thanks to the State Public Works and  
8 the architecture firm and the construction CMAR, we  
9 itemized out what this looks like so you can understand  
10 why that cost is so incredibly high. The building itself  
11 is \$62.4 million. It's only one building. But because  
12 this is going into undeveloped land that is now  
13 surrounded by commercialized and residential areas  
14 including an RTC park-and-ride, there's a lot of land  
15 improvement that needs to be done as you would have to do  
16 on any brand new campus facility. And so I wanted you to  
17 know that the portion of that \$155 million after you get  
18 past the \$62 for the building itself is for a central  
19 plant. The onsite improvements are coming in at \$12.6.  
20 The off-site improvements to connect in to utilities and  
21 things is \$6.5. The EVOC course itself, if we're  
22 fortunate enough to get that support, is \$15.6 million.

23 To ensure the sound barriers that go around  
24 that EVOC track as you can see the schematic there, that  
25 EVOC track in the top center part of the screen, that

Page 68

1 white square toward the bottom of the screen, the future  
2 building next to it for an additional biennium later, all  
3 of that is inclusive of the \$155 million. The building  
4 itself is \$62.4.

5 One of the things that we're also looking at  
6 -- and you may have noted this in your paperwork, is  
7 right now, although we've committed just shy of \$4.5  
8 million in planning to get this thing ready, we're also  
9 grateful to our CSN foundation and the philanthropic arm  
10 of our institution who have committed to doing a  
11 philanthropic campaign. Just next month in September in  
12 a few days, they'll decide on what their target goals are  
13 that they can reasonably manage philanthropically.

14 We're also looking at this as an opportunity  
15 to rent the space to agencies outside of our own CSN  
16 operations, so imagine State Highway Patrol coming in and  
17 being able to leverage the EVOC course for a fee and  
18 perhaps in a higher quality facility because indeed, it's  
19 going to be a Center of Excellence. When we say Center  
20 of Excellence, we mean top of the class.

21 We had the opportunity and part of our  
22 planning to travel out to Texas to see various  
23 institutions of higher learning, Austin Community College  
24 being one of them, Collins College being another, where  
25 we saw centers of excellence where they partnered with

Page 69

1 public safety municipalities to do this right. So we've  
2 modeled much of this planning based on those institutions  
3 as well.

4 So with that, before we move on to item  
5 number 16 in our second and only other priority at CSN,  
6 we'll pause for any questions, Mr. Chairman.

7 CHAIR HAND: Roy Walker. Are you aware of  
8 the other EVOC budget that is proposed to us?

9 VICE-PRESIDENT MCCOY: The one that you heard  
10 yesterday, sir?

11 MEMBER WALKER: Well, the amount of their  
12 construction cost is substantially less than yours.

13 VICE-PRESIDENT MCCOY: For the EVOC course  
14 itself?

15 MEMBER WALKER: Yes.

16 VICE-PRESIDENT MCCOY: Okay. I am not aware  
17 of that, but we can certainly look at what they're doing.

18 MEMBER WALKER: I would suggest that the  
19 north and the south get together and start looking at  
20 this because two, they've also, in their financial impact  
21 or in their financial statement, are using the same  
22 agencies that you quoted that you would bring to. So  
23 you're going to have competition for the two.

24 VICE-PRESIDENT MCCOY: Thank you, sir. Any  
25 other questions?

Page 70

1 MEMBER MANNELLY: Phil Mannelly. Follow up  
2 on that. Just for the record, I think theirs was \$8  
3 million. I'm looking at it here. But if I recall  
4 correctly, in their presentation as well, they said that  
5 the Southern Nevada Peace Officers already have EVOC  
6 facilities at like Metro has their own and things like  
7 that. And they were saying up in Northern Nevada, there  
8 you know, Highway Patrol, Washoe County, etcetera don't  
9 have their own, so by putting one up here, that would be  
10 a resource for the State to lease it out to them. But as  
11 I recall, they said in Southern Nevada, those are already  
12 existing. I may have misunderstood.

13 VICE-PRESIDENT MCCOY: I'd be happy to  
14 respond to that. Obviously, we're knee deep in this  
15 planning, so I can't speak to what the presentation may  
16 have said yesterday. I believe it was somebody from  
17 POST, right? But what I can tell you with great  
18 certainty in Southern Nevada, there is not an EVOC course  
19 that's directed toward Metro or anyone else.

20 As a matter of fact, what the agencies are  
21 currently doing today is renting out space at one of  
22 three locations. One: The Las Vegas Speedway at a  
23 significant cost. Two: Sam Boyd Stadium's parking lot  
24 at a reasonable price point. But if you've been to Sam  
25 Boyd Stadium's parking lot lately, you know that it's

Page 71

1 filled with weeds and cracks and potholes, and that's  
2 also where we do our currently EVOC training course is at  
3 the Sam Boyd Stadium parking lot. And the third is at a  
4 fee out in Boulder City, and that's not owned by any  
5 particular agency. It's rented particularly by Henderson  
6 PD.

7 MEMBER MANNELLY: Thank you. As I said, I  
8 may have misremembered that, so appreciate that. And I  
9 have a separate question. Your know, relative to the  
10 \$4.5 million in planning with I think this is a CMAR  
11 project construction manager at risk, have you seen some  
12 value engineering or, you know, alternatives to perhaps,  
13 you know, meet the end goal for the campus at a, you  
14 know, lesser overall budget? In other words, has the,  
15 you know, that process been fruitful?

16 VICE-PRESIDENT MCCOY: I appreciate that  
17 question. The answer is yes. In fact, we recognize that  
18 the initial cost of this has got a sticker shock and  
19 anticipating what the total capital budget might be for  
20 improvements statewide, we recognize this is significant.

21 And so as the conversations are had, and  
22 we're looking at things like what does the size of a  
23 central plant really need to be as a first phase from  
24 just one building as opposed to a central plant for  
25 perhaps an entire campus, or perhaps if we didn't fund

Page 72

1 from a State perspective the EVOC course but rather  
2 leveraged sort of a pay-to-play approach and we utilized  
3 support from the agencies who are telling us they're  
4 going to rent this EVOC from us, outside of our own  
5 police academy, those are the kinds of things we could  
6 begin to value down to get to a price that might be a bit  
7 more supported.

8 MEMBER MANNELLY: Thank you.

9 VICE-PRESIDENT MCCOY: If I may conclude,  
10 Mr. Chairman, with just one more comment on this  
11 particular project, and that is, as it relates to the  
12 date of conveyance from the BLM and its associated land  
13 development agreement with the City of Las Vegas, for the  
14 record, in 2018, the initial date of conveyance occurred  
15 with the BLM.

16 Just shy of 2020, it was noted that there was  
17 a significant error in that initial date of conveyance.  
18 The initial date of conveyance in 2018 was cancelled and  
19 re-issued on the record in September of 2020.

20 The reason this is important is the land  
21 development agreement by which our colleague at GBC was  
22 referencing this as well the date by which in our  
23 language the deadline to commence construction has  
24 changed by two years. So initially, on the initial part  
25 of the date of conveyance, we would have had to be

Page 73

1 commencing construction by June 28th of the 2026, hence  
2 our urgency to get this planning ready.  
3 Now, thanks to our president's conversations  
4 with the City of Las Vegas and making sure we're squaring  
5 up the revision to the conveyance of 2020, and then eight  
6 years following that point by which the date of commenced  
7 construction has to begin, we're looking now at September  
8 of 2028, so that's a real big buffer for us to be able to  
9 do some of that value perspective to get this thing  
10 going. Continue, sir? Okay. We've got just one more  
11 project to share with you, and I'll turn it over to my  
12 colleague.

13 VICE-PRESIDENT MOSQUEDA: Thank you. For the  
14 record, Rolando Mosqueda, Vice-President of Finance and  
15 Administration, College of Southern Nevada.

16 This is NSHE priority ranking number 16, and  
17 this is the retrofit, seismic retrofit of the our North  
18 Las Vegas campus, which houses both our library and the  
19 east wing of the building. The retrofit of the building  
20 wing needs to be brought up to code. The original  
21 construction occurred in 1983.

22 Subsequent to that time, CSN has learned that  
23 there needs to be a retrofit, a remodel again, in order  
24 to comply with current code. This is a continuation of  
25 efforts at CSN across the ecosystem to address any

Page 74

1 compliance issues that we have. This area, as you know,  
2 CSN has a substantial footprint in the southern part of  
3 the state. This particular project is in the North Las  
4 Vegas campus.

5 Specific to the North Las Vegas campus, this  
6 area where the project would occur is central to the  
7 student learning experience. It houses the library on  
8 the second floor, student services on the first floor  
9 adjacent to the June Whitley Lounge. There's a small  
10 food service area and a bookstore across the hall. So  
11 again, very focused on the student learning experience,  
12 not disrupting that experience and accommodating our  
13 coordination with our academic side and some of the other  
14 stakeholders of the college.

15 Next slide. And this is just a design phase  
16 for that project. Obviously, it would be done in phases,  
17 again, and not to disrupt the learning experience for our  
18 students and for continuity of learning. And there's not  
19 much else to share. And I'm glad to take questions.  
20 Thank you.

21 CHAIR HAND: It looks like we don't have any  
22 questions. Again, nice job. Thank you, gentlemen.

23 PRESIDENT MCCOY: Thank you.

24 DR. HILGERSOM: Good morning again. I'm  
25 Karin Hilgersom, for the record, president of TMCC. And

Page 75

1 with me today, I have Vice-President of government  
2 relations and finance -- actually, finance and government  
3 relations, General Mike Peyeryl. And I'll go ahead and  
4 tee us up, and then he'll fill in some specifics and gaps  
5 and hopefully, the two of us can take your questions.

6 So this building is such an exciting project.

7 And you may or may not recall, for those of you who were  
8 on this board a couple years ago, that we showed you a  
9 really exciting video. We're not going to do that again

10 today. And I'll explain a little bit why that is, but it  
11 does continue to be a great project for the college, and  
12 largely because of our growth. But more specifically,  
13 our growth in engineering, in STEM fields, including data  
14 analytics and data sciences, and the continuing  
15 prosperity that Northern Nevada enjoys within our  
16 entertainment and theatre industry. And part of this  
17 project would include a theatre tech program if it ever  
18 moves forward.

19 So this is a project that's about 52,000  
20 square feet. It has student collaborative spaces for  
21 robotics, coding, engineering, and that's the action link  
22 which is kind of a multi-use large space for those  
23 fields, a 90-seat restaurant with a teaching kitchen to  
24 expand our successful culinary arts program that we've  
25 currently enjoyed for many years, teaching spaces for our

Page 76

1 hospitality and tourism students, and we did partner with  
2 UNLV, so there's a great pathway for Northern Nevadans to  
3 complete their degree and then head out to UNLV for  
4 additional studies, and also the EastView Building would  
5 include a theatre. And we've had a nice theatre program  
6 with no theatre for many years, and we really need to  
7 have a permanent home for a small theatre at the TMCC  
8 campus.

9 So I will say that the justification for this  
10 project is that really, in Northern Nevada, we really are  
11 at the cusp of a new era and TMCC is just vital to that.  
12 We're vital to that. Like I said, we're growing, and so  
13 much of that growth is in the workforce and STEM field as  
14 it relates to advanced manufacturing, as it relates to  
15 electric vehicle production, as it relates to battery,  
16 battery production, lithium, all of those things.

17 And when you think about these fields, what  
18 you need are a lot of technicians, and we train a lot of  
19 those at our Edison facility and our new Panasonic shared  
20 training center on Plumb Lane, but it also requires  
21 engineers. So for every engineer, you've got eight  
22 technicians, but happy to report that we have students  
23 who are interested in both.

24 And one of my proudest moments as the  
25 president of TMCC was in 2019 when I learned that our

Page 77

1 underrepresented student groups including our Hispanic  
2 students, that they were choosing STEM fields at a higher  
3 rate than their traditional white student counterparts,  
4 right. This is pretty exciting because what it shows you  
5 is that fields like engineering are really becoming  
6 diverse, integrated where all students can enjoy these  
7 excellent careers. And that's what's been really, really  
8 great.  
9 So I'm really excited also to be here today  
10 again with my two partners: DRI and Nevada State  
11 University. And I do think I need to be really, really  
12 honest about something, and that is that should the  
13 shared facility that I discussed with you earlier on the  
14 agenda today, the science experience center with DRI and  
15 Nevada State University, should that get funded, some  
16 elements of this project can be housed there because  
17 we're growing again in engineering. That includes  
18 physics courses, chemistry courses, data science people.  
19 And we think that a shared facility would be equally  
20 effective at housing that growing number of students for  
21 a prosperous Northern Nevada workforce. So I did want to  
22 put a shout out for that again because I think if that  
23 building is funded and becomes reality -- and I love the  
24 partnership that that building signifies and how it would  
25 meet the space needs at TMCC, then this facility would

Page 78

1 probably not come before you in a couple of years, right?  
2 We would figure out how to do the other elements.  
3 So my top priority continues to be ranking  
4 number two, the shared facility, and I'm so excited about  
5 that. And I can't emphasize enough that we really are  
6 running out of space for these science and engineering  
7 fields that we -- TMCC I'm also proud of the fact that we  
8 are very efficient with our use of space. Even with the  
9 robust online presence, we still continue to need the  
10 hands-on project-based learning and undergraduate  
11 research spaces. And so hopefully, project two will get  
12 funded and we can move forward and really model for the  
13 State the synergies when three institutions partner  
14 together. Thank you.  
15 VICE-PRESIDENT PEYERL: Good morning. Mike  
16 Peyerl, for the record: P-E-Y-E-R-L, the vice-president  
17 of finance, government relations and IT. And thank you  
18 for having us here today and looking at this project.  
19 So I'll just get right down to the numbers.  
20 So we're asking for \$29 million dollars total project  
21 value of \$64 million. You say how are you going to come  
22 up with the rest of that money? And so one of the things  
23 that we did this year is we're starting to look forward  
24 to the future. And so we were able to pay off a bond  
25 early, ten years early, which saves us over a million

Page 79

1 dollars in interest, and it recapitalizes about \$350,000  
2 back into the college that we're going to look at putting  
3 into future capital projects. So as far as a bond goes,  
4 which as you look at this \$20 million dollars, we would  
5 be asking -- TMCC is postured to be able to go to NSHE  
6 and get approval for a bond in order to do this.  
7 In addition to that, TMCC has, through the  
8 president's great financial strategy, we originally were  
9 looking at putting \$5 million dollars of institutional  
10 support dollars towards this and at this point, we could  
11 put \$10 million dollars towards this project. So we  
12 really looked at the strategy and how we would fund that.  
13 In addition to that, once this project was  
14 funded, the donors would start to look at TMCC as a value  
15 and be able to pull those donor dollars in. So overall,  
16 we have no issues if approved to get the total \$64  
17 million dollars for the project. And if you have any  
18 questions. Thank you.  
19 MEMBER MANNELLY: Phil Mannelly. The  
20 engineering program, for example, is that a two-year  
21 program or a four-year program?  
22 PRESIDENT HILGERSOM: That's an excellent  
23 question. Most of our engineering students successfully  
24 transfer to the University of Nevada-Reno, which is just  
25 an incredible pathway. And very appreciative for the

Page 80

1 engineering program available to those students at that  
2 point.  
3 I will say, and I am glad you mentioned this  
4 because it triggered something. We are the only college  
5 right now, the only predominately two-year college that  
6 is offering and in the process of our first accreditation  
7 a bachelor's degree in architecture. So we do have a  
8 handful of bachelors degrees at TMCC, and those degrees  
9 are designed not to duplicate the University of Nevada-  
10 Reno, and since an architecture program did not exist in  
11 Northern Nevada, we were very fortunate when the Board of  
12 Regents, with support from all of my colleagues, said yes  
13 to a bachelors of architecture degree at TMCC.  
14 The architecture accreditation does take a  
15 while, so but the architectural accreditors are very  
16 excited. They think this is a great experiment for an  
17 affordable degree. And the reason that's relevant is  
18 should this building become a reality, action link is  
19 going to become a space for those architecture students  
20 to use because the accreditors have also said to us you  
21 need a better space for this program, and so start  
22 working on that. So thank you.  
23 MEMBER MANNELLY: Yeah. You must have read  
24 my mind because I was, you know, you're talking about  
25 synergy and just making sure there was synergy between

Page 81

1 TMCC and President Sandoval's engineering program as  
2 well. Question on the donors. Is that mostly coming  
3 from businesses and industry?

4 VICE-PRESIDENT PEYERL: Mostly from private  
5 donors from foundations that we work with. Now they  
6 haven't committed the total amount that we're asking for.  
7 Once we have this approved, we could go after those  
8 donors and look for it. Additionally, that \$10 million  
9 dollars in institutional funds that we have set aside is  
10 the offset if we did fall short on donors.

11 MEMBER MANNELLY: Okay. Thank you. Because  
12 perhaps again, I may be misremembering, but many of the  
13 companies that are up at trick and things like that seem  
14 to recall that they that at least suggested reinvestment  
15 into local education and skilled workforce and things of  
16 the sort with TMCC, so just wondering if that's  
17 potentially an avenue as well.

18 PRESIDENT HILGERSOM: So I honestly, the  
19 Tesla training is occurring at our Edison location, and  
20 we even have a Tesla-branded classroom now funded by  
21 Tesla. Panasonic and TMCC recently worked together, and  
22 Panasonic has opened a new training facility right on  
23 Plumb Lane by the airport. It's an excellent location,  
24 and the TMCC sign is at the front of that because it is  
25 also a TMCC training partnership with Panasonic.

Page 82

1 So I would say that and those are our largest  
2 really workforce training and industry entities, and  
3 we're working with doing hundreds and hundreds of  
4 students every year with the goal of getting them jobs at  
5 Panasonic and Tesla. So we're sort of good to go on  
6 that. So those entry-level manufacturing jobs, we're  
7 good.

8 I think where we're struggling are the  
9 students that want to become engineers. That's where  
10 we're struggling. And so this facility would alleviate  
11 that as would the shared facility if should that become a  
12 reality first with DRI and Nevada State University.

13 CHAIR HAND: Looks like we have no other  
14 questions.

15 PRESIDENT HILGERSOM: Thank you.

16 CHAIR HAND: Thank you. Nice job.

17 CHANCELLOR CHARLTON: Good morning. And  
18 again, for the record, Patty Charlton, Chancellor, Nevada  
19 System of Higher Education. Just wanted to provide just  
20 a few closing remarks. Thank you again for the time  
21 today. As you can hear from our institutions, many of  
22 these projects have come before this body and before the  
23 governor and the legislature multiple times over multiple  
24 bienniums. But one thing I can tell you that is constant  
25 in this is that over time, the rise of design costs and

Page 83

1 particularly the rise of construction costs has grown  
2 astronomically.

3 We recognize that you have heard a lot of  
4 presentations yesterday. You have more to hear today,  
5 and we know that there's a lot of needs in the State of  
6 Nevada, so we appreciate your favorable consideration for  
7 the important work that our institutions do and these  
8 dire needs that we have.

9 And so with that, we also want to see if  
10 there's any follow-up questions. We know you asked some  
11 questions regarding philanthropic support and matching  
12 funds and the difference between our community colleges  
13 and our universities. There is a difference in the  
14 ability for colleges to garner that philanthropic support  
15 as well as not having necessarily the same access to  
16 student fee revenue that may provide some matching  
17 opportunities. And so we really are grateful that our  
18 universities have such strong partnerships and  
19 particularly on the design, and I do want to be mindful  
20 that it's design side that they have historically come  
21 forward with 50 percent of those matching funds and so  
22 we're grateful for that.

23 And so, Mr. Viton?

24 MR. VITON: Thanks. Chris Viton again. And  
25 I don't know how much more to add to that other than

Page 84

1 reiterating those comments. It is a difference in  
2 capacity between the institutions in terms of their  
3 ability to generate that philanthropic return and the  
4 resources that they have available to leverage for  
5 financing that that is -- does tend to be where those  
6 matches come from. And again, I think what you've seen  
7 in the request in this cycle is consistent with the  
8 approach that we've taken within those different  
9 institutions in prior cycles as well.

10 MEMBER MANNELLY: Phil Mannelly again. I  
11 have one kind of overall overarching question, and that  
12 is: Do these projects and the budgets that are presented  
13 contemplate the use of project labor agreements? And it  
14 could be institution-to-institution, but perhaps you're  
15 best from an overall perspective to know.

16 CHANCELLOR CHARLTON: So these projects are  
17 primarily design projects. The one project that is  
18 construction is for the CSN campus. And so we would  
19 obviously work with Public Works. They do all of the  
20 project management on that side, so I would have to defer  
21 to the State Public Works Board.

22 MEMBER MANNELLY: And just I understand that  
23 the approval at this point for a lot of these is design,  
24 but they also have, you know, contemplated construction  
25 budgets as well.

Page 85

1 DEPUTY ADMIN WACKER: Brian Wacker, with  
2 State Public Works, for the record. So yeah. Member  
3 Mannelly, State Public Works projects typically do not  
4 have an appeal associated POA associated with them.  
5 MEMBER MANNELLY: Okay. So then the cost of  
6 construction that we're seeing right now doesn't  
7 contemplate that.  
8 DEPUTY ADMIN WACKER: Correct.  
9 MEMBER MANNELLY: Thank you.  
10 CHAIR HAND: It looks like we don't have any  
11 other questions. Thank you all, all of you, for your  
12 presentations today. And I know it takes a lot of work  
13 and I very much appreciate it. I'm sure the rest of the  
14 board does as well. And I didn't wear my Wolf Pack tie  
15 today. I wore a tie with some other colors in it. So  
16 please forgive me, President Sandoval. Again, thank you  
17 all, and great job.  
18 CHAIR HAND: Good morning, Department of  
19 Wildlife. I know we have a lot of excitement in the  
20 room. We also recognize the importance of your time and  
21 appreciate you being here today, and we look forward to  
22 your presentation. And we'll go ahead and give you the  
23 opportunity to get started.  
24 MR. LIGHTHOUSE: I'm Rodd Lighthouse, for the  
25 record. I'm the supervising professional engineer for

Page 86

1 the Department of Wildlife. To my right is Caleb McAdou,  
2 Deputy Director, and to my left is Jordan Goshert, Deputy  
3 Director. Thanks for letting us present today to share  
4 our needs with you.  
5 The first slide here is just a little  
6 overview of NDOW. We have 334 full-time employees, 120  
7 buildings including 28 residences, 34 radio sites, 14  
8 wildlife management areas which comprise about 169,000  
9 acres, eight major facilities, seven unique divisions  
10 which are listed there above in the -- what do you call  
11 those? The diagram there. I'm drawing a blank here, but  
12 anyway, up above there in the blue boxes, four fish  
13 hatcheries and three regions.  
14 It's kind of a bland slide, and I've been  
15 thinking of ways to improve it and to hopefully show why  
16 we need your help, but to maintain 120 buildings, we have  
17 a budget of about \$1.125 million dollars. That equates  
18 to \$9,375 of maintenance budget per building.  
19 What isn't on that slide is some of the other  
20 facilities that we need to take care of, and those  
21 include diversion structures water wells. We have 20  
22 water wells, seven of them domestic, we have four boat  
23 docks, we have water conveyance systems with underground  
24 piping that can convey water from water purveyors to our  
25 property.

Page 87

1 We have 15 dams. Four of them are high  
2 hazard dams, three of which you'll see in the  
3 presentation today. We have two significant hazard dams,  
4 at least three campgrounds, at least four water tanks,  
5 multiple roadways and bridges, eight paved parking lots  
6 and at least ten security fences with gates. So \$1.25  
7 million dollars doesn't go too far. So we are looking  
8 for some help today, and we appreciate the help that  
9 you've given us in the past.  
10 So the next slide shows some of the statewide  
11 projects that we've applied for or yeah, applied for  
12 through the CIP process. We know we aren't required to  
13 present on these, but we wanted to present on them  
14 because they're really important to us, and actually the  
15 fire suppression system here at Lake Mead Hatchery would  
16 be our number one project if it was included in the  
17 non-statewide portion of the non-statewide program. So  
18 the other -- all three of the remaining three are really  
19 important to us as well, but of critical importance are  
20 the eastern regional headquarter roof and the Fallon  
21 field office roof. Those are facilities that have  
22 recently been -- I know our Elko office has new carpeting  
23 in it. The staff there just painted it. And the roof  
24 leaks, and we want to make sure that we preserve the work  
25 that we put into it.

Page 88

1 Our Fallon office is a new building to us.  
2 We've recently spent -- in addition to purchasing the  
3 building, we've recently spent close to a million dollars  
4 upgrading that facility too, so we want to protect our  
5 investment there as well. And then that Lake Mead  
6 Hatchery, we've spent a lot of money recently on a  
7 visitors center there. And the roadway leading into the  
8 place is it's pretty poor condition.  
9 Anyway, so the next few slides are the  
10 statewide projects just to give you a little flavor of  
11 what's going on at some of these sites, but on each one  
12 of these introductory pages, we have the impact to the  
13 mission.  
14 In the past, we stated what the consequences  
15 for not doing this work was on the last page of the  
16 presentation, but we've decided to put it here on the  
17 front page. And so Lake Mead is the only hatchery  
18 responsible for producing and protecting native  
19 endangered species of fish, and they require resilient  
20 and reliable facilities and utilities. For 15 years, the  
21 hatchery had had unreliable and inadequate fire  
22 suppression, posing unnecessary life, health and safety  
23 risk to personnel and places the hatchery operations at  
24 severe risk.  
25 The next slide shows the pump house. This



Page 89

1 pump house is original to the -- well, I'm going to  
2 backtrack here a little bit. It's original to when we, I  
3 think, started occupying the place in '72, and it takes  
4 water from the lake -- well, it was converted to use lake  
5 water in 2019. Prior to that, it was run by water from  
6 the lake, and it was full of the Quagga mussel and it  
7 wasn't really operable. In fact, we couldn't really use  
8 our visitors center out there because we were uncertain  
9 if we had a reliable fire suppression system. So in  
10 2019, we converted the domestic water. But during that  
11 process, we didn't upgrade the pump house. And since  
12 then, we've had several issues with the pump house.

13 You can see in these pictures corroded pipes,  
14 water on the floor from leaking pumps and pump motors.  
15 It's really kind of a mess in there. So right now, we  
16 got a quote to replace or to repair the fire pump and the  
17 motor is obsolete. So I think the quote I got was well  
18 over a hundred thousand dollar like \$150,000, but anyway,  
19 to keep this place viable and safe, we need to upgrade  
20 it. And while we're doing that, we'd like to inspect the  
21 whole system, just do a complete job, replace all of the  
22 valving and rusting components, upgrade the fire pump and  
23 jockey pump and evaluate and repair, upgrade the fire  
24 alarm system and controls.

25 The Elko roofing project. I already said we

Page 90

1 spent a lot of money up there recently on carpeting and  
2 paint, and we're just trying to keep that place  
3 watertight so we can conduct our normal operations up  
4 there. A couple of pictures showing the roof leaks. The  
5 roof is 22 years old at this point, and we've Band-Aided  
6 it about as long as we can.

7 So the next one is the Fallon office. Same  
8 thing. A lot of money in there that we've just invested  
9 in the place and we're trying to keep this place going  
10 for the next 30 years. Hopefully, we're doing minor  
11 maintenance. I know getting a new roof on there is going  
12 to allow us to do that. Marcus knows what the roadway  
13 looks like up there, so Marcus over on the Public Works  
14 table, he knows we need to get that things fixed.

15 So these are the CIP projects that are not  
16 statewide projects, and they are listed in order of  
17 importance to NDOW or rank. So as we go through here, I  
18 can tell you what the rank is, but the rank, this is the  
19 rank on this page of our projects:

20 MR. MCADOU: And if I may, Mr. Chair, I do  
21 want to say that frankly, as a department, when we look  
22 at these projects from a holistic perspective, it is  
23 extremely difficult for us to provide ranking when you  
24 consider, you know, really we have everything from  
25 current occupied residences with employees that have

Page 91

1 pretty significant health issues, right. So we have  
2 immediate needs with probably lower risk, and then we  
3 have things like Kingston Dam which could be catastrophic  
4 and extremely high risk but perhaps less immediate. And  
5 so we spent a really look time trying to figure out what  
6 we prioritize when we considered kind of this  
7 soup-to-nuts scenario of kind of these immediate needs,  
8 employee safety, but also what could be a really high  
9 hazard, high risk to public safety with these dams. So  
10 I'd just wanted to point that out.

11 We did our best to prioritize them and then  
12 also meeting immediate needs such as office space for  
13 growing needs in some of our rural communities as we lost  
14 housing in Eureka and have more of an emphasis in White  
15 Pine County and Ely. So I just wanted to point that out  
16 to the board that this has been a challenge for us to put  
17 the priority on this.

18 MR. LIGHTHOUSE: Thank you. So number one.  
19 This we presented on this project several times. It was  
20 two separate projects previously, but recent events have  
21 made us think that maybe we should put them together, so  
22 it includes the entryway onto the Mason Valley Wildlife  
23 Management Area for Miller Lane, which this is in  
24 Yerington. And at the entrance there, there's an  
25 irrigation ditch. It's called Joggles Ditch, and you can

Page 92

1 see there the culvert is nearly full. That culvert is  
2 compromised and the top of it's rusted out, and we've  
3 been thinking it's going to fail for several years.  
4 Fortunately, we haven't had any issues with it yet, but  
5 it's something that we feel is of high importance and we  
6 need to get that corrected.

7 Along with that is a bridge over the river  
8 further down the road a few miles down the road to the  
9 north, and this bridge has been on NDOT's list for years  
10 for needing to be rehabilitated. By not taking care of  
11 these things, it's just a matter of time before something  
12 happens, so I think that we're getting to the point where  
13 we've put it off long enough. It's time for us to do  
14 something. And like I said earlier, with our limited  
15 maintenance budget, it's hard to take care of all of this  
16 stuff on our own. So we need a little help, please.

17 So I already explained that the culvert's  
18 compromised. You can see it's full of debris. That's  
19 due to the design of the ditch downstream. Actually this  
20 water does flow uphill here, so we get a lot of sediment  
21 in the ditch. It's also something we need to fix, but  
22 that's something we can do in-house with a backhoe and  
23 personnel. So once we get that fixed, we won't have this  
24 silting up issue. But you can see those culverts pretty  
25 thin gauge there. It's quite old, needs to be replaced.

Page 93

Page 95

1 The bridge -- the rest of the photos are of  
2 the bridge, and you can see that the approach decking  
3 there is deteriorated up against the grading. There's  
4 the abutments are cracked. The bearings where the bridge  
5 bearings on the abutments, it's full of debris and silt.  
6 The bridge needs to be painted.

7 The guardrails are -- you can see the form  
8 around and the concrete where the guardrail post was in  
9 the ground there is all deteriorated and gone. Most of  
10 it's gone. So we just need to -- I think as far as the  
11 bridge goes, I mean, if we do a little maintenance, I  
12 think it will last another 20 years before we have to do  
13 any maintenance, but it's time to take care of that.

14 The next project is also at Mason Valley and  
15 it's the roadway. In 2023, we had a flood out there.  
16 The first picture shows the road. The flood came across  
17 the main access road. This is how the employees get out  
18 to the job site or get off the job site, how we haul fish  
19 off the job site, how emergency services access the job  
20 site, how solid waste is removed from the job site, how  
21 they get the mail. I mean, this is the road that gets us  
22 on and off the site. And it runs from Miller Lane to  
23 Sierra Way, and the whole road was flooded. At this  
24 location here, it was -- the water cut across the road  
25 and it was impassable.

1 later project, is so that we can address some of those  
2 safety concerns that I previously discussed. But also,  
3 NV Energy has two well houses, pump houses on the  
4 northern end of this road, and during this flooding  
5 situation a couple of years ago, they could not access  
6 their facilities. And one of the wells was down. And if  
7 the other one went down, Yerington would have had been  
8 without power. So it's really critical that we get this  
9 road to a condition where it's usable in extreme  
10 conditions so that we can ensure that Yerington has power  
11 so we can continue to do our job out there.

12 Another Mason Valley project. This is the  
13 old -- I said old. It's existing, but it is old. This  
14 is the wildlife management area office. I think it was  
15 built in the '40s. Sorry I don't have that information.  
16 It's old and it's rundown. In fact, I think we finally  
17 told our staff that they're no longer allowed to work in  
18 this thing. It's just that bad. So they're without a  
19 home right now. But the next few pictures show just how  
20 horrible it is.

21 One of the lower right pictures, you can see  
22 that's a power electrical panel. And what might not  
23 stand out too well is that's on the paneling behind it,  
24 that's damage from water leaking through the roof or  
25 ceiling.

Page 94

Page 96

1 It got so severe out there we had to evacuate  
2 most of our personnel. I think only two people, two  
3 staff members were left onsite to take care of the  
4 product which is fish and make sure that our facilities  
5 -- well, trying to protect the facilities as best we  
6 could. Obviously, with the flows, we might not have had  
7 any way to protect them, but fortunately, we didn't -- it  
8 never got up to that critical point to where the house  
9 was going to get washed away. But any way, right here we  
10 had a local pile of debris that we could put into the  
11 hole to fill it, and then the next page shows the  
12 finished product.

13 And this was critical at the time because we  
14 had probably close to a million dollars worth of product  
15 onsite: Fish that we needed to get offsite because they  
16 were getting too big for the raceways and we were afraid  
17 of losing the fish.

18 So I pretty much went over the reasons. One  
19 of the reasons for the need to get this thing -- this  
20 project is actually just for the design, designing  
21 roadway improvements, roadway and drainage improvements,  
22 and it's going to take a large hydrology study to figure  
23 all of that out.

24 But one of the other reasons that we need to  
25 get this road designed and constructed, which would be a

1 MR. MCADOU: If I may, I do want to point out  
2 that the department, I believe it was in the 1950s when  
3 we purchased the Mason Valley Wildlife Management Area,  
4 which is a wildly popular area for, you know, residents  
5 of Washoe County and other counties on the western side  
6 of the state. And generally speaking, we don't charge  
7 much in the way of fees. You know, we want public use.  
8 We encourage a lot of public use.

9 And I just want to make it clear that I don't  
10 believe that it has been negligence by the Department of  
11 Wildlife that these buildings have deteriorated to this  
12 point. I think we've tried to make due with the minimal  
13 budget that we've had and frankly, the condition of the  
14 facility when it was originally purchased. Just the age  
15 alone, the facilities have degraded. But I just wanted  
16 to, you know, to give our staff credit. They do amazing  
17 work out there and put a lot of the sweat and blood into  
18 keeping the facility nice. And so just wanted to point  
19 that out.

20 MR. LIGHTHOUSE: So this project we're  
21 proposing to construct a thousand square-foot office and  
22 a 4,800 square-foot heavy equipment storage building  
23 kind of like the building you see here, which is not  
24 4,800, but just something to keep our expensive equipment  
25 out of the weather to protect it.



Page 97

1 The plan is to build a thousand square-foot  
2 office over by the hatchery because at the hatchery,  
3 there's a shop, and we want to have combined usage at the  
4 shop, have the hatchery personnel and WMA personnel be  
5 able to use the same shop so we don't have to spend money  
6 for another shop a mile down the road. Thought it makes  
7 more sense economically to do that. If you're wondering  
8 why we don't share the office at the hatchery, it's  
9 because it's really not big enough for the staff that we  
10 have in there right now plus the staff from the WMA, so  
11 just propose another office over there kind of adjacent  
12 to it.

13 The Ely office building. Not really much to  
14 see in that picture other than the fact that maybe it's a  
15 little small. I think it would be small for a family to  
16 live in it let alone try to have people working out of  
17 it, but the main thing with that is that we've overgrown  
18 it. And right now, we have people sharing offices which  
19 I mean I guess that's not a big deal, but the lower right  
20 picture, you can see this is the game warden's office.  
21 They put two desks in there at an angle back-to-back so  
22 that they have an office.

23 And it's a good idea, except that I don't  
24 think it meets any kind of a code. And you can see it's  
25 jammed full of stuff. There's not legal room for an

Page 98

1 egress. Well, this even to get out if there's an  
2 emergency, I mean, obviously, they can get out, but it's  
3 just not to code.

4 There's another picture, another office  
5 showing how crowded it is. That office, if I'm not  
6 mistaken, is in the conference room. Okay. So when I  
7 first started with the department in 2014, one of the  
8 projects was to build some walls in the conference room  
9 to create two offices. And so this is one of the offices  
10 now filled up. And I think you're looking from the  
11 office out into the conference room.

12 MR. MCADOU: Vice-versa. You're looking from  
13 the conference room into these offices, and this was a  
14 scenario where we actually put up temporary cubicle walls  
15 into the conference room ten years ago to accommodate the  
16 need for additional staff in 2014.

17 Since that time, we've added three additional  
18 staff. With the housing crisis in Eureka, Nevada, we've  
19 had to close our office in Eureka. Employees cannot find  
20 housing, and we've had to move those staff to Ely. And  
21 so now this office currently has eight employees with one  
22 or two employees immediately foreseen with no opportunity  
23 for growth beyond that.

24 So with doing nothing, people have, as you  
25 can see in this photo, this is a very important task for

Page 99

1 us: Harvest check-ins for Bighorn Sheep. Many of you  
2 are familiar with that. Right in the middle of our  
3 conference room. We have a consistent need for a meeting  
4 space to house -- to host public meetings, excuse me.  
5 And so this really is, like I said, hard to prioritize  
6 all of these projects, but this is one of those that's  
7 truly is an immediate need. Less risk here, but we just  
8 frankly don't have enough space to put our current  
9 workforce in. And the objectives are not meeting the  
10 objectives of not working from home.

11 MR. LIGHTHOUSE: So this upper left photo is  
12 a check-in, a harvest check-in. And it's actually it's  
13 not as grotesque as what I wanted because there are some  
14 grotesque things that are brought in to be checked in  
15 occasionally. And this is right in the office. This is  
16 in the conference room. You can see the office. These  
17 are the partition wall offices in the background. Yeah.  
18 A lot of times, these things have maggots all over them  
19 and they're just -- they stink. They're just nasty. And  
20 it's not a good condition. So the fix here is we are  
21 proposing to build a 1,500 square-foot office addition  
22 onto this building, L-shaped.

23 To go back to the first slide, it would be  
24 off to the only corner of the building you can't see and  
25 extending off to the east there. You're looking at the

Page 100

1 west side of the building. And then that same photo  
2 would -- off to the right there, we would propose to  
3 build a 444 square-foot necropsy lab just there to  
4 separate from the building but off to the right of that  
5 walkway there. There's a door -- you might be able to  
6 see it over there from the conference room. It would be  
7 just off to the right of that.

8 This next project is in Elko. The 2023 flood  
9 again didn't only affect Mason Valley. It affected us in  
10 Elko. Water coming off the what's the range there? The  
11 Adobe Range came rushing out of the mountains, and we  
12 thought we were in good shape here until it got down to  
13 us and it just started eating away. It's hard to tell  
14 how much earth was moved here, but it's a lot. A lot of  
15 earth was moved out here. My guess is several hundred  
16 yards of earth was moved out here, maybe even a thousand.

17 MR. MCADOU: I'd say closer to a thousand.

18 MR. LIGHTHOUSE: But that piece of concrete  
19 there was the stoop coming out of the door of the shop.  
20 You can see it took it right off the building there. And  
21 this building is probably 100 feet long, and then beyond  
22 that is our storage yard with security fence, and it --  
23 yeah.

24 The next picture, you can see it running down  
25 there next to the security fence and then encroaching on

Page 101

1 our property, but this channel was away from us, and this  
2 flood came down and went where it wanted to go and about  
3 took the building out there. So this project would be to  
4 design and construct some erosion protection or  
5 rechannelize. You can see that bottom right photo there,  
6 we did a little rechannelization to help us out, but we  
7 need to buttress up against the building there with some  
8 better -- drawing a blank here, but more embank riprap or  
9 whatever to stabilize that area all the way up and down  
10 along the fence and everything.

11 MR. MCADOU: If I may to maybe provide a  
12 point of clarification. So the ditch in the bottom right  
13 photo was an emergency action during active flooding by a  
14 local contractor so that we didn't lose the entire  
15 building. On the back end of that ditch in that photo,  
16 by the basically it would be the northeast corner of the  
17 building, the ditch naturally, the sinuosity of that  
18 natural ditch wants to cut into the building, and so we  
19 did place some large riprap there.

20 Thankfully, we were on the back end of that  
21 flooding event, but it was even breaching a pretty  
22 significant amount of riprap at the time. We don't think  
23 we will survive another event like this without  
24 compromising this building. And so and just the  
25 sedimentation of this ditch, it's really just an

Page 103

1 place. It's all spelled out here.

2 And one important note here is when I first  
3 started presenting these dams a few years ago, these dams  
4 were considered to be in fair condition, and now they've  
5 been downgraded to poor condition, so we're not getting  
6 any better.

7 Next project is a water intrusion project.

8 This house has a basement. We need to do some grading  
9 around the building to promote positive drainage around  
10 the house, maybe put in some dry wells, but the next  
11 photos you can see the basement of the house. It's the  
12 effervescent on the concrete floors and the water comes  
13 through the walls. The slab is popping up. You can see  
14 some poor drainage up against the building, even some  
15 water on the floor there.

16 The next two projects are security projects.

17 Some of you may be aware that NDOW has had -- well, some  
18 of you are probably aware that there's a lot of people  
19 against hunting, but there's activists that come into our  
20 facilities, create some issues vocationally, but the next  
21 two are projects at our Elko and Reno office. And you  
22 can see there's no -- the public are free just to walk in  
23 and walk into someone's office, and we're trying to  
24 hopefully make that a little bit harder on somebody. And  
25 then with that, we need to upgrade our facilities'

Page 102

1 emergency scenario. It's lost a lot of its  
2 effectiveness, and there's also consequences here.  
3 Shortly after this ditch out of the photo,  
4 this goes underneath an NDOT road, NDOT maintained road,  
5 NDOT culverts, which are undersized. And so a  
6 consequence of these upstream actions will certainly  
7 impact downstream. Without us doing something, we  
8 actually could be impacting Interstate 80 as well as  
9 other State highways.

10 MR. LIGHTHOUSE: I was told I need to hurry  
11 up. So the next two projects are reservoir projects, dam  
12 projects, dam rehab projects. What I'm trying to show  
13 here is that on the first one, Eagle Valley is the dam,  
14 is less than three miles to Ursine, the Town of Ursine.  
15 There's greater than 271 million gallons of water. If  
16 that dam breaks, the town is going to get wiped out.

17 Same thing for Kingston Canyon. It's four  
18 and a half miles from the dam to the Town of Kingston.  
19 There's 184 acre feet, which is 60 million gallons of  
20 water. Same thing. You can see some of the issues with  
21 these dams in the pictures that follow these to feed-in  
22 slides. The spillway at Kingston is you can see it's  
23 toast. It needs to be replaced. There's vegetation on  
24 the dams that need to be cleaned up. There's riprap that  
25 needs to be placed. There's reshaping that needs to take

Page 104

1 external facilities like security gates and fences and  
2 whatnot. This is a comprehensive security improvement  
3 project at both sites.

4 Another dam project. This one doesn't have a  
5 town downstream close by, but it does have Highway 50  
6 within about three miles of the site. It's the largest  
7 of the reservoirs: 1,080 acre feet, 351 million gallons  
8 of water coming out of there if we have a problem with a  
9 break. So same things. We need to recontour the dam,  
10 riprap. Vegetation, same issues.

11 Argenta Wildlife Management Area. It's a new  
12 area in Battle Mountain. Pretty popular place so far.  
13 It's an active ranch. We have facilities out there that  
14 we need to protect. And this old ranch, you can see on  
15 this lead-in photo there used to be a residence there  
16 right below where it says Argenta WMA. Right now,  
17 there's a foundation, which you can see on the next page.  
18 It's fairly new. It's in good shape. We think we could  
19 utilize it to put a house on there. That's our goal.  
20 And we have all utilities there, so it's on the wish  
21 list.

22 Then the last project, this is an energy  
23 conservation project. And I think it fits well with the  
24 governor's energy policy objectives, but if you notice,  
25 this is out at Mason Valley, again at the hatchery. If

Page 105

1 you go to the next page, you can see that our power usage  
2 out there is about five times greater than any of our  
3 other hatcheries. And we feel if we can get a  
4 photovoltaic system out there that we can reduce those  
5 costs and get them in line with the other facilities.  
6 And that's it. If you have any questions, let me know.  
7 MEMBER WALKER: Roy Walker. On your dam  
8 projects, have there been any agencies with your  
9 downgrade issues: Cease and desist? Any kind of  
10 reconstruction?  
11 MR. LIGHTHOUSE: Sorry. I don't hear that  
12 way. I'm not sure I caught -- heard the question  
13 correctly.  
14 MEMBER WALKER: Your dam projects, has any  
15 agency given you cease and desist, repair and fix  
16 instructions? Any kind of documentation from any agency?  
17 MR. LIGHTHOUSE: We do receive annual reports  
18 from Dam Safety Division of Water Resources, but not  
19 cease and desist. We haven't received a cease and  
20 desist.  
21 MEMBER WALKER: So have they downgraded to  
22 poor?  
23 MR. LIGHTHOUSE: They're the ones that  
24 downgraded it to poor.  
25 MEMBER WALKER: Have you conversed with them

Page 106

1 on the steps required to bring these up to a good or  
2 better?  
3 MR. LIGHTHOUSE: Their reports provide that  
4 information on what needs to be done which is summarized  
5 on the sheet there.  
6 MEMBER WALKER: Okay. So they've recommended  
7 the construction that has to take place.  
8 MR. LIGHTHOUSE: Yes.  
9 MEMBER WALKER: Then on your -- let's see.  
10 Building, I believe it is in Ely. Yes, it's in Ely, your  
11 1,500 square-foot office and lab.  
12 MR. LIGHTHOUSE: Yes.  
13 MEMBER WALKER: What's the percent growth  
14 that you mentioned that you've had with the additional  
15 staff in that area? How long is this 1,500 square feet,  
16 what is the useful life or the lifecycle of the square  
17 footage that you want with your anticipated growth?  
18 MR. MCADOU: Yeah. For the record, Caleb  
19 McAdou, Deputy Director of Operations. Excellent  
20 question, and that's one that we've kind of toiled with  
21 back and forth. I would say frankly, ten years ago, we  
22 wouldn't have anticipated the growth that we have in  
23 White Pine County.  
24 What I will say respectfully to those before  
25 me, I think this building was undersized from the start,

Page 107

1 and that's certainly we don't want to repeat that again.  
2 We don't want to overbuild and waste resources, but we do  
3 want to give ourselves enough room for expansion.  
4 As an example, the Elko office, one of our  
5 regional offices, I believe it was constructed in 2002 or  
6 2004. That was, in our minds, overbuilt at the time. We  
7 are now at or beyond capacity of that office as well.  
8 And so I think our proposal here really tried to reflect  
9 a happy medium, if you will, of trying to anticipate  
10 future growth but not going too far out over of  
11 overbuilding either. I think frankly, we probably could  
12 use to expand that a little bit, but just trying to find  
13 that middle ground, if that answers your question.  
14 MEMBER WALKER: It doesn't.  
15 MR. MCADOU: Okay. Sorry.  
16 MEMBER WALKER: I will ask a more direct  
17 question. When is the next time you will be back before  
18 this Board to ask for money to expand your Ely office?  
19 MR. MCADOU: I would hope with this expansion  
20 that it would be beyond 20 years.  
21 MEMBER WALKER: Perfect. You answered the  
22 question.  
23 MR. LIGHTHOUSE: I would like to say that  
24 Philip De La Mare with Public Works, who did the write-up  
25 for Public Works on the project, he did take that into

Page 108

1 consideration in his write-up. He did increase the size  
2 of the building. I think we were asking for 1,200 feet,  
3 and he said he thinks we should put 1,500 feet for those  
4 exact reasons.  
5 MEMBER WALKER: I'm good with 20 years.  
6 MR. MCADOU: That really is our hope.  
7 MEMBER WALKER: My next question concerns the  
8 Elko office and the erosion drainage damage that you've  
9 had. I see the ditch goes straight by the office. Is  
10 there enough property to take this ditch away from the  
11 office?  
12 MR. MCADOU: Yes. Again, for the record,  
13 Caleb McAdou. The State owns a significant portion of  
14 land to the northeast. Beyond that would be the  
15 direction that we would want to peel field this ditch  
16 away from the office. That's controlled by the State,  
17 managed by the Division of State Lands. I believe it is  
18 assigned to either the Nevada Youth Training Center or to  
19 the Division of Forestry, but frankly, it's just vacant  
20 rangeland, so I believe there's adequate space to do so.  
21 MEMBER WALKER: And the budget has considered  
22 that with all the riprapping that's going to happen ?  
23 MR. MCADOU: That's my understanding.  
24 MR. LIGHTHOUSE: Yeah. Embankment or  
25 protection and channelization, I believe, is the project.

Page 109

1 MEMBER WALKER: That's all I have.  
2 MEMBER LEWIS: Kevin Lewis, for the record.  
3 On that particular project, based on the topography, it  
4 makes sense for the drainage to go to the northeast of  
5 the building?  
6 MR. MCADOU: Yes, sir.  
7 MEMBER LEWIS: And based on topography, it's  
8 adequate enough for that drainage to be moved in that  
9 direction? Of course the warehouse is how much grade  
10 above where that drainage could go? Is it feasible from  
11 a physiological standpoint? Am I making sense in my  
12 question?  
13 MR. MCADOU: Yes. Do you want to answer?  
14 MEMBER LEWIS: Because you guys know the  
15 topo.  
16 MR. LIGHTHOUSE: So yes. The building will  
17 be safe if we can move the channel to the northeast and  
18 the topography will allow us to do that. We're not going  
19 to have to move mountains. We are just going to have to  
20 dig a ditch.  
21 MEMBER LEWIS: There you go. That's my  
22 question. You answered it.  
23 MR. MCADOU: It is -- from a perspective of  
24 Nevada topography, it is flat ground. I mean, there is a  
25 grade to it, but there's -- it's really relatively flat.

Page 110

1 MR. LIGHTHOUSE: You can see in that picture  
2 that's up on the screen right now off to the right of  
3 that fence as you're looking at it, so it's fairly flat  
4 out there.  
5 MEMBER LEWIS: Okay. Based on that lower  
6 picture, it seemed like everything to the I guess the  
7 east seems a little higher topography, but I could be  
8 off, so I just wanted to --  
9 MR. LIGHTHOUSE: Look at the left picture.  
10 So you can see off to the brush out there, it's about the  
11 same elevation as where that channel is.  
12 MR. MCADOU: What you are seeing there what  
13 appears to be higher topography is actually where they  
14 peeled that earth back to control the water.  
15 MEMBER LEWIS: Okay.  
16 MR. LIGHTHOUSE: Yeah.  
17 MEMBER LEWIS: Thank you.  
18 DEPUTY ADMIN WACKER: This is Brian Wacker,  
19 with State Public Works. If I could add something to  
20 this. One thing to help you, Member Lewis, with these  
21 questions is part of this project is not a huge project,  
22 but we are looking at doing a drainage study at this site  
23 just to answer those exact questions before we get into  
24 construction. So yes, we're going to be taking a look at  
25 all that as we get into this.

Page 111

1 MEMBER LEWIS: Okay. Great. Okay. Thank  
2 you.  
3 CHAIR HAND: Member Hand, for the record. On  
4 the dams, are there any opportunities for federal grants  
5 or anything like that to support some of that work?  
6 MR. LIGHTHOUSE: There is. And we actually  
7 applied for a grant and got it, and we even spent a  
8 significant amount of money to comply with some of the  
9 requirements of the grant, and it never materializes. I  
10 don't know if it was because of COVID or what, but we  
11 applied for a grant to study -- that particular one of  
12 those dams has a leak, so it's not totally applicable for  
13 the maintenance perspective, but there is a grant.  
14 CHAIR HAND: As a followup, has historically,  
15 has grant money been used to repair some of NDOW's dams?  
16 MR. LIGHTHOUSE: We're repairing a dam right  
17 now, and there is some grant money attached to that.  
18 CHAIR HAND: I guess the question, the real  
19 question is: Have you considered pursuing some grant  
20 money to do some of these repairs?  
21 MR. LIGHTHOUSE: Yes. And usually dam safety  
22 will let us know when there's an opportunity. We can  
23 look for opportunities as well. Yeah, they do come up  
24 for sure.  
25 CHAIR HAND: I guess in my memory, I think

Page 112

1 there was some -- in the past, there were some  
2 opportunities, and was it Marlette maybe? Was there some  
3 grant money on that?  
4 ADMIN DEPUTY WACKER: Correct. This is Brian  
5 Wacker, for the record. So State Public Works has been  
6 able to do projects at Marlette Lake and Hobart Reservoir  
7 has some FEMA grant funds available. And so that's  
8 something actually on these projects as well we look  
9 forward to going down that route and looking for the FEMA  
10 dollars on those if we could. But they are there.  
11 CHAIR HAND: I guess I would just encourage  
12 that they be pursued if there's a challenge. You all  
13 have a lot of items on your list, and with the  
14 maintenance budget you talked about, you obviously can't  
15 do all of the work, right. So if there's grant money out  
16 there, we could get it, that would be wonderful.  
17 MR. MCADOU: Mr. Chairman, for the record,  
18 Caleb McAdou, Deputy Director. A comment very well noted  
19 and completely agreed. I am new to this job, but my  
20 understanding was, as Rodd has indicated, that we  
21 applied. There have been efforts, and I don't want it to  
22 seem like that hasn't occurred, and we are very familiar  
23 with grants, and we try and use that to augment our  
24 limited resources all the time and I've made note of  
25 that. We certainly will pursue that, but we have

Page 113

1 struggled based on my understanding of executing that to  
2 a place of actually being useful.  
3 MR. LIGHTHOUSE: These dams are -- Rodd  
4 Lighthouse, for the record. These dams are small, but  
5 they've been neglected and there's communities below  
6 them. So, you know, when you're comparing to Oroville,  
7 there's no comparison here. This is a pond, right? So  
8 it's difficult to justify or maybe the person that's  
9 funding it, the agency that's funding to justify putting  
10 money into one of these little things, but their  
11 consequences are still significant.  
12 CHAIR HAND: And Member Hand, for the record  
13 again. Just so Brian, did with the Marlette and Hobart  
14 project, did you all assist? Did Public Works assist in  
15 those efforts at all?  
16 MEMBER WALKER: Brian Wacker, for the record.  
17 On those projects we did, and that's really because  
18 Marlette Lake is part of State Public Works, and so we  
19 directly helped the staff. I know most other projects  
20 because I know NDOW is very familiar with grant funds.  
21 Probably you guys are better at it than we are, I'm sure.  
22 And so we probably looked to more or their staff to  
23 spearhead the effort for their grant applications but we  
24 obviously would be ready and willing to help with  
25 whatever we could on that.

Page 114

1 CHAIR HAND: Thank you. Well, I guess we're  
2 questioned out. Thank you for your presentation today.  
3 And wildlife is near and dear to me, and I hope that we  
4 can, in the CIP, find some money to help you.  
5 MR. MCADOU: Thank you very much for your  
6 time.  
7 MEMBER MANNELLY: I'll make a motion to  
8 adjourn for lunch.  
9 DIRECTOR GRIMMER: I'll second.  
10 CHAIR HAND: All in favor aye?  
11 THE BOARD: Aye.  
12 CHAIR HAND: Opposed? Motion carries. Thank  
13 you.  
14 (Lunch recess.)  
15 CHAIR HAND: Chairperson Hand, for the  
16 record. Good afternoon. Welcome, military. We're glad  
17 to have you here today and look forward to your  
18 presentation, and I know you know the drill, but if you'd  
19 please state your name and affiliation, we'd appreciate  
20 that. And again, we look forward to a nice presentation  
21 from you all.  
22 MR. CHAPPELL: Good afternoon. I'm Clayton  
23 Chappell. I'm with the Nevada Army National Guard. I'm  
24 the director of installations and environment, and I'll  
25 have the team that I have here introduce themselves.

Page 115

1 MR. DURAN: My name is Sandor Duran. I am  
2 the energy manager for the Army National Guard.  
3 MR. LUNDBOM: Good afternoon. Quinn Lundbom,  
4 base engineer for the 152nd Airlift Wing up in Reno,  
5 Nevada.  
6 MS. IVEY: Good afternoon. My name is Jayme  
7 Ivey. I'm with the Nevada Army National Guard, and I am  
8 over the plans and construction department.  
9 MR. CHAPPELL: We'll start out and hope this  
10 video works to kind of introduce -- you know who we are,  
11 but we'll introduce a little more with the video. There  
12 was sound to that video, however. I think the pictures  
13 and the video did enough.  
14 Once again, Clayton Chappell, for the record.  
15 Appreciate this opportunity. Appreciate the Board and  
16 the Division for their support over the last couple of  
17 decades that I've been in this position and working with  
18 the State Public Works.  
19 Most of the slides will follow what you have  
20 in your packet there. There will be a few slides that  
21 will be out or a few projects will be a little bit  
22 different. We understand, because we were updating our  
23 slides and we heard that the book already got published  
24 by the time we were updating our slides, so for the most  
25 part, it should follow what you have there.

Page 116

1 We'll go to the next slide. So what we've  
2 done is -- and this is an eye chart to start out is the  
3 first 15 projects are federally funded, and we're seeking  
4 the State match in order to execute these funds or  
5 execute these projects.  
6 The next group towards the bottom left, there  
7 are eight projects there, and they're slated to get  
8 federal funding. So we're going to work with our higher  
9 headquarters and the National Guard to be able to get  
10 those, but they're slated to get the federal funds. And  
11 then the projects 24 through 46, which are the remaining  
12 23 projects, you'll see some of these projects a couple  
13 of times in this presentation, and I'll explain them a  
14 little bit, but we will once again work with our  
15 counterparts at the National Guard Bureau and get the  
16 federal funds. And we've been successful in the past  
17 seeking getting those federal funds.  
18 So with that, we'll start with our first  
19 project. So our first project is at the CH-47 or also  
20 called the Chinook helicopter at or Stead facility in  
21 Reno. We have seven Chinook helicopters, and we're only  
22 able to house two sometimes we can squeeze three of them  
23 indoors.  
24 And as you can see from the picture, there  
25 are times we have to go out in the elements and sure it's

Page 117

Page 119

1 military equipment, but we'll have to go out in the  
2 elements in order to mobilize or do responses. And one  
3 of the things the federal government has pushed out over  
4 the last several years is to house these in storage  
5 hangars. And so we're in the process of completing our  
6 UH 60 storage hangar. In fact, it's framed right now and  
7 it's in the same location. And this project right here  
8 will be adjacent to that one for the CH 47 Chinook  
9 helicopters.

10 It was a Congressionally added project, so we  
11 do have the federal funds. This project was actually  
12 presented last CIP but didn't get picked up with the  
13 State funds. We're bringing it forward to say hey, we  
14 worked with our Guard counterparts that says hey, we  
15 cannot lose these funds.

16 We understand the importance of housing these  
17 pieces of equipment so we're doing design initially as  
18 federal, and we'll have some federal dollars to do the  
19 \$57.7 to do the project and we're seeking the rest as  
20 State funds to complete this project. So we're seeking  
21 \$16 million, just over \$16 million for this project.  
22 Next project.

23 MR. LUNDBOM: Again, Quinn Lundbom. So our  
24 first project here is also our number one project for the  
25 wing. It is an aircraft parking apron expansion. It's

1 basically a hundred percent federally funded, I'm just  
2 looking for help from your team to get it through the  
3 construction phase of the project. So thank you.  
4 MR. DURAN: Sandor Duran, for the record.  
5 Power distribution and lighting upgrade for the office of  
6 the adjunct general building in Carson City, Nevada. And  
7 we received funds in FY '22. We didn't make it through  
8 the CIP. During that time, we worked with State Public  
9 Works to develop construction documents that are waiting  
10 for bid as soon as we find the State funding.

11 The power portion of this project will  
12 increase the breaker space within the facility. It will  
13 allow critical projects that can't be done onsite due to  
14 lack of power infrastructure and have been shelved, and  
15 it also currently, the power needs of the facility are  
16 not being met by the current infrastructure.

17 The lighting project will go from fluorescent  
18 tubes to LED's, which will increase efficiency, longer  
19 lifespan, reduce maintenance costs, improve lighting  
20 quality, dimmability control, reduce carbon footprint.  
21 Another thing we're going to do with this project is  
22 attach the occupancy sensors to the mechanical control  
23 system to allow the system to come on and off as our  
24 occupancy is dynamic and it's not just 9:00 to 5:00, so  
25 it will allow for the system to turn off when no one is

Page 118

Page 120

1 about 65,000 square feet that we intend to expand our  
2 apron to add as you can see here, one more aircraft  
3 parking spot. Relatively straightforward project,  
4 concrete. What's there right now is just dirt, gravel,  
5 so we have the space.

6 A little bit of back story on this project.  
7 The Air Force and DOD is going through a modernization of  
8 our C-130s right now, and our airframe we have is from  
9 the '90s, and so they're slowly modernizing the aircraft  
10 and bringing them up to date. So about a year ago, we  
11 had a team from National Guard Bureau come to our base.  
12 They inspected us and this was their number one finding  
13 was our aircraft, our apron doesn't accommodate all eight  
14 aircraft safely. After finding that, we were not  
15 selected for the next Js. We are working on it in the  
16 future, but this is one of our project, hence why it's  
17 number one.

18 Since then, Major General Berry, the acting  
19 general for the State of Nevada -- sure you all know  
20 him -- he strongly advocated for this project, and as  
21 such, was able to receive \$800,000 of State design funds  
22 from leftover ARPA money. Right now, I'm currently  
23 working with your team to go through the design efforts,  
24 which we're hoping to have completed in the next six to  
25 ten months. So this portion of the project, which is

1 there as well as come in on the weekends when they don't  
2 tell maintenance that they're going to be there. We have  
3 \$900,00 in federal funds and we're looking for \$2.7 in  
4 State funds to complete the project.

5 The central -- for the record, Sandor Duran.  
6 The Central Plant replacement in Las Vegas Readiness  
7 Center. The building was built in 2007. During that  
8 time, the chillers compressor had started over 25,000  
9 times which should be a quarter of that in normal  
10 operation of the equipment. For the last ten years,  
11 State maintenance has spent countless man hours in-house  
12 as well as worked with State Public Works in  
13 troubleshooting a solution to correct the operational  
14 errors of the chiller as well as spent countless dollars  
15 on bringing in outside vendors and contractors to try to  
16 troubleshoot the issues with the chiller.

17 It's not a maintenance issue as maintenance  
18 staff has done the maintenance of the annual maintenance  
19 required by the piece of equipment every year, but  
20 unfortunately, it still hasn't fixed the issue with the  
21 chiller. And maintenance believes, within the next  
22 several years, we're going to have failure on that  
23 chiller. We currently have \$900,000 in federal funds,  
24 and we're looking for another \$900,000 to complete the  
25 project from State dollars.



Page 121

1 MR. CHAPPELL: For the record, Clayton  
2 Chappell once again. If I could have moved this to  
3 number one, I would have. However, most of the projects  
4 are significantly more important than that one. However,  
5 I am very excited about this potential State match  
6 program. I appreciate Wil, Brian, and Marcus in working  
7 with me and my staff on how to solve the problem of the  
8 funding gap between the federal process, which is on the  
9 annual basis, and the State, which is in the biennial  
10 basis and being able to get more federal dollars into the  
11 State.

12 And so the charts that you see there on the  
13 left-hand side are just some depictions of the federal  
14 dollars we've been able to bring into between the  
15 bienniums and then we're seeking State dollars and we're  
16 trying to figure out how to do that. And over the years,  
17 we've been creative in working with State Public Works or  
18 we're executing projects at other federal facilities.

19 And after a while, we can only do so much at  
20 our federal facilities, and the majority of our soldiers  
21 and I'd say the airmen as well are at armories and  
22 readiness centers. That's where they spend the majority  
23 of their time. And so that's where we need the State  
24 matching funds.

25 So as I said, the charts break down a couple

Page 122

1 of areas of where in the last several years from 2020 up  
2 to we're anticipating through 2026, federal dollars that  
3 we can bring to the table.

4 What we're going to do is match the State  
5 dollars that are in the State match program and be able  
6 to execute projects. Not delay projects, not come up  
7 with different creative ideas on how to create ways to do  
8 it. This will help us in bringing even more federal  
9 dollars. It's \$2.5 million from the State, and we'll  
10 guarantee that we're going to bring \$2.5 million at a  
11 minimum from the federal government, and we'll be able to  
12 execute this. So this will help bridge the gap between  
13 these different federal fiscal years, State fiscal years  
14 and just the dynamics behind that.

15 MR. DURAN: Sandor Duran, for the record.  
16 Microgrid and photovoltaic system at Harry Reid Training  
17 Center located in Stead. The project will add  
18 photovoltaic with batteries and interconnect the ASF  
19 building with the field maintenance shop. This project  
20 will reduce the number of run-time hours on the standby  
21 generator during utility outages as the photovoltaic and  
22 batteries will provide site energy night and day.  
23 Interconnecting the field maintenance shop to the ASF  
24 will allow both facilities to take advantage of the large  
25 generator and infrastructure at ASF.

Page 123

1 The new infrastructure will allow the  
2 facilities to be islanded from the grid during utility  
3 outages which will allow the PV system to continue to  
4 operate. A common misnomer is that when the utilities go  
5 out the PV panels are still allowed to operate, but due  
6 to the way they're currently installed, when the power  
7 goes out on the grid and we have outages, and the PV  
8 panels go down. So this will allow us to upgrade our  
9 infrastructure to allow the PV panels to operate during  
10 utility outages, charge the batteries as during the  
11 daytime and allow the batteries to work at night,  
12 therefore taking our three-day generation or three-days  
13 worth of fuel for our generator and stretch it out to  
14 various days which will increase our energy security and  
15 resiliency from the Guard.

16 And these are systems required or these are  
17 systems that we are requesting from lessons learned from  
18 National Guards from Texas, Florida, and Puerto Rico that  
19 have experienced natural disasters within the last few  
20 years. We currently have \$27.5 million dollars in  
21 federal funding and looking for \$900,000 in State match  
22 to complete the project.

23 Sandor Duran, for the record. Replace the  
24 interior lighting and controls at the United States  
25 Property & Fiscal Office located in Carson City. The

Page 124

1 current lighting is fluorescent tubes. We have lighting  
2 that is failing within the facility throughout the  
3 facility. We are looking to upgrade to LED's which will  
4 provide occupant comfort, energy efficiency, longer  
5 lifespan, reduce maintenance costs, improve light  
6 quality, dimmability and control, reduce carbon and  
7 reduce our carbon footprint. Funding: We have \$652,000  
8 in federal funding and looking for \$267- in State match  
9 to complete the project.

10 MS. IVEY: Jayme Ivey, for the record. This  
11 project is to remodel the restroom facilities at  
12 Henderson Armory. The current restroom has had one  
13 renovation where the women's restroom was added to the  
14 facility. There has not been any upgrades to the  
15 restroom since this addition.

16 We also have a new program in the facility  
17 called Star Base which is a STEM program for 5th through  
18 12th graders that partners with Clark County School  
19 Districts. With this program, we want to create a  
20 restroom that separates the locker and shower room areas.  
21 They currently are all open to the space. Therefore, the  
22 restrooms have to be shut down when the students are in  
23 there and the restroom facility cannot use them. This  
24 remodel will also allow the restrooms to be brought up to  
25 current ADA code and provide fixtures that are more

Page 125

1 efficient energy and water conscious. We currently have  
2 secured \$900,000 in federal funding and we are requesting  
3 \$2.4 million to complete this project.  
4 Advanced planning: Renovation for the Navy  
5 Operational Support Center. This renovation of the  
6 facility will provide more efficiencies how the Army  
7 National Guard operates on a daily basis in drill  
8 weekends and times of mobilization. We procured this  
9 video through the State of Nevada -- excuse me. We  
10 procured this facility through the State of Nevada in  
11 2022 from UNR.  
12 This renovation will also bring the facility  
13 up to current code and standards both through the  
14 International Building Code, ADA and also National Guard  
15 Bureau and DOD standards for our organization. The space  
16 renovation will also allow for flexibility of space to  
17 accommodate four companies. Each company has 100  
18 personnel per company and provide building offices and  
19 storage that meet our needs. The federal funding for  
20 this is a little bit different than your book. We will  
21 procure a million and split this project 50/50 with the  
22 design with the State.  
23 MR. CHAPPELL: Clayton Chappell, for the  
24 record. The advanced planning for the civil support  
25 team. This is a CBRN, so it's a chemical, biological,

Page 126

1 radiological, nuclear and explosive units. It's a  
2 22-person full-time unit that assists local authorities.  
3 They've been called a few times.  
4 They're here in Carson City in a leased  
5 facility. They're over in the same facility where the  
6 State is actually taking some of their employees out this  
7 building and putting them in permanent structures that  
8 the State owns. We're wanting to do the same thing.  
9 It's over \$27,000 a year to house these folks in this  
10 location. It doesn't meet their requirements as far as  
11 space. Security doesn't meet their requirements. And as  
12 I mentioned, the cost.  
13 This unit, as I said, works with local  
14 authorities and we're working with Division of State  
15 Lands and the State Public Works Division on a final  
16 location here in Carson City so they can -- near the  
17 Capitol building so they can continue to train with local  
18 authorities, and they're an asset throughout the state.  
19 They've done missions in Elko and Markleville which is  
20 not in the State, but here nearby. They've done it in  
21 Carson City, they've done it in Reno, and as I said, Las  
22 Vegas. Great asset to have for the State.  
23 We do have this is a Congressionally added on  
24 from the federal side, so we do have the design dollars.  
25 We're seeking the State dollars of just over \$300,000 to

Page 127

1 complete the design and go after construction dollars on  
2 this particular project.  
3 MS. IVEY: Jayme Ivey, for the record. The  
4 advanced planning of the combined support and maintenance  
5 shop. This facility is our CSMS, and it is currently  
6 undersized, and it is around 12,000 square feet. It was  
7 also built in 1997. The current facility does not meet  
8 the requirements, and due to the undersize of the  
9 facility, updated equipment and the growth of the units,  
10 we've outgrown our facility.  
11 The current amount of work bays also reduce  
12 the number of vehicles that we can maintenance at once  
13 and how many mechanics can service vehicles at once. The  
14 new facility will allow for six work bays compared to  
15 current four and one dedicated inspection bay. The  
16 current facility is also deficient in tool storage space,  
17 supply storage and administrative areas. We would  
18 increase the facility up to 53,000 square feet with a new  
19 building which would bring our operational space up from  
20 12,000 square feet.  
21 This is also a Congressionally-approved  
22 design project of which we've secured \$2.7 million  
23 dollars in federal funds, and we are requesting \$1.6 from  
24 the State in order to complete the design of this  
25 project.

Page 128

1 MR. DURAN: Sandor Duran, for the record.  
2 PV connected battery storage system: United  
3 States Property & Fiscal Office located in Carson City.  
4 This project will add batteries to the existing  
5 photovoltaic system and add infrastructure to the  
6 facility to allow islanding during power outages. This  
7 project will also reduce the number of runtime hours on  
8 the standby generator during utility outages as  
9 photovoltaic batteries will provide site energy night and  
10 day.  
11 The new infrastructure will provide -- will  
12 allow the island to be -- the new infrastructure will  
13 allow the facility to be islanded from the grid during  
14 utility outages which allows the PV system to continue to  
15 operate. The systems requested are from lessons learned  
16 from Army National Guard disaster responses in Texas,  
17 Florida and Puerto Rico as well as some increase the  
18 Nevada Army National Guard's energy security and  
19 resiliency and the ability to respond in times of need.  
20 Currently, we have obtained \$1.8 million dollars in  
21 federal funding and looking for a match of \$368,000 of  
22 State match to complete the project.  
23 Sandor Duran, for the record. Install  
24 electrical vehicle charging stations at field maintenance  
25 shop 7 which is located in Las Vegas. As we continue to



<p>Page 129</p> <p>1 grow in the State, this is an accordance with the Guard's 2 master plan for electric vehicles. Current vehicles are 3 being upgraded to electric vehicles per Executive Order 4 14057. 5 The National Guard and public vehicles will 6 be able to use the chargers. The charger stations will 7 have payment software so electrical costs are accounted 8 for from the federal government as well as private users. 9 The federal government currently has \$488,000 for this 10 project and looking for a State match of \$364,000 to 11 complete the project. 12 Sandor Duran, for the record. Install 13 fiberoptic interconnect, Floyd Edsall Training Center 14 located in North Las Vegas. During Speedway 15 construction, the fiberoptic interconnection was removed 16 due to budget constraints in 2018. 17 Adding the fiber line between the facilities 18 not only connects the site for future planning but also 19 eliminates redundant utility services which result in 20 monthly utility savings not having to have redundant 21 Internet services at each site. This will also reduce 22 the manpower and infrastructure required for the Guard, 23 restore communications in the event of an emergency, 24 natural disaster or communication failure which will 25 allow better response times in those events. Currently,</p>	<p>Page 131</p> <p>1 projects. 2 Now the next group are eight projects that 3 are slated for federal funding. As I said, we're work 4 with National Guard Bureau to acquire them and to get the 5 funding for these projects. 6 MS. IVEY: Jayme Ivey, for the record. 7 Taxiway delta replacement in north Reno. Currently, we 8 are working with the Reno-Tahoe Airport Authority to 9 obtain a taxiway into our leasehold. The taxiway is in a 10 state of severe deterioration as you can see from the 11 photo. It is marked as a level of failure for the 12 taxiway. 13 The issue with this is the aircrafts are 14 kicking up a lot of foreign object debris when they take 15 off from here. We have a C-12 plane and then of course 16 we have our Black Hawk and Chinook aircrafts as well. 17 The issue with the FOD: Foreign object debris, is it's 18 causing damage to the undercarriages, engines and props 19 and propellers of the aircraft. Each one of those 20 maintenance, especially with the propellers and the 21 props, it costs anywhere between \$100- that \$500,000 per 22 blade. So with this repair work, we will create an FAA 23 standard for the taxiway that will create a better and 24 safer environment for aircraft and our pilots. The 25 federal funding will be \$3 million, and we would request</p>
<p>Page 130</p> <p>1 the federal funding secured of \$1.2 million dollars and 2 looking for \$1.4 million dollars from the State to 3 complete the project. 4 Sandor Duran, for the record. Please replace 5 electrical panels at Floyd Edsall Training Center. We 6 will be upgrading the power at two facilities: Floyd 7 Edsall Training Center which is the CCA and the CSMS. We 8 also upgrade the NV Energy service to the facilities 9 onsite. 10 Currently, we're operating the building power 11 onsite which has led us to find out the -- has allowed us 12 to identify the shortcomings in the current 13 infrastructure that was built in 1997. This also is due 14 to lack of breaker space for -- due to lack of regular 15 space. Critical infrastructure upgrades are being 16 shelved due to lack of space. Needs of the facility 17 cannot be meet because of this. Currently, we have 18 \$419,000 in federal funds. Looking to the State for 19 \$952,000 to help complete the project. 20 MR. CHAPPELL: So once again for the record, 21 Clayton Chappell. Those first 15 projects have the 22 federal funds already attached to them, some 23 Congressionally added here within the last year to year 24 and a half. So the federal funds are there. We're 25 asking for the State matching funds to execute on these</p>	<p>Page 132</p> <p>1 \$2.6 from the State to complete this project. 2 Interior renovation at Fallon Readiness 3 Center in Fallon, Nevada. Fallon Readiness Center has 4 had minimal repair work over the years and is one of our 5 oldest readiness centers built in 1962. It is in 6 desperate need of repair. The restrooms do not meet the 7 requirement for the soldiers to put on weekends and there 8 is also sewer issues and septic smells in both of the 9 restrooms. 10 The kitchen is also undersized and not usable 11 and does not meet code compliance. We also need to 12 upgrade the fixtures and HVAC that's within the building 13 to make this more updated code and energy efficient. And 14 this will make it also more usable for the soldiers in 15 the building. The federal funding for this will be \$2.7 16 million dollars, and we would request from the State \$2.9 17 in order to complete this project. 18 Pavement maintenance and site improvement at 19 Fallon Readiness Center in Fallon, Nevada. The back lot 20 of this site has a lot of drainage issues on the lot and 21 has created deteriorated organizational parking that 22 cannot be fully utilized by the unit. The fencing also 23 needs to be fixed to meet the height requirements of our 24 antiterrorism enforced protection standards to ensure 25 that the facility and the equipment remain secure. We</p>

Page 133

1 will receive \$815,000 in federal funding and we would  
2 request \$955- from the State in order to complete this  
3 project.  
4 MR. LUNDBOM: Quinn Lundbom, for the record.  
5 All right. So advanced planning or design for the  
6 Margrave at our installation up there in Reno. So this  
7 project will install a box culvert in the existing open  
8 channel ditch. It's about a thousand linear feet long.  
9 It creates a couple of things. It's a safety issue for  
10 us. Just about 700 feet to the east of this image down  
11 here is an active runway up at the Reno-Tahoe  
12 International Airport. So as you can imagine, wildlife,  
13 birds, it's a major concern. Birds and aircraft don't  
14 get along. So other than just our aircraft, it also  
15 affects the international airport up in Reno.  
16 So in addition, this ditch is owned by the  
17 City of Reno. It is on airport property which is then on  
18 our leased land up there. So three different agencies.  
19 It's also waters of the U.S. So this project will  
20 culvert this thing, get it through the design.  
21 The federal funds, I get that every year  
22 anyway, so the federal funds are no issue to accommodate  
23 that. And then the design portion of our -- excuse me --  
24 the construction portion of it will be later on which I  
25 fully intend that the federal government will fund a

Page 134

1 hundred percent of it again just using the State  
2 requirement to get us through the design fees with your  
3 team. So thank you.  
4 MS. IVEY: Jayme Ivey, for the record. Field  
5 maintenance shop two at our northern Reno site. The  
6 current wash bay is located on the south end of our FSM  
7 facility that was built in 1994. Due to budget  
8 constraints, we just could not enclose it in order to get  
9 the facility built. During the winter months, it's  
10 become difficult to clean our equipment due to weather  
11 and freezing temperatures.  
12 Enclosing the wash bay will allow this to  
13 become a year around operation no matter the weather and  
14 protects our current wash bay from cracking and freezing  
15 temperatures. The federal funding will be around  
16 \$842,000, and we would also request from the State a \$2.4  
17 million-dollar match in order to complete this project.  
18 Site improvements at Camp Washoe in north  
19 Reno. The Nevada Army National Guard has been using this  
20 site since the acquisition from UNR in 2022. The current  
21 site needs repairs to the parking lot on the south and  
22 west sections of the site due to lack of maintenance  
23 while the Navy Reserve owned the facility.  
24 The repair work will also allow for better  
25 lot usage for training exercises, military vehicle

Page 135

1 parking and civilian parking. The security fencing will  
2 also adhere to the antiterrorism protection requirements  
3 of the DOD. Without this site -- without this project,  
4 the site will continue to degrade and will cause issues  
5 with our trainings and use allotted there. Federal  
6 funding will secure \$1.2 million, and we would request a  
7 State match of \$1.4 million dollars to complete the  
8 project.  
9 MR. DURAN: Sandor Duran, for the record.  
10 Interior renovation at Plumb Lane Armory located in Reno,  
11 Nevada. Currently, all the water piping at the facility  
12 is galvanized pipe. As you can see from the picture,  
13 after we were installing a water meter in the main, the  
14 pipe is filled with minerals. The rust and other  
15 minerals are in the drinking water, the cooking water,  
16 and the water used for showering by the soldiers.  
17 Currently, the restroom HVAC is inadequate  
18 for the space. The plumbing needs to be remodeled to  
19 include hot water return, reduce water waste, modern  
20 fixtures to reduce water usage. Currently we're looking  
21 for \$1.2 million from the feds and a match of \$1.3  
22 million dollars from the State to complete the project.  
23 Sandor Duran, for the record. Window  
24 replacement of Washoe County Armory. Currently, the  
25 windows are original to the building built in 1997. The

Page 136

1 window seals and frames are broken which allows air, dust  
2 and insects in the facility even when the windows are  
3 closed. The west-facing windows radiate the heat in the  
4 late afternoon in the summertime, causing occupant  
5 discomfort and complaints as well as additional stress on  
6 the HVAC equipment. Winter drafts also cause occupant  
7 discomfort and additional stress on the HVAC equipment.  
8 Currently, we are looking for \$221,000 in federal funding  
9 for this project and a State match of \$255,000 to  
10 complete the project.  
11 MR. CHAPPELL: For the record, Clayton  
12 Chappell. Just a reminder that those eight projects we  
13 just discussed have federal funds slated for them. As  
14 Major Lundbom pointed out, he gets those annual budget  
15 amounts on the federal side. We as well on the Army side  
16 get those, so they are slated to have the funding. We're  
17 looking for the State match to complete those eight  
18 projects.  
19 The remainder of these projects we're working  
20 to get the State funding. And when I talk about hey,  
21 you're going to see some of these projects a couple of  
22 times, these projects with a State match program will  
23 work extremely well in us getting and securing additional  
24 federal dollars. It gets very competitive on the  
25 national level, and once we're able to say we got the

Page 137

Page 139

1 State dollars to match whatever projects, we will get --  
2 in fact, I got an email today about \$50,000 to do some  
3 demolition and we said we got the State money. We can do  
4 this demolition, and that just happened today because  
5 it's getting towards the end of the federal fiscal year  
6 at the end of September. So these projects, once again,  
7 we are seeking with and working with our counterparts at  
8 National Guard for these.

9 MS. IVEY: Jayme Ivey, for the record. Field  
10 maintenance shop one is located in our North Las Vegas  
11 site. This site was built in 1997, and we have a lot of  
12 issues with our storage due to increased maintenance,  
13 materials and equipment.

14 I don't think I have to tell you guys how hot  
15 it gets in Las Vegas. Due to this, we have some tires  
16 that had to be exposed out to the elements. We've had  
17 them melt in the sun because we do not have adequate  
18 storage. This also decreases the life of the equipment  
19 that we have to store outdoors. And we do use a  
20 makeshift storage area as you can see with the Conex  
21 containers in order to keep them out of the elements year  
22 around.

23 The current situation also decreases work  
24 efficiencies by not having storage adjacent to the main  
25 work bays. This requires maintainers to go through the

1 By allowing the military vehicles to access the back, it  
2 removes them from the main street and civilian traffic  
3 which creates a safer environment in front of our  
4 Henderson Armory and prevents traffic congestion. We're  
5 looking to secure federal funds of \$459,000 and we  
6 request \$528,000 in a State match to complete this  
7 project.

8 Advanced planning at Swan Lake. This project  
9 is for our Army Combat Fitness Test Track and Athletic  
10 Field. We currently secured funds at Las Vegas, but due  
11 to restrictions by National Guard Bureau where each state  
12 is allowed one site per state, obviously, it's not  
13 conducive by having Reno and Las Vegas so far apart. We  
14 are looking to work to get an exception to criteria for  
15 this project to help provide federal funds for this, but  
16 this advanced planning project will provide a permanent  
17 structure for soldiers that are required to test on our  
18 fitness qualification which is mandatory for them to  
19 pursue future career status within the Guard.

20 This would consolidate the training to one  
21 designated space for all of the northern National Guard  
22 members. For both Carson City and Reno locations,  
23 soldiers must use the current armories to train using  
24 temporary dirt fields around concrete spaces. While this  
25 does meet the need, we are having to replace the

Page 138

Page 140

1 facility in order to get supplies while servicing the  
2 equipment. With this project, we can extend the life of  
3 our materials, have adequate storage and remove the Conex  
4 makeshift storage containers at this shop. We want to  
5 secure federal funding of \$828,000 and we would request a  
6 State match of \$953,000.

7 Site improvements at Henderson Armory. Due  
8 to the construction and development around Henderson  
9 Armory site, the commercial, residential and public areas  
10 have caused a shift in water drainage to our site. The  
11 highlighted portion is beginning to show heavy dirt  
12 runoff from large rains and watershed onto the site.  
13 This creates issues with effective use of our parcels and  
14 for the unit station at the armory and issues with their  
15 equipment and vehicles that are stored in that area.

16 Currently, gate number one has been closed  
17 off and riprap has been added to help the water and soil  
18 runoff the city streets and drainage. The closed gate  
19 affects our mobilization by not allowing Nevada National  
20 Guard access that would create a healthy path of travel  
21 if the gate were open for military vehicles.

22 We also have a request for a new gate on the  
23 back half of the property to the west. By opening the  
24 new gate, this will help vehicle maneuvers in heavy  
25 traveled areas and the commercial area this side of town.

1 temporary turf often and the use of the facility in ways  
2 that it was not designed for. Some of the running paths  
3 are not fully hazard-free, and we have had injuries with  
4 soldiers who are trying to meet their qualifications.  
5 The State funding we had requested is \$1.6, but if we do  
6 secure an exception to criteria for National Guard  
7 Bureau, we would split the cost 50/50 between the State.

8 Concrete replacement at Harry Reid Training  
9 Center. This is also at our north Reno site associated  
10 with our Washoe County Armory. Due to the weather and  
11 age of the concrete, it's now to the point where it's  
12 beginning to deteriorate and cause personal hazards,  
13 cracks and unlevel service for the personnel who work up  
14 there. This project would replace the degraded pavement  
15 and provide more safety to the personnel entering the  
16 facility. Federal funding would be \$468,000 and we would  
17 request \$537,000 from the State to complete this project.

18 MR. DURAN: Sandor Duran, for the record.  
19 Geothermal Wellfield Speedway Readiness Center located in  
20 North Las Vegas. The infrastructure for the wellfield  
21 into the facility to the wellfield is already installed.  
22 With the installation of the geothermal wellfield, we  
23 would remove the building's need for natural gas and  
24 heating months. It would reduce the need for a cooling  
25 tower for nine months to two months which will

Page 141

1 significantly reduce water usage in the area. Paired  
2 with a photovoltaic project, the facility reduces the  
3 need for outside utility requirements and increase the  
4 energy security and resiliency of the Guard.  
5 We believe this project will meet the Nevada  
6 Executive Order from 2023-07 and Senate Bill 358.  
7 Currently, we are looking for \$652,000 federal dollars  
8 and a State match of \$621,000 to complete this project.  
9 Sandor Duran, for the record. Upgrade  
10 lighting at Clark County Armory. Currently, all lights  
11 in the facility are florescent tubes. We're looking to  
12 upgrade LED's and provide occupancy sensors. We feel  
13 this project will increase occupant comfort, provide  
14 energy efficiency, increase lifespan, reduce maintenance  
15 costs, improve light quality, dimmability and control and  
16 reduce carbon footprint.  
17 This one, we'd also connect to our building  
18 control system to allow for the mechanical system to work  
19 with our dynamic building occupancy. We are currently  
20 looking for \$500,000 in federal funds with the State  
21 match of a million to complete the project.  
22 MAJOR LUNDBOM: Quinn Lundbom, for the  
23 record. Advanced planning: Indoor small arms shooting  
24 range up at our installation up there in Reno. This  
25 project would demo our existing containerized shooting

Page 142

1 units and install or build a new approximately 10,000  
2 square-foot facility that would incorporate ten shooting  
3 ranges, a classroom and an overview range.  
4 Currently, our existing infrastructure is  
5 considered equipment. We purchased it in 2015. As it is  
6 considered equipment by National Guard Bureau, I don't  
7 get sustainment dollars for this, so the units are slowly  
8 deteriorating. The roof is leaking. Half of the range  
9 retrieval systems don't work. HVAC system is going bad.  
10 So inevitably, I need to replace this. Obviously, our  
11 shooting range is important to our domestic mission here  
12 as well as our international mission for qualifications  
13 and such.  
14 Additionally, once the construction is  
15 complete, there is a potential for a multi-agency use of  
16 this facility. Whether other agencies within their local  
17 area may or may not be able to use it, I think it would  
18 be determined after construction. Right now, as a design  
19 portion of this, we don't have money, so I'm looking for  
20 \$1.2 million in State funds to get this project off to  
21 design. I do anticipate, however, that once the design  
22 is complete, construction funds from the federal  
23 government will be available for the construction  
24 portion. Thank you.  
25 MS. IVEY: Jamey Ivey, for the record.

Page 143

1 Construct storage buildings for the Nevada National  
2 Guard's State maintenance. We have three sites that are  
3 in a situation as you can see from the photos, all of  
4 their materials are stored in Conexes in north Reno,  
5 Carson City, and in North Las Vegas.  
6 The lack of these buildings requires us the  
7 staff to have to locate their equipment in multiple  
8 containers and provide an inefficient space for their  
9 tools and supplies. Some of the equipment cannot fit in  
10 the Conex containers and is stored outdoors in the  
11 elements which shortens the life of the materials and  
12 equipment. By doing this project, it will provide  
13 adequate structure for the maintenance staff, and they  
14 will have one location for tools, materials and  
15 equipment, increasing work efficiencies and maintaining a  
16 more secure work space. We are requesting for this  
17 project \$7.3 million dollars for construction.  
18 Canopy over the simulators at our North Las  
19 Vegas site. Due to the heat in Las Vegas, it directly  
20 affects the simulator training trailers. It creates an  
21 overload on the HVAC units making them work hard to cool  
22 the trailers. Each trailer contains training simulators  
23 for soldiers during their annual training weeks. The IT  
24 equipment also produces a lot of heat, and with the  
25 addition of summer temperatures in Las Vegas, it makes it

Page 144

1 very difficult for them to perform the trainings due to  
2 overload of the HVAC system.  
3 The addition of the canopy will reduce direct  
4 sun impact and lower the temperature of the trailers  
5 running the simulations. Federal funding for this would  
6 be \$1.5 million and we would request \$1.6 in State  
7 dollars to complete the project.  
8 Overhead door replacement at Harry Reid  
9 Training Center in north Reno. This project will replace  
10 the current outdated and uninsulated doors at two of our  
11 facilities. It will also provide new insulated and  
12 mechanically operated doors. This will help in loss of  
13 conditioned space both in summer and winter months. The  
14 federal funding is \$211,000, and we would request  
15 \$280,000 from the State to complete this project.  
16 Maintenance work bay at Speedway Readiness  
17 Center. Speedway was constructed in 2020, and so it's  
18 our newest armory. Unfortunately, due to budget  
19 constraints, we did have to cut out the maintenance work  
20 bay. This is a requirement for all of our armories. And  
21 it is so that when soldiers who are doing their drills,  
22 they are able to maintain the vehicles on the site. By  
23 adding this, we will create a space that they can operate  
24 other vehicles onsite. You can see in the photos some of  
25 them that are currently there.

Page 145

Page 147

1 Due to the fact that this readiness center  
2 does not have one, they do have to travel down to North  
3 Las Vegas in order to maintain the vehicles which causes  
4 inefficiencies and overall times of in times where they  
5 get called up, they would have inefficiencies to be ready  
6 when needed. The federal funding would be provided  
7 \$560,000 and we would request State funding of \$1.3 to  
8 complete the project.  
9 Maintenance work bay at Henderson Armory. We  
10 have the same situation here. This armory does not have  
11 a current maintenance bay. This would also provide a  
12 site for the 72nd MP's and other units who use this for  
13 the majority of their equipment to be maintained on site.  
14 Due to this site being located in Henderson, Las Vegas,  
15 the closest site is over 20 miles away to Las Vegas  
16 Readiness Center which they have to drive the vehicles up  
17 there in order to do maintenance and maintain them. The  
18 federal funding for that project is \$560,000, and we  
19 would request \$1.8 million from the State in order to  
20 complete this project.  
21 RV parking pads at Battle Born Youth  
22 Challenge Academy in Carlin, Nevada. Due to limited  
23 affordable housing and access in Elko to the employees of  
24 Battle Born Youth Challenge, the proposed request would  
25 construct RV parking with utility connection to help

1 When we first built this facility, it's on Silverada  
2 Ranch Boulevard, and those that are familiar with that  
3 area, it's significantly developed over there. In fact,  
4 State Public Works is in the process of designing and  
5 will be constructing a DMV in this area. So it has  
6 exploded as far as development.  
7 And our main gate is off Silverada Ranch  
8 Boulevard, so there's some safety issues. We're noticing  
9 it's more and more difficult to make different turns,  
10 particularly with the equipment that we have. So what we  
11 end up doing is relocating the main gate off of Arville  
12 and work with the State Public Works Board and the City  
13 in order to develop that and for our future access, our  
14 primary access. We're looking at federal funds of \$1.5  
15 million and seeking the match of \$1.5 from the State as  
16 well to complete this project.  
17 High security office area. So this facility  
18 was built in 2020, and this houses the 17th Sustainment  
19 Brigade. And this particular unit is slated to go to  
20 central command. They're about ready to deploy in the  
21 next 60 days, and they'll be spread out through central  
22 command area which is in Iraq, Syria, Jordan, Qatar,  
23 Saudi Arabia, and so they're about ready to take off.  
24 But one of the things that has happened over the last  
25 several years is their need for more and more secure

Page 146

Page 148

1 alleviate new and existing staff with housing issues.  
2 The federal funding would be \$350,000, and we would  
3 request a State match of \$378,000 to complete the  
4 project.  
5 Star Base classroom at Clark County Armory in  
6 northern Las Vegas. The Star Base program serves the  
7 students for the Clark County public schools. The  
8 program currently allows a set number of schools in the  
9 district to attend a one-week STEM program funded by the  
10 DOD. The popularity and outcome of this program over the  
11 past two years has increased the program's need to reach  
12 more schools within the district. The current facility  
13 has run out of space for its expansion at their level 101  
14 which is fifth and sixth-grade students.  
15 The addition of two more classrooms in the  
16 Clark County Armory will allow onboarding for additional  
17 schools currently on the waitlist to attend the program  
18 and also allow ease of access for schools who are located  
19 in the northern portion of the district. The federal  
20 funding would be \$460,000 provided for this project, and  
21 we would request \$2 million dollars for State funding in  
22 order to complete the project.  
23 MR. CHAPPELL: For the record, Clayton  
24 Chappell. This is the main gate relocation of our  
25 Anthony Cometa Complex that is in southwest Las Vegas.

1 areas for their equipment.  
2 And so what this would be doing is  
3 constructing basically some walls and some additional  
4 power so they can plug in the computer systems and have  
5 better accountability of what's at this location. We  
6 would be seeking \$175,000 in federal funds and roughly  
7 \$788,00 from the State to complete this project.  
8 MS. IVEY: Jamey Ivey, for the record. The  
9 overhead door replacement at Carlin Readiness Center in  
10 Carlin, Nevada. This is very similar to our other  
11 project. We do have outdated doors that don't provide a  
12 lot of insulation, and we do have energy loss in both the  
13 summer and winter months. We would provide new insulated  
14 mechanically operated doors at this site. We would bring  
15 \$316,000 of federal funding, and we would request  
16 \$364,000 from the State in order to complete this  
17 project.  
18 Athletic Field: Battle Born Youth Challenge  
19 Academy. This project is to provide an athletics field  
20 for the students to attend Battle Born Youth Challenge.  
21 This is an at-risk program for at-risk youth. They come  
22 up there, they go through a schedule, and this project  
23 would be able to provide enrichment and team building for  
24 the students that participate.  
25 MR. DURAN: Sandor Duran, for the record.

Page 149

1 Install parking lot solar panels at Speedway Readiness  
2 Center located in North Las Vegas. We are looking to we  
3 currently have 50 KB PV system onsite, and we're looking  
4 to increase the size of it to meet the full demand of the  
5 facility. This is the project we're paired with the  
6 geoexchange. The facility reduces outside utility  
7 requirements, increases resiliency in the face of natural  
8 disasters and emergencies and increased readiness. We  
9 also believe that project will meet the Nevada Executive  
10 Order 2023-07 and Senate Bill 358. Currently, we are  
11 looking for \$2 million dollars in federal funds and a  
12 State match of \$2.9 to complete the project.  
13 Sandor Duran, for the record. Connect the  
14 sewer system at Speedway connection to sewer system at  
15 Speedway Readiness Center located in North Las Vegas.  
16 During building construction, there was other facilities  
17 that took up the space on the city sewer. Therefore, we  
18 had to pivot and go to a septic and leach field system.  
19 But during that construction, we made sure to include the  
20 infrastructure to make sure the sewer line was easily  
21 connected to the city infrastructure when upgraded.  
22 City of North Las Vegas upgraded its sewer  
23 system in approximately 2022. With this project being  
24 constructed, we would reduce maintenance costs of the  
25 leach field and the septic system as it would be

Page 150

1 abandoned in place. Currently, we are looking for  
2 \$700,000 in federal funds and looking for a State match  
3 of \$700,000 to complete the project.  
4 MS. IVEY: Jayme Ivey, for the record. Last  
5 project. Repelling and rock wall at the Battle Born  
6 Youth Challenge Academy in Carlin, Nevada. This is  
7 another enrichment project for the students to attend the  
8 Academy. And this is another way that we can provide  
9 team-building exercises while they're at the Academy  
10 before graduation. We would provide \$776,000 federal  
11 dollars and we would request from the State \$877,000 to  
12 complete this project.  
13 MR. CHAPPELL: Here's our final slide. Sure  
14 you're looking forward to that one as far as our  
15 projects. What I'm trying to capture here is just some  
16 of the federal dollars. This doesn't account for  
17 maintenance sustainment dollars. This is just project  
18 money that we've been able to bring into the State over  
19 the last several years, and we're projecting out, as you  
20 see towards the bottom in '25, what's funded is \$31  
21 million in federal funds, and we're seeking State funds  
22 of \$23 plus million dollars. And the priority is  
23 critical projects we already have.  
24 As you saw in the video and I'm sure you're  
25 well aware of, we not only have our federal missions both

Page 151

1 in the Army and air side, but we're active in State and  
2 community events and disasters too, wildland fires,  
3 flooding. We're participants in the New Year's Eve  
4 mission every year down in Las Vegas working with the  
5 local law enforcement and working with the hospitals with  
6 the Air Guard does for that event as well, so we're out  
7 and about throughout the entire state. The soldiers do  
8 appreciate the newer facilities and the newer equipment  
9 and able to execute and train appropriately for their  
10 various missions. Now subject to your questions.  
11 MEMBER WALKER: Roy Walker. Was your  
12 priorities the way the order that you gave us?  
13 MR. CHAPPELL: For the most part, yes. The  
14 original priority list that we worked with with Wil and  
15 Brian and State Public Works Division is for the most  
16 part what we had. There were some adjustments over the  
17 last I'm going to say two weeks, particularly in the last  
18 within the last week, we had to make some adjustments and  
19 add a couple of the priorities in there.  
20 MEMBER WALKER: And I would like our staff to  
21 work with your staff to adjust them because I struggled  
22 keeping up with all of the changes. If it wasn't for our  
23 board in front and matching project numbers, I was lost.  
24 So I need some clarification on priorities because I've  
25 got arrows going through here where things were put in

Page 152

1 front. So if I could get -- and I'm sure the Board --  
2 get some clarification to the priorities.  
3 MR. CHAPPELL: Clayton Chappell, for the  
4 record. Absolutely. Apologize for that confusion on  
5 those priority projects.  
6 MEMBER WALKER: Thank you.  
7 CHAIR HAND: I was looking for questions from  
8 my peers up here, but it sounds like you, as always, you  
9 bring money to the table and I know that well certainly  
10 as a taxpayer in the State of Nevada, we appreciate that,  
11 and I know that Public Works does their job to try to  
12 help you get those spent, and we appreciate all that  
13 you've done and your presentation today. And thank you  
14 for the good job you've done.  
15 MR. CHAPPELL: Thank you. Appreciate it.  
16 CHAIR HAND: Chairperson Hand, for the  
17 record. Good afternoon. The floor is all yours.  
18 MS. FULLER: Thank you for your time today.  
19 I'm Brenda Fuller, the Director of Tourism and Cultural  
20 Affairs. I'm presenting today on behalf of the Division  
21 of Tourism or Travel Nevada, and I'm first going to  
22 present our Nevada Adventure Centers projects. With  
23 visitation specifically for outdoor recreation on the  
24 rise, the Division of Tourism identified the need to  
25 support outdoor recreation infrastructure throughout the



Page 153

Page 155

1 state.

2 With our abundance in public land and  
3 diversity of landscapes, Nevada is posed to become a top  
4 destination in the West for outdoor activities. What the  
5 State lacks is the education and infrastructure to guide  
6 a safe, enjoyable experience for those who visit without  
7 proper gear or understanding of regional offerings.

8 Adventure Centers are funded through a highly  
9 competitive federal construction award and lodging tax  
10 approved by the Nevada Commission on Tourism. They will  
11 be turnkey hubs for visitors and residents to connect  
12 with regional tour guides and outfitters who will then  
13 offer them the best possible outdoor recreation  
14 information and experiences.

15 To update this slide, Travel Nevada now has  
16 2023 data regarding outdoor recreation which is now a  
17 \$1.72 billion-dollar industry with visitors spending at  
18 that level within outdoor recreation. That's a 13  
19 percent increase year-over-year and an almost 55 percent  
20 increase since 2019. The Nevada Adventure Centers will  
21 reinforce this growing economy, creating jobs and  
22 opportunity for our outdoor recreation businesses and  
23 increasing quality of life for residents.

24 Adventure Centers will be located in Carson  
25 City and Boulder City to serve our Metro centers. In

1 the outdoor recreation economy and communities throughout  
2 the state. This public/private partnership is an  
3 important step toward making Nevada a top outdoor  
4 destination.

5 MR. THIELEN: Good afternoon. I'm Dan  
6 Thielen. I'm the Administrator of Nevada's Division of  
7 Museums and History. We have 45 projects on the CIP list  
8 at this time, and we'll go through about the top half in  
9 detail.

10 Our mission is to save and share Nevada's  
11 heritage and to inspire curiosity and life-long learning  
12 for all generations. Currently, we have about 300,000  
13 square feet of facility sites in seven museums throughout  
14 the state, and our primary concerns and our big demand  
15 right now is collection of storage space and educational  
16 classrooms, educational classrooms space and then new  
17 exhibit space.

18 The hallmark of a museum is its collections.  
19 And the holdings that the Nevada State or the Division of  
20 Museums and History have are key to understanding the  
21 unique culture that is Nevada both in all of the  
22 different regions of the State and through the time that  
23 we have and holding onto these items for future  
24 generations, in fact we hold onto them in perpetuity.

25 We have filled our collection space, and

Page 154

Page 156

1 Carson, the Adventure Center will be located on the  
2 campus of the State Railroad Museum, bringing new  
3 visitors to the museum and offering adventures in the  
4 surrounding region.

5 The CIP request is for funding to build the  
6 additional four units near the bus drop-off as originally  
7 designed. Constructing these units now as opposed to a  
8 future phase will save money and provide more opportunity  
9 for outdoor businesses. The design is meant to integrate  
10 into the existing museum structures on the campus with  
11 details that are reminiscent of an old western town.

12 The Adventure Center in Boulder City is  
13 adjacent to Boulder City Chamber of Commerce building  
14 with views of the Lake Mead recreation area and regional  
15 trailheads. The CIP request is for funding to build the  
16 additional four units near the existing building also as  
17 originally designed. Again, constructing these units now  
18 as opposed to a future phase will be more efficient and  
19 provide for economic gains. The design is meant to  
20 invoke the look and feel of land formation and native  
21 plants in the surrounding landscape and to allow easy  
22 pedestrian flow through the vendor stalls to the open  
23 space on the property.

24 Thank you for your time and consideration of  
25 this innovative project that will serve as a model for

1 we're currently leasing more collection space from other  
2 private entities and other State agencies, and people  
3 cooperate with us very nicely. But now we're enabled to  
4 make these available to all generations of Nevadans. We  
5 have to look seriously at our collection storage spaces  
6 and adding square footage.

7 In this CIP submittal, we are looking mostly  
8 at maintaining and working with the equipment we have.  
9 We don't ask for a lot of new square footage at this time  
10 because I'm new at this job in this position, and in this  
11 CIP, we have some pretty critical maintenance projects  
12 that due to the age of our buildings and funding  
13 constraints in the past, we need some attention on those.  
14 So I'll begin with the Nevada Historical Society which is  
15 up in Reno on the --

16 CHAIR HAND: Could I ask that you please  
17 identify the project by your rank order?

18 MR. THIELEN: Absolutely.

19 CHAIR HAND: The project ID.

20 MR. THIELEN: Dan Thielen, for the record.

21 Absolutely.

22 CHAIR HAND: Thank you.

23 MR. THIELEN: So I will be in the facility of  
24 the Nevada Historical Society, and I've got two projects  
25 I want to discuss here, and the exhibits project is our

Page 157

Page 159

1 number one project. The Nevada Historical Society is the  
2 oldest museum in the State system. And in this exhibit,  
3 we are asking for \$2.9 million for exhibit modernization.  
4 Currently, there's a CIP going on at the historical  
5 society.

6 The land that we're on at UNR campus is on  
7 expansive soil, and it's beginning to lift and move  
8 around quite a bit. In fact, we have two and three-inch  
9 gaps in our flooring in some of the places. The building  
10 envelope is really suffering at this time. We are in the  
11 middle of the CIP to fix both building envelope and HVAC  
12 system, and we expect we'll be shut down for about 16  
13 months during that time.

14 We have to remove exhibits and then we're  
15 moving collections from one side of the building to the  
16 other which, if you would ask any archivist or any  
17 historian, that is the scariest time because we always  
18 worry about theft, we worry about loss. But sometimes we  
19 when you place an artifact in the wrong spot, it's gone.  
20 You haven't lost it, but you can't find it. And that is  
21 always a challenge. But in this CIP, we in the current  
22 CIP that's undergoing at that facility, we did not get  
23 exhibit money. So we'll remove this exhibit, and by the  
24 time we're done with the repair to the facility, we're  
25 going to install a new exhibit. And that's what this CIP

1 the federal government, and that has affected us  
2 tremendously here in Nevada. And so these are 100  
3 percent State requested. We are seeking grants in many  
4 other places. Oftentimes, we'll have donated funds that  
5 we'll add to these, but in the construction world no, as  
6 you well know, \$50- or \$60- or \$80,000 of donated funds  
7 is a tremendous amount for our institutions, but in  
8 construction, that hardly buys the ink for the paper that  
9 the drawings are printed on.

10 We've moving to Lost City now. Lost City is  
11 in Overton, Nevada, and our first project there is our  
12 number five on our requirements. Lost City, if you've  
13 not been to Overton, Nevada, is an amazing museum that  
14 was created by the WPA.

15 So the WPA, during the Great Depression, went  
16 through and they got artists and artisans and workers  
17 jobs, worked for the federal government and they built a  
18 lot of things throughout the United States, and it kept  
19 people employed. It also taught trades and it created  
20 some cultural phenomena throughout the state. You'll  
21 notice in national parks, there's period construction  
22 that you see and it's WPA. So the construction wasn't  
23 what you would expect of journeymen, but it was work that  
24 could be done by people that were just pulled off the  
25 street to do to keep their families fed. And so the WPA

Page 158

Page 160

1 request is for exhibits modernization.

2 The second item on that list is number six on  
3 our hierarchy of needs, and a \$2.1 million-dollar request  
4 for high-density storage. So one of the greatest  
5 inventions in collection storage are called compact  
6 shelving. And these compact shelving, they essentially  
7 have a box space between each row of shelves that when  
8 you want to move down one or two shelves, you can press  
9 these shelves and walk their way down, and it lets you  
10 put a tremendous amount of storage in a much, much  
11 smaller footprint.

12 And the historical society has a  
13 legislatively mandated requirement to store the official  
14 documents of the State of Nevada. So NRS 381.245  
15 requires us to take archives and records from the State  
16 Library and Archives and store them in perpetuity. So  
17 that includes NRS's and any other Nevada records. We  
18 currently are out of space, and this high-density storage  
19 is critical for us to meet our statutorily-required  
20 obligations.

21 Having followed the National Guard with all  
22 of their fed matches, you will not see any fed matches in  
23 here which is terrifying. Museums at this time are no  
24 longer authorized -- not just Nevada museums -- all 50  
25 states are no longer authorized to receive earmarks from

1 built this site out there to study the Indian pueblos in  
2 the area.

3 From 1935 until today, the technology has  
4 evolved, and every time a new technology is adapted, you  
5 bring electricity and you bring water in, you bring sewer  
6 in, you bring data and communications in, the buildings  
7 have been updated, but oftentimes it's not thoughtfully  
8 updated. So in this, we would like to ask for advanced  
9 planning to correct a lot of these deficiencies and put  
10 us on the verge of meeting the demand that we're  
11 anticipating in the next five to ten years.

12 We are transforming our museums to meet the  
13 needs of the public, and we are energizing the amount of  
14 people that come to visit Nevada and also to provide  
15 services for the citizens of the State. And we think our  
16 museums are on the verge of greatness. We are seeing  
17 numbers where our growth is, you know, in the ten and 15  
18 percent which is a steady growth for us. We would love  
19 that. But in some of our museums are off the charts, and  
20 we'll talk just a little bit about that.

21 This advanced planning does HVAC, it takes  
22 care of ADA concerns at this museum, it brings in  
23 asphalt, it resolves we've got drainage that for mercy's  
24 sake the way the runoff, it aims right at our collections  
25 area. This past spring, we had rain that diverted into



Page 161

1 the director's office and she had gone on vacation, and  
2 when she came back she had a mushroom farm in her office.  
3 It was unexpected but, you know, you get 75 years worth  
4 of things drifting in your office, it became a nice  
5 perfect place to grow mushrooms. Public Works was able  
6 to step up and help us with that with some innovative  
7 solutions because quite frankly, our emergency money is  
8 very thin as well. And we got that corrected and our  
9 director was back in her place within a couple of weeks.  
10 We've moving to the Nevada State Museum in  
11 Las Vegas. There are four projects in this facility.  
12 This facility is 78,000 square feet facility, and it has  
13 some unique things. It's our newest facility, and it was  
14 built state of the art back in 2008. It's on the site of  
15 the Las Vegas Spring Reserve, and we have a partnership  
16 with them, and their visitation -- this is one of our  
17 museums where we had a 700 percent increase in our school  
18 tours at this facility. And we think we're just  
19 scratching the surface. Museums can change lives in  
20 those sites.  
21 And so our first request is number eight on  
22 our priority list, and it's weatherproofing the exterior  
23 of the building. Some of our systems have aged and Las  
24 Vegas weather, sun caused some of the sealants to fail on  
25 some of our systems, and during monsoon rains, we get

Page 162

1 some infiltration in that site, and that ends up in our  
2 collections area.  
3 Number 12 on this list is install  
4 surveillance systems. While this is a public meeting and  
5 I'm not really anxious to air our challenges that we  
6 have, but security and intrusion alarms are not -- we  
7 don't have them. And some that we do have now gone past  
8 the state of we can't -- they're past their serviceable  
9 life, and so we're asking for install surveillance  
10 systems, number 12.  
11 Number 17: Museums need to humidify our  
12 collections areas. You would think it would be -- it's  
13 counterintuitive that we have to add humidity into our  
14 collections areas, but in order to keep organic materials  
15 for a long, long time, it can't be wet, so you can't have  
16 high humidity, but extremely dry conditions are hard on  
17 equipment or are hard on artifacts and documents.  
18 We have had a humidification system in those  
19 collections area, but the type of water that is available  
20 in Clark County is extremely -- has a lot of  
21 calcification in it and we have worn out our humidifier,  
22 and so we've re-installed those this year. We had them  
23 replaced, but we want our reverse osmosis system to  
24 ensure that we don't destroy the equipment with the  
25 hardness of the water down there.

Page 163

1 And then finally, number 18 is in our  
2 collections area, we also want to maintain the  
3 temperature. So that number 18 is adding HVAC in the  
4 collections storage area so that we can use that  
5 collections storage on things that aren't as robust.  
6 Sometimes when you don't have the proper humidity  
7 conditions and the proper temperature conditions, you end  
8 up putting more robust items in there that can take it,  
9 but there are things that really need to be kept within a  
10 very tight envelope, and we want to use those storage  
11 systems for all of those.  
12 We have a couple of statewide program  
13 requests. There's a roofing replacement there that we  
14 need at that museum and then the fire suppression system  
15 in the collections area again. There's -- you can't use  
16 sprinkler systems because the sprinklers will cause  
17 damages to the collections area, and so we have it used  
18 to be halon that was in there that you would pop, put the  
19 fire out. Hopefully nobody takes a lung full of it and  
20 lays down there in the fire area, but we have an inert  
21 gas that needs to be replaced and upgrade the system to  
22 modern standards.  
23 The Nevada State Museum in Carson City, which  
24 is in the site of the old Carson City Mint. It was built  
25 in about in 1871 and we've expanded. We've connected the

Page 164

1 bank building with that with the breezeway in those two  
2 areas. The request is our number two request for  
3 advanced planning for the Indian Hills Curatorial Center.  
4 Our collection storage -- and you'll hear this theme over  
5 and over again. We are almost to the point where we  
6 can't accept one more item into our collections.  
7 This last summer within the museum system, we  
8 were offered three amazing items and we found places to  
9 stuff them in there. So one of them was a Model T Ford  
10 that passengers in the Carson City Depot to wherever the  
11 hotels they wanted to be in Nevada and the prominence,  
12 meaning where this item came from, was a Carson City  
13 piece. And it's perfectly restored by the Harrah's  
14 Collection actually did the restoration on this. And  
15 they donated it to the museum without any conditions.  
16 And it is a perfect item that matches the mission of one  
17 of our other museums.  
18 And then we received a Model A Ford.  
19 Somebody came in and just donated it, handed us the  
20 title, and we said this is unusual because normally you  
21 negotiate these things. And he said: Well, I'm an  
22 unusual guy and handed us the title to it. So we'll be  
23 able to use that in our interpretation. It will be  
24 especially valuable in the next 100 years.  
25 And then finally, Wells Fargo was getting out

Page 165

Page 167

1 of the business of the stagecoach. So they maintained  
2 like Budweiser did with the horses and the stagecoaches,  
3 and we're on the final for the consideration for a  
4 stagecoach, a Wells Fargo stagecoach which was absolutely  
5 critical to the development of Nevada. We do not have  
6 one in our collection. To store that stagecoach is  
7 critical to the Nevada State Museum because they're the  
8 only ones with that type of artifact storage base and  
9 it's up at Jackie Browns.

10 The advanced planning for the Indian Hills  
11 Curatorial Center will allow us to expand our storage  
12 facilities in Northern Nevada and take -- relieve some of  
13 the other agencies from some of the stresses of trying to  
14 make things match. We have some statutorily required  
15 actions and that involves Native-American items that  
16 we're repatriating them, but at this time, to hold them  
17 in a way that the tribes are delighted with our activity  
18 with them and then getting them back to the tribes who  
19 need them.

20 In our statewide program request, we are  
21 requesting a new roof at the north annex. We need  
22 asphalt down at the textile center, the Marjorie Russell  
23 Textile Center. The asphalt is failing up there. And  
24 then in that Indian Hills existing Indian Hills  
25 curatorial facility, we need fire suppression upgrades at

1 fencing for the site. And this site is way open to the  
2 public. And a couple of incidents over the past three  
3 years that have taken place. There is a wetlands area  
4 with willows in it, and we found a very clever and hidden  
5 homeless person had taken up residence in there. And so  
6 we've been watching the property in the evenings and  
7 after, but after 5:00 o'clock when the State goes home,  
8 this site takes on a new life.

9 We had somebody break into the Depot building  
10 and start a fire. Apparently, it wasn't a vandalism. We  
11 would have lost the building if he had been any more  
12 successful, but he was trying to find a place to have a  
13 romantic encounter and built a fire inside one of the  
14 stoves, and our fire alarm went off. Fire department  
15 rolled and they called the police and they showed up  
16 finally to shoot a guy out and take care of business. We  
17 need fencing. We need to delineate the metes and bounds  
18 of the property, and that's our number 13 request. And  
19 again, site security, we would like door strikes. We  
20 would like key fobs. We'd like surveillance, and we'd  
21 like intrusion alarms on the site.

22 Our statewide program requests would be ADA  
23 sidewalk to connect the Depot and the museum. That  
24 currently we have some issues with that, and when we're  
25 running locomotives, people will be absolutely

Page 166

Page 168

1 that place at that site as well.

2 We're going to the Nevada State Railroad  
3 Museum in Carson City. Our priority number 11 will be  
4 the first thing I'll talk about. This 13-acre site is  
5 the happiest site in State government. It will be the  
6 future sites of the Adventure Center in Carson City.  
7 This site has never had a master plan.

8 This is one of the museums that has kind of  
9 grown up organically largely due to volunteer labor, and  
10 some things happen as a result of that. When you have  
11 volunteer labor, sometimes you don't get the design  
12 issues taken care of. And we've had two flooding  
13 incidences on the property. One costs about almost a  
14 million dollars in damage to the property. It filled the  
15 museum with mud, and we were fortunate that it's railroad  
16 artifacts. They're made to be in the weather, and so we  
17 didn't damage any long-term, but it costs a great deal of  
18 money to get the property back into operation.

19 So this advanced planning will discuss site  
20 drainage, it will talk about how the site works with each  
21 other, where the best places to install educational  
22 facilities and where the build out would be because we  
23 need places to store some rolling stock out of the  
24 weather so that we can do our demonstrations with that.

25 Our number 13 on that list is security

1 fascinated, gawking and walking in areas where they'll  
2 wander out into traffic, and so we need a sidewalk where  
3 they can -- where people can be safe. It also needs to  
4 be ADA accessible in order to meet the needs of most of  
5 our visiting public.

6 The East Ely Depot Museum in Ely, Nevada was  
7 built in 1906. Our first request on this -- well, it's  
8 going to be number 15 on our list, and it's the  
9 replacement of an intrusion alarm. We have a depot  
10 building there and we had a freight barn there. We have  
11 a \$9 million-dollar CIP that's on hold currently because  
12 of legal wrangling with a private foundation that shares  
13 most of the same site with us, and we have some deed  
14 questions that we're going to get resolved through the  
15 civil system. And in that pause, we have stopped the  
16 CIP, the construction phase of the CIP one hundred  
17 percent design until that gets resolved to the  
18 satisfaction of the governor's office and then we'll  
19 continue it again with that.

20 This is one of the coolest sites in the  
21 nation. If you had an opportunity to drive out to Ely  
22 and visit this site, it's a snapshot in time. When the  
23 Nevada Northern Railroad and Kennecott Copper stops  
24 operations in the 80's, they just locked the door;  
25 everyone thinking yeah, we're getting laid off and we'll

Page 169

1 be back and after Christmas or whatever it was. And they  
2 never came back. And ten years later in the '90s when  
3 the State is offered these pieces of property, it was  
4 like they had left everything ready for work on Monday  
5 and they had just never came back. And so it is  
6 culturally one of the most intact industrial historic  
7 sites in the nation. And it is a fascinating site.  
8 This site needs a fair bit of work, and on  
9 this our number 15 is replacement of the intrusion alarm.  
10 This is one site that does have an intrusion alarm, but  
11 they're well past their serviceable life and need to be  
12 replaced.  
13 And then number 19 on our list is the energy  
14 upgrades. This building was built in 1905 of sandstone  
15 and single-pane windows and no insulation. It's time for  
16 us to do some energy upgrades and replace the windows and  
17 try to seal this building up tight. We have electrical  
18 baseboard heaters that haven't been replaced since the  
19 1990s, and that's part of that request as well. So next  
20 summer when we complete our legal wrangling, we would  
21 love to begin with the exterior of both buildings, the  
22 Depot building and the freight barn building remodel, and  
23 we would love to complete these energy upgrades as well.  
24 Finally, the Nevada State Railroad Museum in  
25 Boulder City. This railroad built the Hoover Dam, and it

Page 170

1 is on the verge of going completely over the top with  
2 visitation and bringing people into Nevada and having  
3 them stay. It also is very well suited in Clark County  
4 to help augment educational opportunities and have more  
5 STEM training for the public.  
6 On this site, it's a large number 14, it's a  
7 large ask, and it's for security fencing as well. So  
8 much of the property we've had some intrusion. This  
9 year, we've had vandalism take place. Somebody decided  
10 that oh, it's box cars. We'll tag them like every other  
11 boxcar. And so somebody came on the property and tagged  
12 some of this equipment, and it's many thousands of  
13 dollars to replace and repair that. We also had some  
14 things stolen off the property, and we were pretty  
15 careful about watching where it went. They came up on  
16 eBay, and Boulder City Police Department was helpful with  
17 getting them back into our hands, and so we would we need  
18 to be able to secure our property.  
19 There is a \$25 million-dollar project going  
20 on the property at this time to build a visitor's center  
21 and have some curatorial services admin offices, but this  
22 will be the place where you will see substantial growth  
23 in the museum system in its activity. There is no  
24 competition for this type of activity in Southern Nevada,  
25 and we are poised to do amazing things.

Page 171

1 This museum actually adds money to the  
2 general fund typically. And then this first phase of the  
3 museum is a \$25 million-dollar visitors center, as I said  
4 before. And then we'll have phase two and three. \$25  
5 million dollars to get one piece of rolling stock out of  
6 the weather.  
7 So our artifacts are still exposed to the  
8 elements, and people with bad intent. And so we're  
9 asking for our number 20 on our list of requests is our  
10 advanced plans of the exhibit hall. There's a lot of  
11 advanced planning requests in our activity or our  
12 submittal this year because we think the unusual nature  
13 of the museums and we want to have a more deliberate  
14 planning process. So we would plan one biennium and then  
15 come for construction funds in the second biennium. We  
16 hope the next time we come before you that we will show  
17 you what we've done with those funds and what growth that  
18 we've experienced within the museum system. I am  
19 prepared for your questions at this time.  
20 CHAIR HAND: You must have done a fantastic  
21 job. We don't have any questions for you. Thank you for  
22 your presentation.  
23 MS. THIELEN: You bet. Thank you.  
24 MS. FULLER: Thank you so much.  
25 MR. THIELEN: Come visit us.

Page 172

1 CHAIR HAND: Thank you.  
2 MR. GALLUZI: Good afternoon, Chair and  
3 Members of the State Public Works Board. For the record,  
4 my name is Timothy Galluzi. I have the honor of serving  
5 as the State's Chief Information Officer. Appears my  
6 timing has been impeccable, and it also appears you guys  
7 are running a little ahead of schedule, so quite  
8 opportune.  
9 Thank you this afternoon for the opportunity  
10 to discuss some very critical projects for the Office of  
11 CIO. I wanted to first start with a brief overview of  
12 our office: Where we sit and kind of why we exist as an  
13 entity with the State government. I understand my time  
14 is brief, so I'll be as succinct as possible.  
15 The office of the CIO serves as the State's  
16 central IT organization providing enterprise-level IT  
17 services for the executive branch. Those enterprise IT  
18 services include statewide cyber security, server  
19 infrastructure, networking infrastructure, Cloud services  
20 and direct and user IT support.  
21 Why does this all matter? The vast majority  
22 of those services are provided for and supported out of a  
23 very unassuming building on 575 East 3rd Street here in  
24 Carson City. If you drove by it, you would not know that  
25 it is a central nucleus of compute and server

Page 173

Page 175

1 infrastructure for the executive branch of the State of  
2 Nevada. And that is intentional.  
3 This building provides the server network  
4 infrastructure that supports a lot of the activities that  
5 you have undoubtedly heard about the past day and a half  
6 during a lot of these hearings. Undoubtedly, very  
7 critical constituent touching services that range from  
8 the life-safety, public service for law enforcement, for  
9 our veterans, for health and education, really across the  
10 gamut of what we do for our constituents across Nevada.  
11 And a lot of that is supported through our services  
12 within the Office of the CIO.  
13 The first project we're going to talk about  
14 today is the HVAC system replacement and arc study. This  
15 project is to support the cooling infrastructure for our  
16 server room floor and HVAC that keeps our server and  
17 network infrastructure cool and operational. This is not  
18 just for the comfort of the 80 plus employees that we  
19 have in this facility. This is to keep our server and  
20 network infrastructure up and running. Without this, we  
21 would unfortunately not be able to keep that  
22 infrastructure up and running.  
23 In addition to the cooling system  
24 enhancements that we're asking for during this project,  
25 we're also asking for an arc flash study. And this is a

1 operations in the building. And in recent history when  
2 we have dealt with civil unrest in the neighborhood,  
3 we've had to lock down this facility, and having adequate  
4 lighting around it would add an extra sense of security  
5 and safety for our staff members that are doing 24-by-7  
6 operations within the building. This would also help us  
7 with green initiatives, help lower costs as far as our  
8 energy consumption. Also envisioned in this project  
9 would be to upgrade the controllers to make sure that  
10 those controllers are as efficient as possible and up to  
11 modern standards.  
12 Lastly for our main projects: CIP number  
13 25258, and this is for the replacement of the raised  
14 floor of the server room. And so this server room floor  
15 is not seismically retrofitted, and we are in a  
16 seismically active area. As you can imagine, if we had a  
17 seismic incident and any of these server towers/server  
18 cages collapsed through the non-seismically rated floor,  
19 that would not be a good outcome for us not only for the  
20 infrastructure that could potentially be damaged, but if  
21 we had any staff members that work on that floor at the  
22 same time, they would risk injury or something worse.  
23 The really interesting thing about the way  
24 that these projects work, kind of an anecdote and aside,  
25 is they would actually be able to keep all of the server

Page 174

Page 176

1 safety measure. Our computer facilities technician, when  
2 he was doing regularly scheduled maintenance on this, he  
3 opened up the container. And thankfully, he took the  
4 appropriate precautions and was wearing the right PPE,  
5 and you can see on this picture it did have a bit of an  
6 arc flash. And thankfully, he was unharmed. But that's  
7 why we're asking for that additional arc flash study for  
8 not only this component, but the rest of the other  
9 components that would be at risk for arc flash.  
10 We currently have a CIP for other components  
11 of this cooling system that is in flight for this fiscal  
12 year, and then so this would be a companion to really  
13 finish off the rest of the cooling infrastructure for the  
14 rest of this facility. The total project cost for CIP  
15 number 25256 is an estimated total of \$5,750,000.  
16 Moving onto the next project for the Office  
17 of the CIO. We're looking at CIP number 25257. This is  
18 the lighting replacement for the data center. The  
19 lighting has -- it's effectively original for the  
20 building. Not only are has technology rapidly advanced  
21 since 2005 as far as lighting is concerned, we are hoping  
22 for more efficient and effective lighting for energy  
23 efficiency as well as safety.  
24 The lighting on the exterior of the building  
25 is not quite bright enough and we do run 24-by-7

1 infrastructure up and running while they do this retrofit  
2 and replacement, so we would not suspect that there would  
3 be any outages of this server in the structure. They'd  
4 be able to actually suspend all of these server racks  
5 while they replace the floor underneath it. A similar  
6 project was recently conducted within the department of  
7 motor vehicles to bring that floor up to modern standards  
8 of safety. So we are really excited for this project to  
9 move forward and to make sure that our environment that  
10 we have employees at working in every day to be that much  
11 more safer for them.  
12 Not included in the presentation but also  
13 included in a statewide list, we also have a roofing  
14 project that is on the statewide list. We struggle to  
15 ensure that our facility is a top-notch facility for  
16 housing the State's critical infrastructure to include  
17 server and network infrastructure for the State. Our  
18 goal is to maintain a highly secure, modern facility that  
19 ensures that the equipment is there when agencies need it  
20 and it's reliable, and this Board can help us continue  
21 with that mission by prioritizing these projects. So  
22 thank you. I will stand for any questions the Board may  
23 have.  
24 MEMBER WALKER: Roy Walker. You've asked for  
25 \$8 and a half million dollars of improvement to your

Page 177

Page 179

1 building to your 22,000 some square feet. What is your  
2 22,000 some square feet structurally? Is your building  
3 structurally and environmentally sound so this investment  
4 into it would be a sound investment for the State?  
5 MR. GALUZZI: Thank you for the question,  
6 Member Walker. Once again for the record, Timothy  
7 Galluzi, State CIO. The building was remodeled, I  
8 believe it was about 15 to 20 years ago, and so that's  
9 when we received a significant addition to the building.  
10 The building is well maintained, and the State's compute  
11 infrastructure is well supported in the building.  
12 I believe that these enhancements are  
13 reasonable enhancement to the building to continue to  
14 ensure that it is well maintained. I believe that a full  
15 replacement of the building would be much more -- it  
16 would not be cost effective. If this was just an office  
17 building, I believe that that would be a conversation  
18 worth having, but the fact that we have so much fiber  
19 infrastructure and other infrastructure that's running  
20 into this building, I think it's more prudent to continue  
21 to protect, maintain what we already have here.  
22 MEMBER WALKER: Follow-up would be your  
23 parking structures and your expansion for the future.  
24 How is your parking with expansion going?  
25 MR. GALUZZI: Thank you for the question,

1 time. And I appreciate the opportunity.  
2 CHAIR HAND: Thank you. Let's take a quick  
3 recess.  
4 (Recess.)  
5 CHAIR HAND: Member Hand, for the record, the  
6 floor is all yours, gentlemen.  
7 ADMINISTRATOR LEWIS: Wil Lewis, for the  
8 record. We're pleased to give the final presentation of  
9 the day presentation for the Department of  
10 Administration. With me, I have Brian Wacker, Deputy  
11 Administrator for the Division. Both Brian and I will be  
12 sharing the duties presenting this afternoon.  
13 Slide, please. I will cover our 2025 CIP  
14 planning and construction projects. Brian Wacker will  
15 cover maintenance and statewide projects. We want to  
16 approach our presentation a little differently in that  
17 instead of just giving a linear walkthrough of our  
18 projects, both Brian and myself are going to highlight  
19 key projects for your consideration. And we're going --  
20 I'm going to start with the planning projects to begin  
21 with. So to make it easy on the Board, I'll reference  
22 the rank of the project, allow you guys time to find it,  
23 and then I'll highlight a few key points on it.  
24 So the first project is ranked fourth in your  
25 binder. As I mentioned yesterday, this is the advanced

Page 178

Page 180

1 Member Walker. At this time, with the amount of FF&E  
2 that we can currently support with this building, we do  
3 have adequate parking. And so unless we get another  
4 floor added to the building that rapidly increases the  
5 amount of head count that we would add to the building,  
6 I'm not currently concerned with the amount of parking  
7 that we'd need.  
8 MEMBER WALKER: Define you're currently  
9 concerned. Are you looking ten years? Fifteen years?  
10 Twenty years into the future with that?  
11 MR. GALLUZI: Thank you for the question,  
12 Member Walker. Once again for the record, Tim Galluzi.  
13 That would be if we would need to rapidly expand the  
14 footprint of this building. For the data center that we  
15 have now and for supporting of that data center, I do not  
16 foresee a need to expand the footprint. For our  
17 organization as a whole, any additional space  
18 requirements could be accommodated in additional  
19 buildings not necessary -- it would not be necessary to  
20 expand this building in particular.  
21 MEMBER WALKER: Very good. Thank you.  
22 CHAIR HAND: It looks like you only got one  
23 question. Good job. We appreciate you making your  
24 presentation this afternoon.  
25 MR. GALUZZI: Thank you., Members, for your

1 planning for the State Office Building Complex, Capitol  
2 Complex. Next slide. Here is a preliminary site mapping  
3 of the proposed structures along with a 250,000 square-  
4 foot surface parking area. And for the first phase of  
5 the future Capitol Complex greenbelt, you also see that  
6 portrayed here in this picture, we're also including the  
7 preserving of the historic gym structure as shown on the  
8 slide. Very small, but there it is. These buildings  
9 will house and consolidate current State agencies of  
10 various agencies that are in leased spaces around the  
11 City of Carson. All of them are going to be located, of  
12 course, all within the Capitol Complex, promoting greater  
13 efficiencies as well as cost savings for the State.  
14 Next slide. Here are just a few details of  
15 the project. We note that the buildings are being  
16 planned to be constructed at the present Northern Nevada  
17 Children's Home Site. And as you can see in the slide,  
18 we're proposing a \$7.5 million-dollar planning budget for  
19 the project.  
20 Next slide. This project here is ranked 17th  
21 in your binder. 17th. Here we have a planning project  
22 that will include a new HVAC system, site sanitary sewer  
23 piping upgrade for the Pittman Building. Next slide.  
24 The project will include updating temperature controls  
25 and will be backed by a feasibility study and a lifecycle

Page 181

1 cost analysis to ensure that we get the maximum usage  
2 allotted the building.  
3 Next slide. The next project is ranked 25th  
4 in your binder. 25th. This project will provide  
5 drainage improvements at the Stewart facility. Next  
6 slide. The project will address storm water that does  
7 not adequately exit the site during storm events. And  
8 you may recall the Stewart Street facility is situated on  
9 the 110-acre campus with over 50 buildings that the State  
10 acquired or took up ownership in the early 1980s.  
11 Next slide. This project here is ranked 28th  
12 in your binder. It is an upgrade to the Marlette Lake  
13 Water System. Next slide. The project will provide a  
14 pipeline that will connect the diversion dam to the saw  
15 mill site and lake view tank which in turn will terminate  
16 at the Carson City connection point. Nice graphic. That  
17 shows you the overall schematics of what we're proposing.  
18 Next slide. In addition, the project will include the  
19 installation of conduits for future fiberoptic  
20 communication lines as well as necessary easement  
21 acquisitions so that we can facilitate the expansion of  
22 the project.  
23 Next slide. Next I'd like to highlight just  
24 a few key construction 2025 CIP projects. Next slide.  
25 This project here is ranked number one in your binders.

Page 182

1 Number one. This is a continuation of CIP 23C30 which  
2 provided funding for the design and construction of the  
3 130,000 square-foot office building. It would include  
4 funding for the FF&E portion of the project. Next slide.  
5 The total budget number of approximately \$6.9 million  
6 dollars will stay the same. Next slide. This project  
7 here is ranked number two in your binder. The project  
8 will purchase an existing office building in Reno,  
9 Nevada.  
10 Next slide. This office building located at  
11 10375 Professional Circle in Reno is being recommended  
12 for purchase. The purchased building will provide 79,248  
13 square feet of office space for State agencies. Some of  
14 those agencies are already occupying leases in the  
15 building.  
16 Next slide. This project is ranked third in  
17 your binder. As our third-ranked project, we're  
18 particularly excited about this one. It is the State  
19 office building purchase and improvements in Las Vegas.  
20 Next slide. This project's slide shows the current  
21 footprint of buildings we purchased the McCarran Center  
22 in Las Vegas. The red buildings are occupied by the  
23 State of Nevada, and the blue buildings are occupied by  
24 the Legislative Council Bureau, LCB.  
25 Next slide. This project for the purchase of

Page 183

1 construction and improvements for seven buildings or  
2 seven additional buildings, I should say, will all be  
3 move-in ready for various agencies. These locations are  
4 convenient to much of the staff's I mean -- sorry -- much  
5 of the State's workforce staff in the Las Vegas area, and  
6 they're easily accessible to and from the Harry Reid  
7 International Airport.  
8 Next slide. The project has a total budget  
9 of \$150 million dollars providing for an additional gross  
10 square footage of just over 444,000 square feet which  
11 calculates, believe it or not, to just \$34 a square foot.  
12 The buildings were constructed between the years 1987 and  
13 2007.  
14 Next slide. This project is ranked 7th in  
15 your binder. This project will provide rehabilitation  
16 upgrades to the Marlette Lake Water System. Next slide.  
17 The project will provide additional funding for the full  
18 completion of the project scope and escalation all the  
19 way up until spring 2026. Just want to add that the  
20 Hobart Dam is part of the Marlette Lake Water System.  
21 Next slide. This project is 24th in your  
22 binder. This is another exciting project for us. The  
23 building was built in 1891 -- I think you heard that said  
24 by the tourism group ahead of us -- as a pavilion for the  
25 Ormsby County Agricultural Society Organization

Page 184

1 Association. I'll get it right. The remodeling will  
2 provide valuable office space within the Capitol Complex  
3 and bring the building up to current seismic code  
4 requirements.  
5 Next slide. This is a continuation of CIP 23  
6 PO1 which is a planning project. Next slide. This  
7 project here is ranked 26th in your binder. It's the  
8 Blasdel Building. The project will design and demolish  
9 the Blasdel Building. Next slide. The building was  
10 originally constructed in 1957. It was estimated from  
11 the facilities condition needs index that the ratio of  
12 repairs to the replacement value would exceed 50 per  
13 percent. This is the point where building replacement  
14 should be considered. Now the Blasdel Building falls  
15 above the 50 percent mark.  
16 Next slide. This project here is ranked 30th  
17 in your binder. Finally, this is my last project to  
18 present. It's the Solar Photovoltaic Array System at the  
19 Stewart Street. Currently, there is approximately  
20 335,000 square feet of building area at this location.  
21 Next slide. This project supports the intent of Senate  
22 Bill 254. The project budget is based on a 600-kilowatt  
23 system and approximately 1,200 kilowatt hour of battery  
24 storage. The project will install a ground-mounted  
25 photovoltaic system at the Stewart Street location.



Page 185

Page 187

1 So with that, I want to turn the presentation  
2 over to Brian Wacker, Deputy Administrator, and Brian  
3 will handle the second half of our presentation covering  
4 maintenance projects as well as statewide programs for  
5 our 2025 CIP.

6 DEPUTY ADMIN WACKER: Thank you. So good  
7 afternoon. For the record, my name is Brian Wacker. I'm  
8 the Deputy Administrator of Professional Services for the  
9 State Public Works Division.

10 So like Administrator Lewis mentioned, I'm  
11 going to start with the Department of Administration  
12 maintenance projects. So instead of going project by  
13 project, I'd like to present the Administration's 19  
14 maintenance projects in summary form, and I know I'm  
15 going in summary, so I am a happy to slow down too and  
16 answer questions as we're going as the Board would like.

17 So where I would like to start is talking  
18 about actually the first two projects under this. So  
19 please turn to project number five on the list. So this  
20 project is the building repairs West Plaza Replacement,  
21 the Nevada State Library and Archives in Carson City.  
22 This is a \$12.4 million-dollar project to repair the  
23 structure of the MSLA building damaged by water  
24 intrusion.

25 This damage was uncovered when it began or

1 maintenance requests by the Department of Administration.  
2 If you look at that summary -- I found it. So if you  
3 look at this sheet, you'll see that there is other  
4 funding for our projects that represents highway funding  
5 for projects located at DPS and DMV facilities.

6 So next slide. The second page of the  
7 summary lists five further projects, and the total  
8 request by the Department of Administration for  
9 maintenance totals \$43 million. So with that, I'd just  
10 like to stop our maintenance projects and ask if the  
11 Board has any questions.

12 MEMBER WALKER: Roy Walker. First items in  
13 Wil's presentation: Solar. What has been our experience  
14 with the solar efficiency and the numbers we're getting  
15 from solar? The numbers we're calculating, are those the  
16 numbers we're experiencing?

17 DEPUTY ADMIN WACKER: Brian Wacker, for the  
18 record. Thank you for that question. I don't have those  
19 numbers in front of us to know if the numbers we've  
20 calculated have actually pencilled out for those  
21 facilities. I could do some looking at that if you'd  
22 like. I know we have photovoltaic systems in some other  
23 administration facilities if you're curious.

24 MEMBER WALKER: I think that's a number we  
25 should be watching throughout the State on their

Page 186

Page 188

1 was uncovered when we began CIP project 23 C15 to do a  
2 tenant improvement at NSOA. As a result of the damage  
3 uncovered, 23C15 pivoted to assess the building structure  
4 and which resulted in this CIP request. Immediate safety  
5 concerns of the building have been addressed with  
6 temporary structural storing by Buildings and Grounds,  
7 but this project is critical to provide repairs for the  
8 long-term health of the building.

9 The next project I want to highlight is  
10 number six in your binder. This is the chilled water  
11 system improvements in the South Reno DMV. This project  
12 replaces the existing chiller that was installed in just  
13 2020 which has already seen multiple failures to the  
14 point where it needs to be replaced now.

15 This chiller has the same equipment  
16 configuration as the failed equipment at the Northern  
17 Nevada State Veterans Homes in Sparks which also needs to  
18 be replaced prematurely. You heard about that yesterday.  
19 This equipment is thought to be appropriate when  
20 installed but has since shown not to be appropriate for  
21 our climate, so we are requesting to replace the chiller  
22 now before a catastrophic failure leaves the DMV without  
23 cooling.

24 So in all, there are 14 project requests on  
25 the summary page that total \$32 million dollars of

1 performance, and if they're not performing to get  
2 whatever manufacturer, whatever aid we have in that  
3 because I've heard mixed performances on a lot of these  
4 solar installs.

5 ADMINISTRATOR LEWIS: Wil Lewis, for the  
6 record. We appreciate it, Member Walker, and we'll make  
7 a note of that and provide some more information the next  
8 time we meet with the Board.

9 MEMBER WALKER: The second question is kind  
10 of is more of a general question. And from yesterday and  
11 today, I keep hearing chillers, chillers, chillers. Lots  
12 of chillers. Is there any way that we can come up with a  
13 uniform type design, a uniform inspection on these, are  
14 they living to their performance and a water quality  
15 testing procedure going into the chillers for the water  
16 quality to make sure it's not the water that we're  
17 introducing into the chillers that are having this effect  
18 on the chillers?

19 DEPUTY ADMIN WACKER: Brian Wacker, for the  
20 record. That's another excellent question. I know  
21 chillers in many of our facilities are, you know, a  
22 custom build, custom designed for the particular needs of  
23 that facility. I know talking with the mechanical  
24 engineer, there's a multitude of different ways these  
25 things can be put together. There's different options



Page 189

Page 191

1 for redundancy, the loads, the climate of that particular  
2 chiller is used in. So it's hard to have like a  
3 standard, you know, piece of equipment we could use at  
4 all State facilities. I could certainly ask the  
5 question. It is a good question why we can't make it  
6 simpler and easier for us to maintain long-term. So I  
7 will ask that question of our engineering staff.

8 And I think the question of, you know, the  
9 water quality going into the chillers is an excellent one  
10 as well. We've had a couple of chillers on the list, and  
11 we'll see it sometimes where they don't get to what you  
12 think the expected life would be for that equipment which  
13 is disappointing, right.

14 I think we talked earlier today about well  
15 you're asking, you know, how long is this project going  
16 to last? And we want these things to last 20 years or  
17 longer for many different reasons. And I know we have  
18 water quality going into the equipment that's not what it  
19 should be that adversely impacts the life of it as well.  
20 So that's something, you know, State Public Works does  
21 not maintain many of these facilities unless of course  
22 it's a Department of Administration facility. Then it's  
23 Buildings and Grounds, which is part of the Division. So  
24 it's hard for us to control that everywhere, but it's  
25 something we really should track at the State to make

1 standardize and to have a benchmark level of performance  
2 what we want from our mechanical systems.  
3 Secondly, now that we're starting to acquire  
4 more properties, we're going to perform a needs  
5 assessment program for all of these buildings where we'll  
6 track that kind of documentation so that we can make sure  
7 what we design is actually performing to the standards  
8 that we're designing to. Thank you.

9 MEMBER WALKER: I think that needs assessment  
10 programming is critical for all of the new buildings and  
11 new structures and to get ahead of these heating and air  
12 conditioning functions, the air conditioning in Vegas and  
13 heating in Elko. Within the State, we have two extremes,  
14 and trying to bring together those two extremes into one  
15 standard I know will be difficult, but any buildings of  
16 similarity, I would expect that. Thank you.

17 CHAIR HAND: Member Hand, for the record. I  
18 have a follow-up question on Roy's question, and that is  
19 do the chiller manufacturers have any water quality  
20 requirements on what's going in so that in order to be  
21 able to exercise your warranty type of thing? Is there  
22 anything like that?

23 DEPUTY ADMIN WACKER: Brian Wacker, for the  
24 record. Yes, there is. And I know that during our  
25 construction projects -- and I was talking about water

Page 190

Page 192

1 sure we've got proper maintenance on this equipment.  
2 It's expensive equipment.

3 MEMBER WALKER: On new construction, do we  
4 track lifecycle for our major mechanical components?

5 DEPUTY ADMIN WACKER: Brian Wacker, for the  
6 record. So like are you asking like do we track how it's  
7 performed and make note of that or just do like a cost  
8 analysis for it?

9 MEMBER WALKER: Well, I'm concerned to the  
10 variety of the systems in all of our buildings yet they  
11 all do the same function, so I'm looking for the  
12 efficiency of components and the efficiency of  
13 standardization from building to building, chiller to  
14 chiller. And I understand it's all different, but some  
15 type of efficiency through design that will bring about a  
16 similarity in our mechanical systems throughout the  
17 State.

18 ADMINISTRATOR LEWIS: So Wil Lewis, for the  
19 record. Again, another excellent point, excellent  
20 question, Member Walker. I know in my conversations with  
21 the mechanical team that they work with our design  
22 professionals to ensure a certain standard that is met.

23 There are two things I want to bring up. So  
24 we have our project managers, especially our mechanical  
25 engineers working with our design professional to

1 quality testing overall for, you know, long-term  
2 maintenance of facilities, an agency has to do that. But  
3 as part of our construction projects, we do have some  
4 water quality tests, and that's part of our construction  
5 process and we will also look at some maintenance type  
6 contracts and appropriate with the agency just to help  
7 ensure that the chiller is maintained properly for a  
8 while. And I do know that yes, the water quality can  
9 impact a warranty just like any system that's not  
10 maintained correctly can impact the warranty.

11 CHAIR HAND: Member Hand, for the record.  
12 Thank you, Brian. Maybe if these are buildings though  
13 that the chillers are being replaced on, rather than it  
14 sounds like that's a new sort of a new construction  
15 process, but if these are buildings that the chillers are  
16 being replaced on, are you looking at the water quality  
17 before you install a new chiller?

18 DEPUTY ADMIN WACKER: Yes, we are. That is  
19 part of the design process. That is something we  
20 absolutely do.

21 CHAIR HAND: Thank you. If I may, just the  
22 10375 Professional Circle in Reno, where is that located?

23 ADMINISTRATOR LEWIS: Wil Lewis, for the  
24 record. It's right off the 580. You can literally see  
25 the building from the 580. And again, I'm a Southern

Page 193

Page 195

1 Nevada boy, so I can't tell you the exact exit to take,  
2 but it's close to Double R Gateway, those major streets.  
3 Brian?

4 DEPUTY ADMIN WACKER: So Brian Wacker, for  
5 the record. It's located just south of South Meadows and  
6 so in between South Meadows and the Damonte Ranch exits.  
7 Just to the east side of the freeway, there's a business  
8 park there in the Double Diamond area.

9 CHAIR HAND: Okay. Thank you. I just was  
10 that was purely out of curiosity. And then I had one  
11 other question. Where did it go here? Number 20. Oh, I  
12 know. Oh, I know. On number 30, it's the solar and back  
13 to the current federal administration's push in reducing  
14 carbon and all of that good stuff. Are there any  
15 opportunities to get grants to do that?

16 DEPUTY ADMIN WACKER: Brian Wacker, for the  
17 record. That's another good question. This is another  
18 project that would lend itself to a grant funding source,  
19 and that is something we could look at for a project like  
20 this. We have not looked at a grant for this currently.

21 CHAIR HAND: I'd encourage you to. Thank  
22 you.

23 DEPUTY ADMIN WACKER: Brian Wacker, for the  
24 record. Thank you for those questions. I think let's  
25 continue with our presentation.

1 Thirty-two projects have been requested within this  
2 program by State agencies. \$16.6 million of these  
3 projects are State funded, and the remaining \$1.1 million  
4 military project is 50 percent federally funded.

5 The statewide ADA program, project 502,  
6 corrects ADA and accessibility deficiencies at State  
7 facilities as required to meet the needs of clientele and  
8 to decrease the State's exposure to accessibility  
9 liabilities. There are 14 project with a total of \$7.9  
10 million of State funding and \$614,000 though of highway  
11 funding requested by State agencies within this program.

12 The statewide fire and life-safety program,  
13 project 503, installs new and provides upgrades to fire  
14 alarm and fire suppression systems within State  
15 facilities. 25 projects have been requested within this  
16 program by State agencies. \$23.3 million of these  
17 projects are State funded. Three projects totaling \$9  
18 million are 50 percent federally funded.

19 The statewide advanced planning program,  
20 project 504, provides \$2.6 million of funding for studies  
21 and programming to support development of future capital  
22 improvement programs.

23 The statewide paving project 505 maintains  
24 pavement surfaces at State facilities. Proper  
25 maintenance extends pavement longevity and provides safe

Page 194

Page 196

1 So the last thing I need to cover with you  
2 are our statewide programs, and I want to start with just  
3 a background on these. So for your information,  
4 statewide projects combine multiple project scopes into a  
5 single produced CIP project. This strategy allows State  
6 Public Works to manage smaller projects more efficiently  
7 through internal budget adjustments within the larger.  
8 It provides the ability to take on emerging projects when  
9 appropriate, and finally, it allows us to commence  
10 identified projects without waiting for the next biennium  
11 if budgets allow.

12 So with that, I'd like to start with the  
13 first statewide roofing or statewide program. That's  
14 listed in your binder as project 501. And luckily after  
15 that, we'll just keep going in order. If it helps,  
16 that's page 855 in your binder. So simply put, the  
17 statewide roofing program replaces roofs on State  
18 buildings. We like to say the watertight buildings are  
19 essential to protect buildings systems from weather  
20 damage. So know that projects with differing funding  
21 sources on this and upcoming statewide projects are  
22 separated for accounting purposes.

23 So the next project in the binder, project  
24 501 for the combined support maintenance shop in Carson  
25 City, is shown separately because of its funding source.

1 surfaces for State employees and the public. There are  
2 22 projects requested within this program by State  
3 agencies. The first 18 of these projects request \$6.8  
4 million of State funding. The remaining four projects  
5 request \$1.8 million of federal funding.

6 The statewide indoor air quality and  
7 environmental program, project 506, provides mitigation  
8 of asbestos, led, mold, water quality and indoor air  
9 quality in State facilities. Three projects have been  
10 requested in this program for \$302,000. Risk management  
11 provides \$100,000 funding for the first project to  
12 address emergent needs in the next biennium.

13 The statewide elevator program, project 507,  
14 repairs and upgrades elevators in State facilities. So  
15 this is a new statewide program State Public Works is  
16 pursuing this session. We found that elevators are a  
17 critical life-safety element in buildings. This program  
18 will support these critical projects as well as provide  
19 proactive maintenance of elevators in the upcoming  
20 biennium. Eight projects have been requested within this  
21 program by State agencies. The first six of these  
22 request \$7.4 million dollars of State funding. The  
23 remaining projects request \$3.2 million dollars of  
24 highway funding.

25 Next, the statewide building official

Page 197

Page 199

1 program, project 509, provides authority for State Public  
2 Works to accept fees from other agencies for plan or  
3 review inspection services on non-CIP projects. This  
4 project request is for \$4 million of agency funding and  
5 provides State Public Works authority to receive these  
6 funds and provide services to other State agencies upon  
7 request.

8 Last project, the statewide building move  
9 program, project S10, provides \$1.8 million dollars of  
10 funding for State Public Works staff to coordinate State  
11 office moves and State-owned and State-leased facilities.  
12 So this is another new statewide program request, and we  
13 think it is important due to the amount of times our  
14 office has spent supporting State office moves. As a  
15 reminder, State Public Works is a fee-based agency, and  
16 this project gives us the ability to bill for time spent  
17 on this work. So that concludes my presentation, and  
18 we'll stop again for questions.

19 MEMBER WALKER: Roy Walker. On your ranking  
20 509 for your \$4 million-dollar slush fund, from what has  
21 been asked of us in the last two days is almost \$3  
22 billion dollars. What we're going to settle on is  
23 substantially less. But say it is cut in third to a  
24 billion dollars. In your slush fund would be four-tenths  
25 of a percent of that billion dollars. So how do you do

1 to the other State agencies when they come for this and  
2 remove this from our budget and have them come up with  
3 this budget?

4 DEPUTY ADMIN WACKER: Brian Wacker, for the  
5 record. We do have a fee. We have a fee listed, and I  
6 believe it's in our NAC. And so we do list a fee and  
7 those are the amounts that they pay. This program --  
8 actually, this project actually just provides a spot in  
9 the State budget accounting system for that fee to come  
10 into, so we do use our listed fees.

11 MEMBER WALKER: So we're back to this chest  
12 that you have.

13 DEPUTY ADMIN WACKER: Correct. But yeah, I  
14 see what you're saying. But the \$4 million dollars,  
15 because it's agency funded, does not actually get any  
16 funds until an agency pays the building permit fee. So  
17 when this project goes through the session, there's no  
18 funding actually given to the project.

19 It's a -- I guess that's what I was trying to  
20 use the word authority because we'll talk about, you  
21 know, when we fund a typical project, you know, we'll say  
22 bond but we'll say cash. We're going to have cash or  
23 money in that project to do the project, and then we'll  
24 talk about on the other side authority to go do something  
25 that doesn't actually have any cash or funding associated

Page 198

Page 200

1 emergency reaction on a billion-dollar budget at \$4  
2 million dollars? It seems like it's an insignificant  
3 amount trying to do some major work. So is there some  
4 rationale to that number?

5 DEPUTY ADMIN WACKER: Brian Wacker, for the  
6 record. Thank you for that question. So on this  
7 project, the statewide building official program, this  
8 funding, the \$4 million dollars of funding is actually  
9 just it's just for our construction inspection staff to  
10 do inspections at other State agencies as they do  
11 construction. And the \$4 million dollars that you see in  
12 the book is agency funded. So if UNR is doing a  
13 construction project outside of the CIP, which they often  
14 do with their own funding, they will apply for a building  
15 permit to do that work from State Public Works. Building  
16 permit comes with a fee paid to our agency and provides  
17 funding for our staff to go do the inspections.

18 This project merely just provides like  
19 authority for us to sever that funding. The \$4 million  
20 dollars listed in the book is based off of historical  
21 average of just historical amount that we've used that  
22 project in the past. That's just an authority project.

23 MEMBER WALKER: So further clarification. If  
24 other State agencies are coming to us to go do their  
25 inspections, why wouldn't we have a fee of actual costs

1 with it. This project is an authority-only project for  
2 us. There's no cash attributed to it during the session.

3 MEMBER WALKER: So does this mean Joy really  
4 has to watch you close?

5 DEPUTY ADMIN WACKER: Yes, As always.

6 MEMBER WALKER: Thank you.

7 DEPUTY ADMIN WACKER: I hope that helped.

8 MEMBER BENTLEY: I have one thing. Clint  
9 Bentley, for the record. One thing that I'd like to  
10 address before we close up here, and that's on especially  
11 where the State is becoming their own owner on more and  
12 more buildings, I think it behooves us to establish a  
13 written preventative maintenance system for these types  
14 of systems, the HVAC systems, the roofing systems.

15 They don't have to be one you pull out of a  
16 book. They need to be one that's realistic that works so  
17 that we are doing preventative and not reactive and it  
18 saves us a lot of money in the long run.

19 ADMINISTRATOR LEWIS: Wil Lewis, for the  
20 record. Vice-Chair Bentley, excellent point. Excellent  
21 summation again. That is our intent. We recently hired  
22 a deputy administrator at Buildings and Grounds, Kent  
23 Choma, engineer by profession, and that's his main charge  
24 is to develop an asset management program and then we'll  
25 be able to track those type of expenditures. And you're

Page 201

Page 203

1 right. We want to be more proactive rather than  
2 reactive. Thank you for that point.  
3 MEMBER BENTLEY: Thank you.  
4 DIRECTOR GRIMMER: Joy Grimmer, for the  
5 record. I just wanted to thank the Public Works Division  
6 for all that you did putting on our Board meeting for us.  
7 DEPUTY ADMIN WACKER: Brian Wacker, for the  
8 record. Thank you so much. We appreciate the Board's  
9 time as well these last two days.  
10 MEMBER LEWIS: Kevin Lewis, for the record.  
11 I want to thank you gentlemen for all of the work and  
12 input that you put in. I know this is a large  
13 undertaking and putting it in such a concise and  
14 informative manner. We appreciate your time and your  
15 effort. Thank you.  
16 ADMINISTRATOR LEWIS: Administrator Wil  
17 Lewis. Thank you for that expression, Member Lewis. One  
18 of the things that I appreciate about the board you all  
19 guys are helping us with the heavy lifting, so many of  
20 the comments and questions that you brought up with  
21 various agencies is going to greatly help us moving  
22 forward and servicing and being able to support these  
23 agencies. So thank you again for your hard work as well.  
24 MEMBER WALKER: Roy Walker. I'd like to  
25 discuss some new business and during these past two days,

1 Lewis, for the record. I appreciate those expressions,  
2 Member Walker, and I wholeheartedly agree. I think as we  
3 continue to change our DNA in the State and the deficit  
4 that we have of square footage need in the State that  
5 modular type of structures, structures that are more  
6 flexible, will help us.  
7 And I appreciate the challenge that you're  
8 putting in front of us. As Public Works, we should start  
9 to develop some of the metrics that we can sit down with  
10 agencies and start to help them bridge that gap. So duly  
11 noted. We appreciate your comments and your expressions.  
12 CHAIR HAND: Chairperson Hand, for the  
13 record. I just have a couple of things. One of them was  
14 the statewide programs. You've added one to move for  
15 moving, and that makes a lot of sense but hopefully that  
16 won't be on the agenda or we won't see a lot of money in  
17 there in the future, right, after this next year or two.  
18 That's just a sort of a general comment.  
19 And we do have an agenda item to talk about  
20 of the items we'd like to talk about in the future, so  
21 we'll get there. And so I'll leave it at that until we  
22 go to the next agenda item. Thank you.  
23 And the next agenda item is 13, and it is  
24 Board comment and discussion. So it's Board comments on  
25 any agenda items, and this is our chance to get items in

Page 202

Page 204

1 just some comments. And I think there's a department  
2 which is Department of Wildlife, that when they are  
3 requesting new offices, I believe these new offices can  
4 be modular. The storage spaces can consist of  
5 containers, container offices, some kind of uniqueness  
6 that we can get to them in an expeditious manner by not  
7 going through all of the State red tape to service this.  
8 I think they're very unique in their requests and we  
9 where they're at due to all of their remoteness. They  
10 didn't have their expansion numbers because they're  
11 consolidating areas, but some way to give them a leg up  
12 on their issues that they have. And I think this is just  
13 unique to the wildlife department.  
14 Public-private partnerships including  
15 modulars or modular office type things which would  
16 increase their expandability, but to begin to look at  
17 that. And I don't know what it would take to start  
18 moving that idea or philosophy forward, but I'd like to  
19 see this start to move forward with specific departments  
20 that have this remoteness and seem to get ignored by when  
21 we use our priorities, they come at the end when there  
22 isn't any money. But if we can reduce their requests to  
23 something that is in an everyday personal budget range, I  
24 think we can do that department a lot of good.  
25 ADMINISTRATOR LEWIS: Administrator Wil

1 front of the Administration so that we have them on the  
2 table for future meetings. And so and I had jotted some  
3 down based on our conversations along the way, and I can  
4 save those to the end and maybe you guys will save most  
5 of them or somebody's passionate about something and  
6 would like to go first.  
7 MEMBER BENTLEY: Clint Bentley, for the  
8 record. Maybe since you already have a list if you go  
9 over yours and then if we've missed anything that any of  
10 us have, then we can bring them back up.  
11 CHAIR HAND: All right. So the items that I  
12 had jotted down, and again this is over the last two  
13 days, one is construction versus maintenance. And we've  
14 seen I mean, I've been on the Board since '16 and, you  
15 know, Tito's been here forever. So if you go back the  
16 further we go back in time, maintenance becomes a bigger  
17 and bigger and bigger issue.  
18 And really, there's sort of a question around  
19 maybe in my head about we see all of these projects that  
20 are construction projects that are really maintenance to  
21 buildings, right? They're big dollar projects. And I  
22 know that the sort of commitment to maintenance has gone  
23 up over time. But does that need to be looked at  
24 differently? We had that funding model. We haven't gone  
25 back and looked at that. And this ties into also is

Page 205

1 there potentially a funding model that might be different  
2 so there's even more maintenance funds available in the  
3 future. That's sort of two items in one there. Okay.  
4 And I'll just sort of run through these as  
5 things to be talked about. Lighting projects. There's a  
6 lot of lighting projects, and many of the presentations  
7 that we're going to get rid of fluorescent bulbs and go  
8 to LED and what's the return on those investments? Is it  
9 really, you know, they say it's going to save us money.  
10 Is it really going to save us money? And you probably  
11 have a model and you're probably looking at that, but we  
12 never heard anything about it's going to save us this or  
13 that or some other amount, so it would be good to hear  
14 those numbers so that again, we have some sense of what  
15 they are.  
16 The cost -- we talked about this a little bit  
17 throughout the last two days just sort of off the record,  
18 but the costs in different places, right, inflation, we  
19 clearly know inflation is a big issue, right? But, you  
20 know, there are costs for I don't know, metal buildings  
21 at \$4- or \$500 bucks a square foot. 1,700 square-foot  
22 building one stuck in my mind, it was \$500 and something  
23 bucks a square foot. Really, really big numbers. And so  
24 it might be helpful for us to better understand why those  
25 numbers are what they are. Is it just inflation or are

Page 206

1 there other drivers?  
2 I'm going to give Clint credit for this one.  
3 These aren't my ideas. These are just things that we've  
4 talked about along the way, but Clint asked the question  
5 with all the challenges with Ely, would it be wise to  
6 just close Ely and go to is it Warm Springs? Go to Vegas  
7 or Henderson or wherever it was because if we're not  
8 going to get over the issue of being able to get enough  
9 people in Ely, why continue to invest in Ely. I know  
10 prisons cost -- extremely costly to build, so that's a  
11 question.  
12 Oh, we had an invitation to go visit Stewart.  
13 And maybe the next time we have a Board meeting in  
14 Carson, we could go visit the Stewart facility. I was  
15 fortunate enough to do that when it was completed. That  
16 was during COVID. And we didn't get to do it as a group,  
17 but it really was time well spent.  
18 And the last thing on the list is having a  
19 better understanding of A and E and Public Works budgets  
20 in our packets. So what did I miss, guys?  
21 MEMBER WALKER: Roy Walker. I haven't  
22 totaled up the costs for architecture, design yet. I  
23 will do that before the September 17th meeting. And I'm  
24 noticing in the drawings, in the architectural conceptual  
25 drawing we're getting, I believe the State should have a

Page 207

1 good-looking building. But what I've seen through  
2 architecture there's I believe a tremendous architectural  
3 build and costs coming and then and even more  
4 construction cost coming. I think the architecture, the  
5 imagination of the architects should be in a practical  
6 mode not who can get the finest design mode, so I'd like  
7 to see architecture start becoming more standardized and  
8 with less frill that the State is paying for.  
9 CHAIR HAND: Any other thoughts from members?  
10 Well, the next item on the agenda is public comment. And  
11 it doesn't look like there's anybody in the room, so we  
12 can pass on that one. But before adjourning, I want to  
13 again thank you all for the great work that you did. We  
14 know this is a huge lift for you guys. We know that  
15 there was a lot of change. It was a big year for you to  
16 be doing this, and there's been a lot of change, so thank  
17 you again all for your hard work. And we really  
18 appreciate all that you do.  
19 We're asking these questions not because we  
20 don't think you're doing a good job. We're again you  
21 guys are doing a great job. We just have questions to  
22 keep you up a little bit. Thank you.  
23 ADMINISTRATOR LEWIS: Wil Lewis, for the  
24 record. Did we get an opportunity to -- Did we skip the  
25 Administrator's report?

Page 208

1 CHAIR HAND: Boy. I might be removed from  
2 the Board. My apologies. So item 12. I went right past  
3 our agenda there. Again, item 12 on our agenda is  
4 Administrator's Report on agency activities, and I  
5 apologize for skipping that item. And thank you for  
6 helping me recognize that.  
7 ADMINISTRATOR LEWIS: Administrator Wil  
8 Lewis, for the record. I promise you I'll be short and  
9 sweet, but I'd like to at least just cover just three  
10 areas for the Board. And again, I would like to  
11 entertain some comments after I finish.  
12 Three areas: Our current workload, our  
13 recently completed projects, and then our staffing  
14 status. Those three areas. Let me take that first one.  
15 Currently, we have 327 active projects being managed by  
16 our project managers. Our Buildings and Grounds  
17 department has handled 9,625 work orders during fiscal  
18 year '22 and 8,150 work orders during fiscal year '23.  
19 The building inspection department has processed 2,604  
20 inspections in fiscal year '22 and 2,754 inspections in  
21 fiscal year '23.  
22 In addition, we are continuing to reduce the  
23 amount of leased space square footage in non-State owned  
24 buildings. As of July 2024, we had 284 total leased  
25 properties in the State for a total of 2,226,390 square

Page 209

1 feet. We're housing 8,606 employees in leased spaces, so  
2 you can see we've really got our hundred dollars full.  
3 So far we've purchased over \$1.2 million  
4 worth of office and warehouse space, and we're set to  
5 purchase another 900,000 square foot in the next  
6 biennium. To kind of give you a little perspective, let  
7 me get into our second area. As part of our overall  
8 vision statement, the Grant Sawyer office building  
9 remodel project has been scrapped and the purchase of the  
10 McCarran Center is now the reality of us moving forward.  
11 I'm so pleased to report that we've  
12 successfully relocated the Governor's Office, the  
13 Lieutenant Governor's Office, the Secretary of State, and  
14 the Attorney General, but we've got the Attorney General  
15 and Secretary of State being slated to move at the end of  
16 September. And every month, we're adding more and more  
17 agencies that we're relocating. Tremendous effort.  
18 Second, our completed projects. In spite of  
19 relocating our two main offices both in Carson and Las  
20 Vegas for Public Works, our staff continues to do a  
21 tremendous job managing and maintaining the demands of  
22 our workload. You're going to see how that comes into  
23 play a little later. We've completed 42 projects in  
24 fiscal year '22, 31 projects in fiscal year '23, and  
25 currently we're on pace to exceed those two numbers.

Page 210

1 This past year, we were so happy to take this  
2 Board on a tour of our recently completed engineering  
3 building at UNLV, and we're looking forward to another  
4 invite. We'd like to take you on a tour of the Marlette  
5 Lake project as well as the Silverada Ranch DMV down  
6 south when those projects are completed. So we've got  
7 plans for you.  
8 The Silverada Ranch DMV is a 737,000  
9 square-foot facility. It sits on 20 acres. It's located  
10 in the southern portion of the Vegas Valley. It's a  
11 \$96.5 million-dollar facility that's going to include  
12 such things as classrooms, service stations, customer  
13 service stations, testing spaces, offices and waiting  
14 areas. That facility is going to help alleviate much of  
15 the congestion that we see happening at the DMVs in the  
16 Vegas area, and we heard a little bit about that and how  
17 they were trying to provide shade structures for people  
18 waiting in long lines.  
19 Third area: Staffing. We have continued to  
20 have a challenge with staffing. We've made some stride  
21 in the past six months, but we've also had our fair share  
22 of setbacks, and that's because we've had members being  
23 promoted to higher positions. We've had other staff  
24 members who have left the Division to pursue career  
25 opportunities, and so staffing continues to be a

Page 211

1 challenge for us. But as a division, we're running at a  
2 vacancy rate of 18 percent. That's down from the last  
3 time we presented at the CIP we were at 30 percent, so  
4 now we're down to 18 percent. We're going in the right  
5 direction. And I'm optimistic that we're going to even  
6 bring that number down even further. And it's not  
7 because we're not a great place to work. Trust me. It's  
8 not because of that. Rather, it's because it's hard to  
9 find qualified people.  
10 I was so glad in one of the colleges that  
11 came up and said that they're starting a program, an  
12 architectural program up north. We need it in order to  
13 find qualified professionals up here in the Carson area,  
14 and we're also having to compete with higher salaries in  
15 the public sector. So putting that altogether, you can  
16 see we've got our work cut out for us, but we can see a  
17 little bit of a path getting through it. And that  
18 concludes my report. I'd be glad to answer any questions  
19 you have.  
20 MEMBER BENTLEY: Clint Bentley, for the  
21 record. I just wanted to reiterate what Chair Hand said  
22 a little earlier. I want to thank you and your staff for  
23 the professional way that you handled the presentations  
24 and the work and everything for us. It was a pleasure to  
25 be here and do this work for the two days. Thank you.

Page 212

1 ADMINISTRATOR LEWIS: Wil Lewis, for the  
2 record. Chairman Bentley, we've got good people. That's  
3 all I can say. We've got good people. Thank you.  
4 CHAIR HAND: Chairperson Hand, for the  
5 records. Now that -- I'm wondering. To get back to the  
6 proper place of the agenda again, I apologize, the last  
7 item on the agenda is public comment, and obviously  
8 nobody is here, so we'll pass public comment and I'll ask  
9 for a motion to adjourn.  
10 MEMBER BENTLEY: Clint Bentley. I'll make a  
11 motion that we adjourn this meeting in Carson City.  
12 CHAIR HAND: Can I get a second?  
13 MEMBER LEWIS: I have a second. Kevin Lewis,  
14 for the record.  
15 CHAIR HAND: And all in favor, please say  
16 aye.  
17 THE BOARD: Aye.  
18 CHAIR HAND: Opposed? Seeing none, the  
19 motion carries. And we're done for the day. Thank you  
20 all.  
21 (The hearing concluded at 3:52 p.m.)  
22 -o0o-  
23  
24  
25

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

4

5

6

7 I, NICOLE J. HANSEN, Official Court Reporter for the  
8 State of Nevada, State Public Works Division, do hereby  
9 Certify:

10 That on the 9th day of September, 2024, I was  
11 present at said workshop for the purpose of reporting, in  
12 verbatim stenotype notes within-entitled public  
13 workshop;

14

15 That the foregoing transcript, consisting of pages 1  
16 through 212, inclusive, includes a full, true and correct  
17 transcription of my stenotype notes of said public  
18 workshop.

19

20 Dated at Reno, Nevada, this 9th day of September,  
21 2024.

22

23

24

25

NICOLE J. HANSEN, NV CCR #446

Do Not Copy



	183:9	<b>\$300,000 (2)</b>	139:6	138:5
<b>\$</b>	<b>\$150,000 (1)</b>	34:22;126:25	<b>\$537,000 (1)</b>	<b>\$842,000 (1)</b>
	89:18	<b>\$302,000 (1)</b>	140:17	134:16
<b>\$1 (1)</b>	<b>\$155 (3)</b>	196:10	<b>\$560,000 (2)</b>	<b>\$877,000 (1)</b>
37:10	67:6,17;68:3	<b>\$31 (1)</b>	145:7,18	150:11
<b>\$1.1 (3)</b>	<b>\$16 (2)</b>	150:20	<b>\$57.7 (1)</b>	<b>\$9 (2)</b>
11:17;37:10;195:3	117:21,21	<b>\$316,000 (1)</b>	117:19	168:11;195:17
<b>\$1.125 (1)</b>	<b>\$16.6 (1)</b>	148:15	<b>\$6 (4)</b>	<b>\$9,375 (1)</b>
86:17	195:2	<b>\$32 (1)</b>	7:11;30:19;44:18;	86:18
<b>\$1.2 (5)</b>	<b>\$17 (1)</b>	186:25	47:23	<b>\$900,00 (1)</b>
130:1;135:6,21;	20:25	<b>\$34 (1)</b>	<b>\$6.5 (1)</b>	120:3
142:20;209:3	<b>\$175,000 (1)</b>	183:11	67:21	<b>\$900,000 (4)</b>
<b>\$1.25 (1)</b>	148:6	<b>\$35.2 (2)</b>	<b>\$6.8 (1)</b>	120:23,24;123:21;
87:6	<b>\$180 (1)</b>	7:16,21	196:3	125:2
<b>\$1.3 (3)</b>	21:16	<b>\$350,000 (2)</b>	<b>\$6.9 (1)</b>	<b>\$952,000 (1)</b>
13:7;135:21;145:7	<b>\$2 (2)</b>	79:1;146:2	182:5	130:19
<b>\$1.4 (2)</b>	146:21;149:11	<b>\$364,000 (2)</b>	<b>\$60- (1)</b>	<b>\$953,000 (1)</b>
130:2;135:7	<b>\$2.1 (1)</b>	129:10;148:16	159:6	138:6
<b>\$1.5 (4)</b>	158:3	<b>\$368,000 (1)</b>	<b>\$614,000 (1)</b>	<b>\$955- (1)</b>
9:14;144:6;147:14,	<b>\$2.4 (2)</b>	128:21	195:10	133:2
15	125:3;134:16	<b>\$378,000 (1)</b>	<b>\$62 (1)</b>	<b>\$96.5 (1)</b>
<b>\$1.6 (3)</b>	<b>\$2.5 (3)</b>	146:3	67:18	210:11
127:23;140:5;144:6	38:13;122:9,10	<b>\$4 (8)</b>	<b>\$62.4 (2)</b>	
<b>\$1.72 (1)</b>	<b>\$2.6 (3)</b>	67:4;197:4,20;198:1,	67:11;68:4	<b>A</b>
153:17	53:17;132:1;195:20	8,11,19;199:14	<b>\$621,000 (1)</b>	
<b>\$1.8 (4)</b>	<b>\$2.7 (3)</b>	<b>\$4- (1)</b>	141:8	<b>abandoned (1)</b>
128:20;145:19;	120:3;127:22;132:15	205:21	<b>\$64 (2)</b>	150:1
196:5;197:9	<b>\$2.75 (1)</b>	<b>\$4.4 (1)</b>	78:21;79:16	<b>ability (15)</b>
<b>\$10 (2)</b>	38:12	63:19	<b>\$652,000 (2)</b>	30:23;34:7;35:1;
79:11;81:8	<b>\$2.9 (3)</b>	<b>\$4.5 (5)</b>	124:7;141:7	41:23;45:16;50:21;
<b>\$100 (1)</b>	132:16;149:12;157:3	63:6,10,21;68:7;	<b>\$7 (1)</b>	53:7,23;54:7;57:2;
54:22	<b>\$20 (2)</b>	71:10	30:19	83:14;84:3;128:19;
<b>\$100- (1)</b>	61:11;79:4	<b>\$40 (1)</b>	<b>\$7.3 (1)</b>	194:8;197:16
131:21	<b>\$211,000 (1)</b>	22:9	143:17	<b>able (73)</b>
<b>\$100,000 (2)</b>	144:14	<b>\$419,000 (1)</b>	<b>\$7.4 (1)</b>	10:15;14:11;18:18;
37:11;196:11	<b>\$221,000 (1)</b>	130:18	196:22	42:21;44:12,23;46:4,
<b>\$11 (1)</b>	136:8	<b>\$43 (1)</b>	<b>\$7.5 (1)</b>	13,15;47:13;48:2,7,15;
30:20	<b>\$23 (1)</b>	187:9	180:18	49:3,4,9,19,21;50:1,3,
<b>\$115 (1)</b>	150:22	<b>\$459,000 (1)</b>	<b>\$7.9 (1)</b>	4,9,10,19;51:24,25;
36:18	<b>\$23.3 (1)</b>	139:5	195:9	52:14,16;53:7,14;54:7;
<b>\$12.16 (1)</b>	195:16	<b>\$460,000 (1)</b>	<b>\$700,000 (2)</b>	56:11,12,14;57:10;
34:21	<b>\$25 (3)</b>	146:20	150:2,3	58:11;59:10;60:2,10;
<b>\$12.4 (1)</b>	170:19;171:3,4	<b>\$468,000 (1)</b>	<b>\$75,000 (1)</b>	66:19,20;68:17;73:8;
185:22	<b>\$250,000 (2)</b>	140:16	39:15	78:24;79:5,15;97:5;
<b>\$12.46 (1)</b>	9:12;38:13	<b>\$488,000 (1)</b>	<b>\$750,000 (1)</b>	100:5;112:6;116:9,22;
34:20	<b>\$255,000 (1)</b>	129:9	39:14	118:21;121:10,14;
<b>\$12.6 (1)</b>	136:9	<b>\$5 (2)</b>	<b>\$776,000 (1)</b>	122:5,11;129:6;
67:19	<b>\$267- (1)</b>	27:19;79:9	150:10	136:25;142:17;144:22;
<b>\$120 (1)</b>	124:8	<b>\$5,750,000 (1)</b>	<b>\$788,00 (1)</b>	148:23;150:18;151:9;
7:13	<b>\$27,000 (1)</b>	174:15	148:7	161:5;164:23;170:18;
<b>\$12-million (1)</b>	126:9	<b>\$5.2 (1)</b>	<b>\$8 (3)</b>	173:21;175:25;176:4;
36:10	<b>\$27.5 (1)</b>	53:1	36:9;70:2;176:25	191:21;200:25;201:22;
<b>\$13 (1)</b>	123:20	<b>\$50 (1)</b>	<b>\$80 (1)</b>	206:8
36:11	<b>\$280,000 (1)</b>	5:8	54:22	<b>above (4)</b>
<b>\$135 (1)</b>	144:15	<b>\$50- (1)</b>	<b>\$80,000 (1)</b>	86:10,12;109:10;
49:10	<b>\$29 (1)</b>	159:6	159:6	184:15
<b>\$136 (1)</b>	78:20	<b>\$50,000 (1)</b>	<b>\$800,000 (1)</b>	<b>Absolutely (8)</b>
46:21	<b>\$3 (3)</b>	137:2	118:21	14:2,2;152:4;156:18,
<b>\$15 (2)</b>	36:7;131:25;197:21	<b>\$500 (2)</b>	<b>\$815,000 (1)</b>	21;165:4;167:25;
7:5;20:25	<b>\$3.2 (1)</b>	205:21,22	133:1	192:20
<b>\$15.6 (1)</b>	196:23	<b>\$500,000 (2)</b>	<b>\$825,000 (1)</b>	<b>abundance (1)</b>
67:22	<b>\$300 (1)</b>	131:21;141:20	39:14	153:2
<b>\$150 (1)</b>	8:5	<b>\$528,000 (1)</b>	<b>\$828,000 (1)</b>	<b>abutments (2)</b>