

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

---

*September 14, 2022*

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*Capitol Reporters*  
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*Carson City, Nevada 89706*  
*775 882-5322*

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1 STATE OF NEVADA  
2 PUBLIC WORKS DIVISION BOARD MEETING  
3 WEDNESDAY, SEPTEMBER 14, 2022  
4 CARSON CITY, NEVADA  
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8  
9 The Board: ADAM HAND - Chair  
10 KENT LEFEVRE - Interim  
11 Administrator  
12 TITO TIBERTI - Member  
13 CLINT BENTLEY - Member  
14 LAURA FREED - Member  
15 KEVIN LEWIS - Member  
16  
17 For the Board: SUSAN STEWART  
18 Construction Law Counsel  
19  
20  
21 Reported by: CAPITOL REPORTERS  
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1 WEDNESDAY, SEPTEMBER 14, 2022, CARSON CITY, NEVADA  
2 -oOo-  
3 CHAIRMAN HAND: Good morning. Well, I guess I'll  
4 start off with this for the record, remind myself to do that  
5 throughout the day. And this is -- this is the time and the  
6 place of the State Public Works Board meeting. It's  
7 Wednesday, the 14th and it's 9:00 a.m. And, again, welcome.  
8 And the first item on our agenda this morning is  
9 our roll call.  
10 MR. LEFEVRE: Okay, thank you. Kent LaFevre,  
11 interim administrator for the record.  
12 Chairperson Adam Hand?  
13 CHAIRMAN HAND: Present.  
14 MR. LEFEVRE: Member Clint Bentley?  
15 MEMBER BENTLEY: Present.  
16 CHAIRMAN HAND: Member Tito Tiberti?  
17 MEMBER TIBERTI: Present.  
18 CHAIRMAN HAND: Member Kevin Lewis?  
19 MEMBER LEWIS: Present.  
20 CHAIRMAN HAND: Member and Director of the  
21 Department of Administration, Laura Freed.  
22 MEMBER FREED: Here.  
23 MR. LEFEVRE: Mr. Chair, it appears we have a  
24 quorum.

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5 Public comment will be taken during this agenda  
6 item. No action may be taken on any matter  
7 raised under this item until the matter is  
8 included on an agenda as an item on which  
9 action may be taken. At the Chair's discretion,  
10 public comment may be limited to 2 minutes per  
11 person.  
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1 CHAIRMAN HAND: Thank you. The second item on  
2 our agenda this morning is public comment. Is there any  
3 public comment this morning?  
4 MEMBER BENTLEY: There's none down south.  
5 MS. STEWART: Susan Stewart for the record. None  
6 here, Chairman Hand.  
7 CHAIRMAN HAND: Great. Thank you. Then we'll go  
8 to the third item on our agenda and it's for action which is  
9 election of a chairperson and vice chairperson.  
10 MS. STEWART: Chairperson Hand, if I may, Susan  
11 Stewart for the record. And we have here with us from the  
12 Attorney General's Office our new Board counsel. And Homa is  
13 here, and she's graciously volunteered or volun-told, as it  
14 may be, to with your permission handle this item for us this  
15 morning.  
16 CHAIRMAN HAND: Member Hand for the record. That  
17 would be wonderful. Welcome and thank you.  
18 MS. WOODRUM: Good morning. Homa Woodrum for the  
19 record, senior deputy attorney general. I understand you  
20 have nominations or the process for Chair and Vice Chair. I  
21 guess we'll start with the nominations for Chair. If anybody  
22 from the Board would like to make a nomination. You can also  
23 nominate yourself as you prefer.  
24 MEMBER TIBERTI: Tito Tiberti. I will not

<p style="text-align: right;">Page 5</p> <p>1 nominate myself. I will nominate Adam Hand for Chair.  2 MEMBER BENTLEY: Second.  3 MS. STEWART: And that was Member Clint Bentley  4 with the second.  5 MEMBER BENTLEY: Correct.  6 MS. WOODRUM: Are there any other nominations?  7 Hearing none, you can move to a vote related to chair. All  8 those in favor by voice vote say aye.  9 (The vote was unanimously in favor of the  10 motion.)  11 MS. WOODRUM: Any opposed? Motion carries. Your  12 Chair is Mr. Hand.  13 Related to vice chair, are there any nominations  14 from the Board?  15 MEMBER LEWIS: Kevin Lewis. I would like to  16 nominate Clint.  17 MEMBER TIBERTI: Tito Tiberti. I'll second Clint  18 Bentley for vice chair.  19 MS. WOODRUM: All right. Are there any other  20 nominations? And I suppose I can say people can decline a  21 nomination, but I'm sure you would speak up if that was the  22 case.  23 MR. BENTLEY: No, I do not decline. Thank you.  24 MS. WOODRUM: All right. Seeing that there are</p>	<p style="text-align: right;">Page 7</p> <p>1 would implement and maintain a long-term statewide office  2 space needs assessment. And you can see in the attached bill  3 draft request, we have done that by modifying or proposing a  4 modification to NRS 341.127.  5 The other part of the recommendation in the audit  6 was to consider the statewide office space needs in the CIP  7 which, again, you can see that we have proposed that as an  8 amendment to NRS 341.083. Thank you. Oh, that's nice.  9 So next is the revisions to legislative approval  10 of change orders. The State Public Works Division has limits  11 on how much they are allowed to change the scope of work on  12 legislatively approved projects.  13 That has been a challenge for State Public Works  14 to operate within those limits, especially on smaller  15 projects when we encounter a substantial unforeseen  16 condition. And so the proposed amendment as attached raises  17 the allowable percentage for total contracts between 50,000  18 and a million and then allows a change where you can actually  19 double the price of the contract. The prior limit was a  20 50,000 contract, and we've raised that -- proposed raising  21 that to \$100,000.  22 To be clear, these changes are all within the  23 legislative approved appropriation so we're not asking for  24 additional funding.</p>
<p style="text-align: right;">Page 6</p> <p>1 no further nominations, we can move to a vote. All those in  2 favor say aye.  3 (The vote was unanimously in favor of the  4 motion.)  5 MS. WOODRUM: Any opposed? All right. And the  6 ayes have it. So you have your Chair and your Vice Chair.  7 And you can move forward to Agenda Item 4. Thank you.  8 CHAIRMAN HAND: Member Hand for the record.  9 Thank you. And the item 4 on our agenda is the BDR request.  10 And I assume, Ms. Stewart, we'll be hearing from you.  11 MS. STEWART: Correct. Susan Stewart for the  12 record. You assumed correctly. Just as an informational  13 item, we wanted to report to the Board bill draft request  14 that have been submitted to LCB on our behalf for the 2023  15 legislative session.  16 The first is, and just to orient you in your  17 packet, you have a summary sheet of the bill draft request,  18 and then you have a copy of the language that has been  19 submitted.  20 And the first is the Board may recall, we, Public  21 Works Division was subject to an audit regarding our  22 consideration of long-term office space planning need across  23 the State. One of the recommendations in the audit was for  24 the State Public Works Division to propose legislation that</p>	<p style="text-align: right;">Page 8</p> <p>1 MEMBER FREED: Yeah.  2 MS. STEWART: It is just operating within current  3 funding and allowable change orders once we have a contract.  4 And then the next is if you look at the summary  5 sheet, Nevada's 2020 State Climate Strategy outlines a path  6 to net zero emissions by 2050.  7 One of the directives to commercial building  8 sector was the adoption of energy codes for net zero  9 buildings. So whether there are building codes per se that  10 specifically will address that is unclear at this point. But  11 others you'll see in the proposed amendment, what we've  12 suggested is the standards that the State Public Works  13 Division adopts will include net zero energy, commercial  14 building provisions. And so that is our effort to comply  15 with the Governor's State Climate Strategy.  16 And that concludes presentation on the proposed  17 BDR's, and I would be happy to answer any questions. Thank  18 you.  19 CHAIRMAN HAND: Member Hand for the record.  20 Susan, you made a comment on the last item about whether or  21 not there were, I don't remember the term, maybe it was codes  22 available so the provision is being -- is being added here.  23 So is it clear how to conform to that requirement moving  24 forward?</p>

1 MS. STEWART: This is Susan Stewart for the  
2 record. Yes, it will be clear. Typically what the Board  
3 will see from staff is the form of regulations that would  
4 make these revisions. So it may be in the adoption of codes  
5 but it also may be in the adoption of additional standards.  
6 For example, we have green building standards that are  
7 currently in our -- in our regulations and so that would be  
8 where this would be implemented.

9 If the legislature approves the change, then we  
10 would go through the public hearing rule making progress to  
11 make those changes.

12 CHAIRMAN HAND: Thank you. Anybody have any  
13 questions? Okay. If not, the next item on our agenda is  
14 potential American Rescue Plan Act, ARPA funded project  
15 status.

16 MR. LEFEVRE: Yes, Kent LaFevre for the record.  
17 I would like to introduce you to this item. This is the,  
18 when we met a couple of weeks ago, the question was raised  
19 how many of these projects are potential ARPA candidates.  
20 And so we have 23 projects included in the CIP presentation  
21 today as State funded projects, but they are candidates for  
22 ARPA funding, depending on the decision makers who hold that  
23 purse string.

24 So on the next page over, I can show you the

1 green highlighted projects which is the entire first page and  
2 a few of the projects on the second page are in our opinion  
3 ARPA candidates, could be ARPA candidates for this coming  
4 session. So I would be happy to take any questions on that.

5 CHAIRMAN HAND: Member Hand for the record. It  
6 doesn't sound like we have any questions. And the next item  
7 on our agenda for possible action is discussion and possible  
8 action on the administrator's recommendation to the Board for  
9 the 2023 Capital Improvement Program.

10 MR. LEFEVRE: Okay, thank you. Kent LaFevre for  
11 the record. I would be happy to introduce this item and go  
12 through it. Can I get the slide show up, Raymond.

13 While he's bringing that up, we have in the past  
14 two weeks, we've discovered a few technical adjustments that  
15 need to be made to this presentation prior to gov rec, and so  
16 we would ask when the motion is made on this item that we  
17 have the right -- that staff has the right to make some  
18 technical adjustments to make any minor corrections that  
19 we've -- okay.

20 CHAIRMAN HAND: Okay.

21 MR. LEFEVRE: So beginning my presentation on the  
22 CIP recommendation, this is the administrator's  
23 recommendation to the Board. Using our criteria that we  
24 discussed a couple of weeks ago, we have managed to whittle

1 down the 1.7 billion dollar agency request to an amount that  
2 we believe is defensible and will eventually fit into the  
3 State's bond affordability.

4 But before I get into the weeds on that, I would  
5 like to remind everybody of our vision mission and  
6 philosophy, and then we'll discuss deferred maintenance with  
7 an overview, and then I'll get into the meat and potatoes of  
8 this CIP presentation.

9 Our vision as a division is that State agencies  
10 will occupy exemplary facilities. And our mission is to  
11 provide well planned, efficient and safe facilities to  
12 agencies so that they can effectively administer their  
13 programs.

14 Our philosophy is to work as a team, build  
15 consensus, take pride in our work and serve with humility.

16 You have probably seen this chart a couple of  
17 years ago when we had the same administrator rec meeting. So  
18 I would like to just remind everybody what these numbers  
19 mean. The graph, the bottom graph on the bottom of the  
20 chart, the red line graph shows the approval of deferred  
21 maintenance, money in millions of dollars. And so in this --  
22 this -- our last biennium we funded 215,000,000 in deferred  
23 maintenance. And this particular biennium we're expecting  
24 that to be right around 212.

1 The yellow bar chart shows the FCA  
2 recommendations. And I would like to point out, even though  
3 we saw a spike because of, in 2017, we are trending down now.  
4 So my projection is that eventually the yellow and the red  
5 lines will meet in the year 2021. And the gray graph at the  
6 top represents requests from agencies for maintenance  
7 projects. And so the total request is trending down a little  
8 bit too. This time it was 598,000,000. So I'll pause and  
9 see if there's any questions on that.

10 MEMBER BENTLEY: Member Bentley for the record.  
11 I want to go back a second. Can we get a quick clarification  
12 on what type of technical revisions we would make after our  
13 recommendations from staff.

14 MR. LEFEVRE: Yes. Kent LaFevre for the record.  
15 The technical revisions that we're discovering right now are  
16 like typos or there's a couple of numbers that need to be  
17 adjusted. Most of -- most of these revisions are cosmetic in  
18 nature. They don't materially affect the CIP recommendation  
19 as it stands.

20 MEMBER BENTLEY: Thank you.

21 CHAIRMAN HAND: Member Hand for the record. And  
22 so will you point those out to us as we go through today,  
23 please, so that we're, in case we have something in front of  
24 us that's a little bit different than it sounds.

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1 MR. LEFEVRE: Kent LaFevre for the record. I  
2 don't have every one of those at my disposal, but we can  
3 certainly share those with the Board.  
4 CHAIRMAN HAND: Thank you. I thought that maybe  
5 you had them in front of you. That's why I proposed that.  
6 So we'll -- I do have a question on the deferred maintenance  
7 though, the -- each of the -- and, first of all, it's great  
8 to see the trends going the way that they are going. And I  
9 think Member Tiberti needs a pat on the back for screaming  
10 about the need for this and then you all at Public Works for,  
11 you know, doing some discovery and, you know, getting this  
12 pulled together.  
13 And I do have a question though relative to NSHE  
14 had -- had some deferred maintenance request that were pretty  
15 significant, and so I'm curious those play into this.  
16 MR. LEFEVRE: Kent LaFevre for the record. We  
17 have -- we have -- I'll discuss in a few minutes the NSHE  
18 HECC/SHECC maintenance project when we get to the M projects.  
19 And we've also added one HECC/SHECC maintenance project for  
20 Desert Regional Institute and that is for a chiller --  
21 chiller plant replacement for them.  
22 CHAIRMAN HAND: Thank you.  
23 MR. LEFEVRE: Okay. If I could go then to the  
24 next slide. This particular slide is very telling of where

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1 we're at right now with deferred maintenance backlog and the  
2 funding analysis in the millions of dollars. First of all, I  
3 would like to define a couple of numbers for you. The red --  
4 the red vertical bar in the middle, it represents priority  
5 one maintenance projects which is the M projects and the S  
6 projects combined as presented in this recommendation  
7 minus -- minus the S09 building official component. And so  
8 that's how we came up with 212,000,000 on the red bar.  
9 And then the curved, the black curved line that's  
10 trending down, that is priority two projects for maintenance  
11 and statewide projects. And so maybe I should stop there.  
12 We have -- we prioritize our maintenance projects internally  
13 by putting a one on them if they need to be funded  
14 immediately this session and a two if they can wait for two  
15 years. And then a three if we don't think they are warranted  
16 at all.  
17 So there's three priorities that we give  
18 projects. And so on the first priority, as I mentioned,  
19 we're sitting at about 212,000,000. And on priority two,  
20 which is again all of the maintenance priority two projects  
21 and all of the statewide priority two projects that -- that  
22 aren't true maintenance.  
23 So some of these maintenance projects are -- are  
24 things that the agency has requested but they are not fixing

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1 a broken chiller. They might be cameras, for example for  
2 added security. Well, technically that really isn't a  
3 maintenance project, but -- but it's still kind of in that  
4 category because we're fixing stuff.  
5 So priority two projects are M and S minus things  
6 that really truly aren't maintenance but they are in the  
7 maintenance bucket. So I hope that makes sense. So our --  
8 our hope is as these two curves trend down by the year 2027,  
9 we'll be done with our backlog and be working on regular  
10 maintenance, just taking care of what we have at a rate  
11 estimated at \$98,000,000 per biennium.  
12 Any questions on that? Hearing none, before I  
13 get into the actual deferred maintenance and legal  
14 requirements of the projects, I would like to just comment on  
15 inflation. We retained -- this past winter we retained  
16 O'Connor Construction Management to do inflationary  
17 projections for what we have in the CIP today.  
18 So in the North, meaning basically everything  
19 north of Tonopah, we are carrying 8.5 percent annual  
20 inflation on those projects. And in the South, we're  
21 carrying 7.0 percent inflation on those projects based on the  
22 O'Connor report which we received in April.  
23 So how do we prioritize criteria for deferred  
24 maintenance? We talked about this in our last meeting. And

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1 I would just like to highlight a few things as follows.  
2 First of all, we addressed legal requirements, and then we  
3 take care of project continuations and then deferred  
4 maintenance for all essential facilities, institutional,  
5 governments, public safety, forestry or the guard, forestry  
6 and so on and then other facilities.  
7 One thing I would like to point out on this slide  
8 is that we have added note number four at the bottom right  
9 which says that projects follow our adopted standards for  
10 green building standards including ASHRAE, as Susan mentioned  
11 a few minutes ago. The adopted standard of Public Works  
12 already have a green standard built into them.  
13 And so each project we do, whether it's big or  
14 small, is subject to review under the ASHRAE 90.1 standard.  
15 For folks in the room that are familiar with lead, this is  
16 basically a lead silver standard that we're shooting for on  
17 all of our projects.  
18 This is a list of our deferred maintenance legal  
19 requirements. And so if you'll bear with me, I'll go through  
20 this kind of slowly one at a time.  
21 M05 is the life safety, security and lighting  
22 replacement for Nevada State Museum here in Carson City.  
23 S02 is the statewide ADA program, and that  
24 includes ADA projects that range -- that cover a wide range

1 of buildings, desert or DRC, which is the HHS project in West  
2 Charleston, the Nevada Historical Society, building 15 at  
3 SNCAS and building eight at NAHMS, the Boulder City Railroad  
4 Museum, the Elko NYTC facility, upgrades at EATS and emergent  
5 ADA projects. So those projects total, there's eight of  
6 them, they total 4.4 million dollars in State funding.  
7 The next is S03, which is the statewide fire and  
8 life safety program, and that is composed of four projects,  
9 the statewide or fire sprinkler installation at Southern  
10 Desert Correctional Center, and that's a -- that's a big  
11 chunk of this funding because there aren't any fire  
12 sprinklers right now in the housing units at Southern Desert.  
13 Fire sprinkler installation at Stewart,  
14 suppression, fire suppression at Nevada State Library and  
15 fire sprinkler installation selectively at NAHMS location in  
16 Sparks.  
17 The next project is S03G, which is the statewide  
18 fire and life safety program for the Army National Guard, and  
19 this is primarily federal funding, and we have two projects  
20 there which is emergency mitigation and other Guard projects  
21 that need fire alarm.  
22 And so six is the statewide indoor air quality  
23 environmental program and this is customarily testing funds  
24 for asbestos, lead, mold and other things that crop up during

1 maintenance building and that is proposed to be funded at  
2 12.3 million dollars this biennium.  
3 C06 is the remodel and addition of the Veterans,  
4 Nevada State Veterans Home in Boulder City, and this is a  
5 total of \$85,000,000 with a 65/35 split. We're getting a  
6 nice grant from the Veterans once that's processed.  
7 C22 is the Marlette Dam additional funding.  
8 Currently the Marlette Dam is under environmental review and  
9 has been selected for continued review but we have not  
10 received any grant money as of yet. We're still waiting. So  
11 this project will augment that and hopefully we'll be able to  
12 get a shovel in the ground in 2024 to get that critical  
13 facility taken care of.  
14 I'll pause for any questions on that. Hearing  
15 none, we'll go next to deferred maintenance. So I'm not  
16 going to read every one of these but I will highlight a few  
17 of them. We have four pages of deferred maintenance, as you  
18 can imagine.  
19 MO1 is the HECC/SHECC funding for NSHE at  
20 \$15,000,000. And the question was raised why last time we  
21 met, why can't it be more than 15. And so the statute on  
22 that is NRS 463.385, wherein the entire HECC/SHECC program is  
23 outlined in that NRS. So it is capped at 15,000,000 right  
24 now, and that is slot tax. And two years ago it was mostly

1 the biennium.  
2 And then finally S09 is the statewide building  
3 official program. And this amount is to receive -- this is  
4 authority to receive up to 4.5 million in fees from B  
5 projects, agency projects that aren't part of the CIP.  
6 I'll pause for any questions on that. Hearing  
7 none, we'll continue to project continuations. M32 is the  
8 waste water system improvements for Lovelock Correctional  
9 Center. This project will construct the waste water  
10 stabilization ponds at Lovelock. The existing ponds are in  
11 disrepair, and they have fallen out of the permit authority  
12 for NDEP because they are leaking, and so this project will  
13 deepen those ponds and put a new liner in those ponds.  
14 C02 is the Silverado Ranch facility for the  
15 Department of Motor Vehicles. This is a big project at  
16 \$105,000,000 for highway money. And this will -- this  
17 project will serve customers, DMV customers throughout the  
18 Las Vegas Valley.  
19 C03 is the seismic retrofit and renovation of  
20 Heroes Memorial Building. That's located here on the campus  
21 in Carson City and it will do structural retrofit, seismic  
22 retrofit and other interior improvements for that project at  
23 a total of \$29,000,000.  
24 C05 is the Southern Nevada Fleet Services and

1 general fund because they didn't have the slot tax revenue  
2 they were expecting.  
3 The other one I would like to highlight is M02,  
4 which is the deferred maintenance rollup for the Department  
5 of Health and Human Services. This particular project has 14  
6 subprojects. And so if you think of it like a statewide, it  
7 gives us the flexibility to do these 14 projects and then  
8 start tackling priority two projects as funding becomes -- as  
9 funding frees up inside the project to do new projects.  
10 And so I would like to say a word about that. We  
11 have currently an M02 on the 21 CIP for HHS projects and it  
12 has been we feel really successful in terms of being able to  
13 deliver these projects in a timely manner and get the -- and  
14 we've started new design contracts for realized savings  
15 already on that M02. So we were excited about this program  
16 and we want to do it again.  
17 M03 is the deferred maintenance for the  
18 Department of Administration and that's 13 projects rolled up  
19 into \$19,000,000. And that, again, will act like a statewide  
20 so that we can effectively implement these projects as  
21 expeditiously as possible.  
22 I would like to go to the second page of deferred  
23 maintenance and talk about M17 which is kind of right in the  
24 middle. This is the installation of the fiberoptic loop at

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1 Southern Desert Correctional Center. This is an important  
2 project because it will support all of the additional cameras  
3 that Corrections is asking for at this facility. If we  
4 didn't do this project and they got their camera project  
5 there would be no place to plug it in. So this is an  
6 important piece of the equation providing success for that --  
7 for that program.

8 And then we can go to page three. In the -- in  
9 the terms of energy, I would like to highlight M39 and M40.  
10 These are water savings projects for Florence McClure Women's  
11 Correctional Center and also for water controls at High  
12 Desert State Prison. We implemented this a few years ago at  
13 the Ely State Prison, and we were able to realize savings,  
14 significant water savings at that facility.

15 Both projects are water control projects. So  
16 what that means is that there's a -- there's a Governor  
17 that's put inside the chase between the cells so that inmates  
18 can only flush so many times per hour. I think in the case  
19 of Ely, it was like twice per hour. And so what this does is  
20 it really saves water because some inmates, that's  
21 entertainment is to flush that thing constantly.

22 So we expect conservatively 20 to 30 percent of  
23 water savings on these projects which is a critical resource,  
24 especially at High Desert State Prison.

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1 Okay. So on page four, just to roll up the  
2 summaries, we have a total of other funding, 7.9 million  
3 coming to the maintenance program, 159,000,000 in State bond  
4 funding and a total of 167,000,000 for maintenance.

5 So I'll pause and take any questions on that.  
6 Hearing none, we'll continue on to statewide programs. These  
7 are the S programs that work so well in delivering projects  
8 across the State. We have the statewide roofing program at  
9 S01. That's got 13 projects rolled up in it for a total of  
10 8.7 million.

11 We have, I would like to point out S05, which is  
12 the statewide paving program and that also has 13 projects  
13 rolled up. And these are State paving programs that touch  
14 everything, asphalt and surfaces that need to be repaired  
15 throughout the State.

16 We also have some other statewide funding or some  
17 other programs in here from the Guard and from the Highway, I  
18 believe from the Highway too, yeah, S01H and S05 G1 and G2  
19 are Guard projects. And so the reason these are separated is  
20 because of the color of money. So it doesn't get commingled  
21 with State dollars, and we can keep track of our accounting  
22 that way.

23 All right. Next slide. So the prioritization  
24 for C projects or construction projects is as follows, we do

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1 first essential government facilities and then other  
2 facilities. And then over on the lower right side, I would  
3 like to point out the facility condition needs index FCNI.

4 And what that is is an equation that we place on a building  
5 and say, okay, how much is it going to cost to repair this  
6 building, divided by how much it would cost to replace the  
7 building. So if that factor is over five or .5, it's time to  
8 get a new building because it would take more money to fix it  
9 than it's worth.

10 So with that background, I would like to go to  
11 the next slide. And this graph here shows the Capital  
12 Spending Projects for the C projects. In '23, we anticipate  
13 \$176,000,000 in capital spending for C projects. And then in  
14 2025, 8.9 million. In 2027, 288,000,000. And in '29, 3.2  
15 million. Each color on the barred chart represents or is  
16 reflected by a project on the graph below, and I know that's  
17 a little hard to read, but we'll get into those projects in  
18 depth here in just a second.

19 Next slide. So here are the capital construction  
20 projects identified as C projects. The first one is C01,  
21 which is the mail services building at Carson City. The  
22 pandemic underscored the importance of this facility and how  
23 critical it is to the operation of the State.

24 Yesterday I talked to the operators at the mail

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1 services building and learned that they are, in fact,  
2 processing 100,000 pieces of mail every single day over  
3 there, which is just staggering if you think about it for a  
4 State government business. That project as proposed is a  
5 designed bid build project at 16.6 million dollars.

6 The next one is C04, which is the remodel of the  
7 aviation and army support facility at Harry Reid Training  
8 Center. This is a light remodel inside that building, and  
9 the federal match is 1.8 million and a total of 3.3 million  
10 for that project.

11 C07, next, is the remodel of customer counters in  
12 Millwork at the DMV in Carson City, Highway money at 2.6  
13 million dollars.

14 C08 is the resident and fire station demolition  
15 at Spring Creek. So this project, there's a couple of houses  
16 there on the site that need to be torn down because they are  
17 about ready to fall over onto their own weight. And so this  
18 project will abate the site, remove lead and asbestos and  
19 then take down the buildings and prepare the site for future  
20 use.

21 C09 is the ground support equipment shop at Harry  
22 Reid Training Center. Again, another 1.3 million dollar  
23 match from the federal government on this project, 3.1 total.

24 C10 is the construct -- construct secure parking

1 at the DMV on Flamingo for \$918 or \$918,000 in Highway money.  
2 And this is an important facility because what's happening is  
3 the staff park their cars on this lot, and then they come out  
4 after their shift and they are missing something like  
5 carburetors or those things, catalytic converters.  
6 MS. STEWART: We know what you meant.  
7 MR. LEFEVRE: So it's staff parking so that they  
8 can have a safe place to go to work and not feel like their  
9 car is going to get vandalized while they're there.  
10 Okay. I lost my place. C11 is the physical  
11 training facility for Floyd Edsall Training Center. And this  
12 is also in Las Vegas. And what this is is an athletic  
13 facility that will provide the cadets and staff a place to  
14 actually do some training. It's going to have a track and a  
15 few other amenities.  
16 Currently this project is an agency project for  
17 design, and so the State will be bringing 3.8 million to  
18 their share of the rest of the project. So it's not  
19 100 percent State funded.  
20 C12 is the remodel of the freight barn at Ely for  
21 the Railroad Museum at Ely for a total of 7.7 million  
22 dollars.  
23 C13 is the committal building at Northern Nevada  
24 Veterans Memorial Center Cemetery. This is a 3.4 million

1 dollar building. The -- the cemetery has one committal  
2 building already. But they found that during certain times  
3 of the year, they just need more space for those functions.  
4 So this will give them a second committal building.  
5 C14 is the communications room expansion at  
6 Southern Desert. So under the maintenance project, I  
7 mentioned the fiberoptic loop for Southern Desert  
8 Correctional Center. This is where it's going to land at  
9 1.1 million dollars and that will give the backbone that they  
10 need for all the data that they're asking to put in.  
11 C15 is a basement tenant improvement at the State  
12 Library and Archives at 5.9 million dollars. This will  
13 convert some unused storage space to office space and make  
14 that building more -- more productive than it's been..  
15 C16 is the office renovation at the Department of  
16 Education. This is a -- again, a storage area that's  
17 underutilized. The project will provide about 20  
18 workstations for new staff in that building.  
19 And then lastly on this page is C17, the  
20 microwave tower relocation at Grant Sawyer Office Building.  
21 So the way I would describe this is you need to think of it  
22 as a tenant and we need to move this tenant out of the  
23 building so that we can do an effective and clean demolition  
24 when we remodel that building. This will put a new -- this

1 will put a new microwave tower at the NDOT yard on  
2 Washington, just two blocks away.  
3 So I'll pause if there's any questions on this  
4 slide. Hearing none, we'll go to the next one on capital  
5 construction. C18 is the construction of a parking  
6 expansion. This is surface parking at Grant Sawyer Office  
7 Building. This is in preparation for the remodel and for  
8 Tower Number Two. We need to -- we'll end up displacing  
9 surface parking in front of that building. So this is to put  
10 more surface parking on that side.  
11 C19 is the demolition of cottages at the Northern  
12 Nevada Children's Museum. These buildings, and there's about  
13 a dozen of them, have not been used for many years. And they  
14 are being taken over by -- by animals. And occasionally  
15 these buildings are used by Public Safety for training. But  
16 the idea behind this is to get rid of all of those buildings  
17 so that they're not continuing to clutter the mall here in  
18 Carson City and prepare the site for new uses.  
19 C20 is the Visitor's Center and Nevada State  
20 Railroad Museum in Boulder City. This particular project is  
21 funded by AB84 money, which was enacted in 2019 under the  
22 conservation bond for a total of 23.3 million. This will  
23 provide a new visitor center in Boulder City for guests to  
24 that wonderful site.

1 And then C21 is the Early Childhood Center  
2 remodel and renovation of the mail services building. So  
3 once we get the mail services building out of this -- this  
4 space that they are in, we'll be able to remodel that into an  
5 Early Childhood Center, which I know has been a goal of the  
6 Governor's Office for some time.  
7 Next. C23 is the reconfiguration and entrance of  
8 the Valley of Fire State Park.  
9 C24 is the Bradley Building demolition. That's  
10 the one on East Sahara at the Sahara campus.  
11 And C25 is the maintenance shop remodel at Floyd  
12 Edsall. This is, again, another agency project right now.  
13 We're doing the design, and it's going to be a 7.8 million  
14 dollar ask for State funding.  
15 C26 is the warehouse expansion at Las Vegas at  
16 Saint Louis and Atlantic, not to be confused with the PPE  
17 warehouse that the State is currently renting.  
18 And C27 is a gymnasium remodel for Summit View  
19 Youth Training Center in Las Vegas.  
20 I'll pause for any questions on those.  
21 MEMBER TIBERTI: Tito Tiberti for the record. On  
22 C21, Early Childhood remodel, I don't understand what that  
23 does or what is that?  
24 MR. LEFEVRE: Kent LaFevre for the record. What



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1 that project is is to basically convert the building that the  
2 mailroom is currently using, which used to be a school. It  
3 used to be an elementary school. And so the project is to  
4 convert that to a, basically a child daycare center for  
5 parents to drop off their kids at that site rather than  
6 elsewhere in town. It gives -- it gives parents, especially  
7 State -- State employee parents an option for a place to put  
8 their child during the day while they are working. Did that  
9 answer your question?  
10 MEMBER TIBERTI: Thank you.  
11 MEMBER BENTLEY: Member Bentley. I've got a  
12 question related to C21 also but mine was the original, I  
13 believe it was the first capital construction project. You  
14 had this for the new mail facility building. Does that not  
15 have to be completed before you can do C21?  
16 MR. LEFEVRE: Kent LaFevre for the record. Yes,  
17 we need to move the mailroom out of there, but we can design  
18 both of these projects right now. And they are small enough  
19 that we believe we can get the mailroom, the new mailroom  
20 building, C01, built, designed and built concurrently while  
21 we're designing the childcare center. And then as soon as  
22 they move out, we still have a window -- our funding window  
23 is four years so we still have time to refresh that facility  
24 for childcare use.

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1 MEMBER BENTLEY: Okay, thank you.  
2 MEMBER FREED: What's the FCNI of Bradley  
3 Building? I'm sorry, I couldn't resist. My apologies to the  
4 rest of the Board.  
5 MR. LEFEVRE: Boy, I don't know.  
6 MEMBER FREED: If FCNI five means building,  
7 what's Bradley, 15?  
8 MR. LEFEVRE: It's probably 15.  
9 MEMBER FREED: Okay.  
10 MR. LEFEVRE: The math would tell you it's at  
11 least one, you know, 1.0. Let's do this. The Bradley  
12 Building has been on everybody's watch list for years.  
13 MEMBER FREED: Yeah.  
14 MR. LEFEVRE: We just really want to get it down  
15 so we can repurpose that site.  
16 MEMBER FREED: Right. It's valuable land for  
17 something else at Sahara. Okay, I'm just giving you a hard  
18 time.  
19 MR. LEFEVRE: Any other questions on capital  
20 projects. If not, we'll go to the next slide. These are  
21 planning projects, spending projections. This graph shows  
22 the capital spending for P projects or planning projects.  
23 And so in '23 CIP, we're anticipating 73,000,000. In the '25  
24 CIP, we're anticipating a chopping one billion dollars in

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1 capital spending. In the '27 CIP, 318,000,000. And in the  
2 '29 CIP, maybe we'll have everything built and it will be  
3 zero.  
4 MEMBER FREED: That would be nice.  
5 MR. LEFEVRE: Each color represents a project on  
6 the table below. And I'm going to go through those right  
7 now.  
8 Next slide. The capital construction planning  
9 projects are as follows. P01, which is the advance planning  
10 headquarters building for the Department of Public Safety.  
11 This is on South Carson Street, here in Carson City, and it's  
12 anticipated to complete the design phase during this  
13 biennium.  
14 So far last -- last biennium, we were funded for  
15 programming, which is the very start of design. And so we're  
16 wrapping up that right now and we have some really good  
17 numbers to go on, and so we're projecting the rest of that  
18 design ask in this coming biennium and then the capital  
19 construction in '25.  
20 P02 is the advance planning for the State office  
21 building in Las Vegas or what we're calling Grant Sawyer  
22 Building Two, Tower Two, and this is the planning, the  
23 advance planning for a new tower on the Grant Sawyer site.  
24 And the reason we've come to that conclusion is because it

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1 makes more sense to build a building on that site for State  
2 offices than to basically waste half of that money on rent  
3 out in the community or say three to four-year period.  
4 So our proposal is to design a new tower there.  
5 That way the constitutional officers can stay on the -- on  
6 the State property. And then once that move is made, we'll  
7 be able to go back to Grant Sawyer One, the existing  
8 building, and do a thorough remodel of that building as we  
9 discussed in the last meeting.  
10 P03 is the advance planning for the  
11 administration building at the Kincaid site here in Carson  
12 City. This is just a block from where we are today. That's  
13 a 9.9 million dollar ask for planning dollars for that  
14 building. And that building also will, once complete, take  
15 the pressure off of the Blasdell Building which is showing  
16 its age and we need to relocate those agencies into a new  
17 facility.  
18 P04 is the events planning for the North Las  
19 Vegas Veterans Home. This is a 128-bed facility that will be  
20 brand new on the Veterans Hospital site on North -- North 215  
21 at Picos. So we're very fortunate to have the federal  
22 government deed us a site on that campus so that it will  
23 become State property, and we will be able to build another  
24 much needed home for the veterans of that community.

1 P05 is the advance planning for the State Public  
2 Works Building, here in Carson City. That's a 6,000,000  
3 dollar ask for a 50,000 square foot building. We will  
4 basically be moving State Public Works and Buildings and  
5 Grounds into that building, freeing up space, which is closer  
6 to the Capitol here in this Icon Building and also in the  
7 Armory which is next door.

8 P06 is the advance planning for Southern Nevada  
9 Forensics facility. This project I would say is long  
10 overdue. The forensic needs in the State have increased  
11 significantly over the years and the only real forensic  
12 facility that we have, true forensics facility that we have  
13 is at Lake's Crossing in Sparks, and that building is  
14 50 years old, and we're constantly repairing it for one  
15 reason or another.

16 This particular project will do the advance  
17 planning for 283 beds, forensic beds on the Charleston campus  
18 of -- of SNCAS.

19 Next is the P07, the advance planning for the  
20 seismic retrofit and remodel of the old Armory and so that  
21 would be one of the last buildings, the last unreinforced  
22 masonry buildings here on the campus at that point. We would  
23 remodel that for potentially two floors of office space which  
24 could also accommodate other state agencies and it's a grand

1 operate in approximately 50,000 square feet right now. So  
2 we're asking for the same amount of square footage at a site  
3 down the street. It's Stewart and 5th.

4 MEMBER TIBERTI: Thank you. And P07, is that the  
5 building that we talked about on the way to lunch on Thursday  
6 that you pointed out to me. Is that the building you  
7 referred to in P07?

8 MR. LEFEVRE: No. Kent LeFevre for the record.  
9 That was for the Heroes Memorial Building over on Carson  
10 Street. But this Armory Building is basically kitty-corner  
11 from our office here and it's the same vintage. It's got the  
12 same hand stone facade, and it's really a remarkable  
13 building. I can't wait to fix it up.

14 MEMBER TIBERTI: I agree with you. Thank you.

15 MR. LEFEVRE: Okay. The next slide, this is  
16 summary of the CIP by group. And so we have a total of CIP  
17 ask of \$645,000,000, which is divided by 420,000,000 in State  
18 funding and 225,000,000 in other funding. I would be happy  
19 to take any questions from the Board.

20 CHAIRMAN HAND: Member Hand for the record.  
21 Could you please, just ball-parking things, share where we  
22 were the last -- in the last round, what the -- what the  
23 total ask was.

24 MR. LEFEVRE: Certainly. Kent LaFevre for the

1 old building. I don't know if you've ever seen it before,  
2 but it does have -- it does have architectural character that  
3 we want to preserve and celebrate.

4 P08 is the advance planning for the underground  
5 piping at High Desert State Prison. It seems like just  
6 yesterday the High Desert State Prison was built and it was  
7 back in 2020 I think, no, 2000 even, it was 2000, and so some  
8 of the piping, underground piping for the central plan is  
9 leaking now. It's been 20 years. So believe it or not, it's  
10 time to start patching it again.

11 The last one I would like to highlight is the  
12 advance planning of the old gym and seismic stabilization and  
13 rehabilitation at the Stewart facility. This is one of the  
14 centerpieces of the Stewart campus and the -- this advance  
15 planning will complete the seismic preparation drawings for  
16 that project to move forward.

17 And so in total, I think -- yeah, let's go to the  
18 next slide. Are any plan questions on the planning project?

19 MEMBER TIBERTI: Yes. Tito Tiberti. I have two  
20 questions. On the P05, advance planning for State Public  
21 Works, how many square feet does State Public Works operate  
22 in right now, the square footage of what you actually use for  
23 your agency?

24 MR. LEFEVRE: Thank you for the question. We

1 record. The last round two years ago, I'll be going on  
2 memory if I don't pull the sheet. I know we've got it. I'll  
3 introduce Brian Wacker. He's the chief of planning of Public  
4 Works. You can answer that question I believe.

5 MR. WACKER: Brian Wacker, chief of planning here  
6 at State Public Works. At this point in the process, 2021  
7 CIP, the total recommendations were \$358,000,000 total. And  
8 231 of that was State funding and 127,000,000 of that was  
9 other funding.

10 CHAIRMAN HAND: Member Hand for the record.  
11 Thank you. I'm just trying to get a sense of, again, the  
12 magnitude where things were from and that's a pretty big  
13 increase. And I'm just -- is the -- is a big chunk of that  
14 inflation or is it just more need?

15 MR. LEFEVRE: Kent LaFevre for the record. I  
16 think it's a combination of both. I mean, we certainly have  
17 seen inflation impact all of these projects. And it's no  
18 secret that inflation has been everybody's companion for at  
19 least the last 12 months, right. So we continue to see that  
20 influence in almost everything that we touch in terms of  
21 construction and design.

22 But we also -- there's also some bigger projects  
23 in here than were asked for two years ago. Two years ago,  
24 the bond affordability was pretty low, and it turned out to

1 be about 275,000,000. And so here we are and we're pretty  
2 confident that the bond affordability is going to be well --  
3 well within reach of what we're proposing. Although, I don't  
4 have a crystal ball, and the finance office didn't tell us  
5 any -- anything that we could sink our teeth into, but we  
6 do -- we do feel confident in where we're at right now.  
7 The other thing that I would say is that two  
8 years ago, when our ask was 335, during the holidays in 2020  
9 we were getting phone calls from the GFO almost daily saying  
10 can you add another 20,000,000, another 50,000,000, another  
11 100,000,000. And so we're trying to, you know, preempt that  
12 with this ask. And if we have to reduce it by -- by some  
13 amount, we certainly can do that, but we wanted to ask for  
14 all that we think we can get.  
15 CHAIRMAN HAND: Thank you.  
16 MEMBER BENTLEY: Member Bentley. In the event,  
17 it came back, let's assume that we just submitted everything  
18 that we've already gone over and they came back and said they  
19 would like you to reduce that by 100,000,000, would you just  
20 come back on these projects that you presented to us and go  
21 from the bottom up to get to that 100,000,000?  
22 MR. LEFEVRE: Ken LaFevre for the record. We  
23 would have to, you know -- we would have to share the pain  
24 across the entire request. Each -- each division, each

1 Office.  
2 MEMBER TIBERTI: Thank you.  
3 CHAIRMAN HAND: Do we have any other questions  
4 for Kent or Brian? If not, then is there anything --  
5 there's -- there's a note under this item, Susan. Does that  
6 need any discussion?  
7 MS. STEWART: This -- I'm sorry, Susan Stewart  
8 for the record. You're referring to the discussion  
9 referencing the 34 -- NRS 34.100 sub 8.  
10 CHAIRMAN HAND: Yes.  
11 MS. STEWART: Thank you for the question. That's  
12 just a reference to the statute that authorizes the next step  
13 in the development of the CIP.  
14 CHAIRMAN HAND: Thank you. Do we -- do we have a  
15 motion on this -- this item and -- and recognizing hence the  
16 request as he started about the need to make some -- some  
17 small, I don't remember your exact words, Kent, but some  
18 small changes.  
19 MR. LEFEVRE: Technical adjustments.  
20 CHAIRMAN HAND: There you go. Thank you.  
21 MR. LEFEVRE: Kent LaFevre for the record.  
22 MEMBER FREED: Mr. Chairman?  
23 MEMBER TIBERTI: Tito Tiberti.  
24 MEMBER BENTLEY: There you go. I'll yield to Mr.

1 maintenance agency would have to, you know, take some kind of  
2 reduction. So we wouldn't just take it out of one particular  
3 pot, but it would be spread out as equitably as possible.  
4 MEMBER BENTLEY: I'm sorry, I didn't phrase that  
5 correct. I understand that. But I meant within each funding  
6 section that we looked at here, then to get there, would you  
7 go from the bottom of what you've recommended up to get to  
8 that 100,000,000?  
9 MR. LEFEVRE: I think it might be too soon to  
10 answer that question.  
11 MEMBER BENTLEY: So those are not prioritized now  
12 the way you presented them to us. They are just on paper and  
13 there's no prioritization to them.  
14 MR. LEFEVRE: They are basically all grouped as  
15 priority one, like we need this stuff.  
16 MEMBER BENTLEY: Okay.  
17 MR. LEFEVRE: And so that's what we want to do is  
18 we want to -- we want to commence --  
19 MEMBER BENTLEY: That helps.  
20 MR. LEFEVRE: -- that we need all of this and I  
21 believe we can.  
22 MEMBER TIBERTI: Tito Tiberti. You said GFO.  
23 What does that stand for?  
24 MR. LEFEVRE: The GFO is the Governor's Finance

1 Tiberti.  
2 MEMBER TIBERTI: I would like to make a motion,  
3 but I would like Susan or somebody to phrase it to make sure  
4 we have a motion that you would like that makes sense. And I  
5 agree with Kent LaFevre, there's always few words and things  
6 I have no problem with in cleaning that up. So whoever would  
7 like to make that motion, I would make it and then somebody  
8 can second it.  
9 MS. STEWART: Susan Stewart for the record. I  
10 think that the Director is -- would be able to make the  
11 motion in the appropriate phraseology that would -- that she  
12 can read my mind.  
13 MEMBER FREED: Thank you, Ms. Stewart. This is  
14 Laura Freed for the record. Let me take a stab at this. I  
15 would move that the Board approve the administrator's  
16 recommendation with the ability for the Public Works Division  
17 to make technical adjustments to include but not be limited  
18 to typos, arithmetic errors, slight fund mapping adjustments  
19 and that it be presented to the Governor as our official  
20 recommendation.  
21 MEMBER TIBERTI: Tito Tiberti. I'll second that  
22 motion.  
23 CHAIRMAN HAND: Do we have any discussion? If  
24 not, then all in favor please say aye.

1 (The vote was unanimously in favor of the  
2 motion.)  
3 CHAIRMAN HAND: I remember being -- trying to do  
4 this by asking for -- for those that weren't in favor and not  
5 getting away with it and with the electronic thing, you know,  
6 handheld.  
7 All opposed? Any abstentions? If not; the  
8 motion moves. So that's great. Great. Good job presenting  
9 that and it's a lot of information. Yes, so thank you for  
10 that. I know there's an amount of work that goes into all of  
11 this, and we appreciate everything that you all do there in  
12 preparing this. And so thank you for all your hard work on  
13 that.  
14 MR. LEFEVRE: Kent LaFevre for the record. Thank  
15 you very much for your endorsement of this proposal, and we  
16 will prepare to make a recommendation to the Governor.  
17 CHAIRMAN HAND: Great.  
18 The next item on our agenda for possible action  
19 is Board comment and discussion. And this is our opportunity  
20 if we want to bring things up for the future meeting and so  
21 forth. And I have a couple of things that I would like to  
22 bring up, but I'll open the floor to the other Members before  
23 starting. It doesn't sound like there's any.  
24 I just at the -- during our last two meetings,

1 the two days we spent in Carson, a couple of things came to  
2 mind relative to our criteria and there's -- there's a lot of  
3 focus on diversity, equality and inclusion today and that's  
4 not something that's in our criteria.  
5 And it's -- and I'm not -- I look at things like  
6 museums, right, and they're always at the bottom of this. Is  
7 there -- you know, obviously, we have safety. We have got  
8 important stuff that, you know, we have to actually -- it  
9 needs to be -- it needs to be built, right.  
10 But if there is something that we might put in  
11 our criteria that addressed DEI and -- and maybe dedicate  
12 some portion of the CIP in the priority process to go to that  
13 and that's one -- one thing that I kind of walked away from  
14 our last meeting asking myself.  
15 The other one was around sustainability. We  
16 heard a little bit about, you know, windows and so forth.  
17 MEMBER FREED: Yeah.  
18 CHAIRMAN HAND: And there's a lot more going on  
19 obviously that we weren't aware of in terms of, you know, the  
20 Governor but also Public Works had been doing that we weren't  
21 aware of. So I would hope that in the future we could touch  
22 on those two items.  
23 MS. STEWART: Adam, can you hold on for just a  
24 minute. We don't seem to have the camera for our office in

1 the South, and we need to have them on camera so that we know  
2 we have our quorum.  
3 MR. RAYMOND: They are still there. They just  
4 turned the camera off.  
5 MS. WOODRUM: This is Homa Woodrum for the  
6 record. So my concern is that if there are any Board Members  
7 that can see each other but the public cannot see them, then  
8 we might have an OML, an open meeting law, issue. So if  
9 there is one person there and they are not on camera, we're  
10 okay. If there are multiple Board Members at that location,  
11 then they do need to turn their camera back on because they  
12 can see each other and then the public here cannot see them.  
13 MS. STEWART: Understood.  
14 MS. WOODRUM: Sorry.  
15 MS. STEWART: No, that's fine. Is there a reason  
16 why -- can we turn their camera back on.  
17 MR. RAYMOND: I don't have control of that from  
18 here.  
19 MS. STEWART: Okay.  
20 MS. WOODRUM: I just want to make sure you have a  
21 quorum.  
22 MS. STEWART: Right. No. No. Okay. Can we  
23 maybe -- is it okay to take a five-minute break and we'll get  
24 the camera back on?

1 MEMBER BENTLEY: Is the camera off on the  
2 Southern?  
3 MS. STEWART: Yes. We've lost our camera.  
4 CHAIRMAN HAND: Let's go ahead and take a  
5 five-minute recess and hopefully we can --  
6 MS. STEWART: Wait. We've got them back. They  
7 are back. Thank you.  
8 MR. LEFEVRE: That's what happens when our IT  
9 professional walks in the room. Everything works. When she  
10 comes to my computer and I can't figure something out, boom,  
11 she just -- you know, she's a computer whisperer. She can  
12 make it work.  
13 MS. STEWART: All right. So, Chairperson Hand, I  
14 believe you were talking about the criteria and  
15 sustainability.  
16 CHAIRMAN HAND: Yeah, just that it's not apparent  
17 in our criteria. But -- but I've learned, you know, from  
18 some stuff that you have sent me at my request as well as so  
19 the discussion earlier today that there is more consideration  
20 of that. And so the question sort of in my mind or the thing  
21 that I was thinking about is -- is why isn't that more  
22 transparent I guess. Why, if sustainability is such a push  
23 today and, you know, removes our covered footprint and Public  
24 Works is doing things to do that, why isn't that more

1 apparent.  
2 So it's really -- the question isn't about what  
3 is being done. It's about why isn't it apparent that it is  
4 being done so that it's recognized that it's being  
5 considered. And the -- the third thing that I would like to  
6 add for our future meeting is our, the growth of the Board.  
7 And I think that came up at our last meeting, but just so we  
8 get it on the record that those are things, and I'm the only  
9 one asking for anything here. So, Board Members, don't --  
10 don't let me capture the future agenda. Please -- please  
11 share if you've got thoughts or things on your mind.  
12 MEMBER TIBERTI: Tito Tiberti for the record. I  
13 think I understand what the Chairman is commenting and  
14 asking. I would just say that one thing I think is so  
15 important for all of us everywhere is this maintenance of  
16 buildings and -- buildings in towns and things that we have  
17 in this state because time goes by quickly. And I've been in  
18 this racket a long time and we've owned buildings, and it's  
19 staggering what happens just with time and use.  
20 So I think the State really has an obligation to  
21 our public to keep these assets up-to-date and so a lot of  
22 continuing maintenance is expensive. And when you delay it  
23 or postpone it, it just creeps up on us more, and so I really  
24 support the whole concept of taking care of what we have.

1 MEMBER FREED: Mr. Chairman, may I add something.  
2 CHAIRMAN HAND: Yes, please do.  
3 MEMBER FREED: This is Laura Freed. I could not  
4 agree more with what Mr. Tiberti just said. And I know that  
5 there are probably folks who are disappointed that their  
6 maintenance projects couldn't be funded or weren't  
7 recommended based on sort of the limits of the bond  
8 affordability.  
9 But I would -- I would suggest that I think that  
10 certainly agencies, particularly NSHE that had that  
11 50,000,000 dollar deferred maintenance ask may end up  
12 petitioning for a general fund one shot and certainly they  
13 would be welcome to do that, and I can foresee them having  
14 some success with that.  
15 And going back to our -- briefly, I don't want to  
16 rehash something we already voted on. I'm sorry for that.  
17 Going back briefly to our discussion of the jump in size of  
18 this administrator's recommendation versus 2021. I think the  
19 staff did a good job explaining how after GFO asking Public  
20 Works to add stuff back, add stuff back, add stuff back, it's  
21 not as quite a big of jump as it looks like.  
22 And to the question of what if bond affordability  
23 isn't quite as good as we suspect it will be and they need to  
24 cut, I think that choice will be made by the Governor's

1 Office. I would rather ask for everything we have a good  
2 read on the bond affordability being able to fund and having  
3 the Governor's Office choose to cut because the administrator  
4 is right, all of this stuff is critical stuff. So I would  
5 rather leave that choice to them when it comes to down to  
6 finalizing the Governor's recommendation. Thank you,  
7 Mr. Chairman. I appreciate that.  
8 CHAIRMAN HAND: Thank you.  
9 MS. STEWART: Mr. Chairman, if I may, this is  
10 Susan Stewart for the record.  
11 CHAIRMAN HAND: Yes.  
12 MS. STEWART: I would like to inquire and just  
13 get a sense of how staff and myself could include these items  
14 in future meetings with regarding the criteria and the  
15 sustainability, what I would envision if this meant your  
16 intent was to prepare a brief presentation on what we're  
17 doing or not doing and then perhaps provide some examples as  
18 far as what other states are doing just as a preliminary  
19 review and then get further direction from the Board going  
20 forward based upon where we are and kind of what other states  
21 are doing, if that would be appropriate and meet your, you  
22 know, your inquiry.  
23 CHAIRMAN HAND: Member Hand for the record. Yes,  
24 absolutely, Susan, that would be wonderful. And, again, I'm

1 not trying to create busy work for anybody. I'm really  
2 trying to make sure that it's -- it's clear and that  
3 there's -- you know, that what is being done is recognizing  
4 that process, so thank you.  
5 MS. STEWART: Absolutely.  
6 CHAIRMAN HAND: We can have -- I know this is a  
7 very busy time. There's a lot to get through the, you know,  
8 to get the CIP done and all that good stuff and get through  
9 the session. I don't know what timing looks like for the  
10 staff at Public Works in the short term. So I would look to  
11 you all for a suggestion in terms of timing, ballpark, not a  
12 date and time but a ballpark in terms of timing.  
13 MS. STEWART: This is Susan Stewart for the  
14 record. I'm -- the lift on the delivery of the CIP to the  
15 Governor's Office is not mine. So I am not going to -- I'm  
16 looking at our interim administrator for perhaps three  
17 months. Perhaps three months is a reasonable time frame and  
18 as is our practice, we would reach out to the Board with some  
19 time frames and get some dates from you as far as your  
20 availability. And, you know, so three months is perhaps a  
21 reasonable time frame.  
22 CHAIRMAN HAND: Member Hand for the record. That  
23 sounds very reasonable. And one other item while we're on  
24 the topic of meetings, we were going to do some building

1 tours.  
2 MEMBER FREED: Yeah.  
3 CHAIRMAN HAND: That we didn't, unfortunately  
4 didn't get to do. So is that -- is there still some effort  
5 to get that pulled together underway or plans, future plans?  
6 MR. LEFEVRE: Kent LaFevre for the record.  
7 Absolutely. We definitely want to invite the Board to tour  
8 some buildings. We have two in Las Vegas. And we have two  
9 up here in the North that we would love to show you around  
10 our latest work. So that's something we can coordinate this  
11 fall.  
12 CHAIRMAN HAND: Wonderful. Thank you.  
13 MS. STEWART: And then Susan Stewart for the  
14 record. As far as the growth of the Board, we had -- so  
15 we're just talking about future items. So I don't think it's  
16 appropriate for a specific direction from the Board since it  
17 hasn't been agendized. Yeah, I'm getting the nod. So  
18 perhaps we can do some informal effort in that way and then  
19 report back to the Board, and then we can agendize something  
20 specific if there's no action on that item in the interim.  
21 CHAIRMAN HAND: Member Hand for the record. That  
22 sounds good.  
23 MS. STEWART: Okay. Thank you.  
24 CHAIRMAN HAND: Well, the next item on our agenda

1 this morning is public comment. And is there anybody -- any  
2 public comment?  
3 MEMBER TIBERTI: Tito Tiberti for the record.  
4 There's no one down here, but I'm going to make a public  
5 comment. Susan, I'm not going to consider your family member  
6 Sean to be back on this Board.  
7 MS. STEWART: All right.  
8 MEMBER TIBERTI: There's nobody here. Thank you.  
9 MS. STEWART: All right. And there's no one  
10 here. And I'm afraid I won't shed any tears over that, Tito.  
11 MEMBER TIBERTI: I'll call him and tell him that,  
12 by the way.  
13 MS. STEWART: I know you will.  
14 CHAIRMAN HAND: Great. Well, again, in -- before  
15 opting for a motion to adjourn, again, I want to thank you  
16 all for, again, all of the hard work that you do. And, you  
17 know, we have a couple of hour meeting and get a nice summary  
18 from you, but we know it's a heck of a lot of work. So thank  
19 you very much for all of you do. And thank you, Members, for  
20 your support.  
21 And with that, do we have a motion to adjourn?  
22 MEMBER TIBERTI: Tito Tiberti. I'll make a  
23 motion to adjourn the meeting.  
24 MEMBER BENTLEY: Clint Bentley. I'll second.

1 CHAIRMAN HAND: Any discussion? If not, then all  
2 in favor.  
3 (The vote was unanimously in favor of the  
4 motion.)  
5 CHAIRMAN HAND: Opposed? None, obviously.  
6 Again, thank you all and -- and we'll look  
7 forward to our next meeting.  
8 MS. STEWART: Thank you all. Thank you, Kevin.  
9 Good to see you. Bye-bye, everybody.  
10 CHAIRMAN HAND: Bye now.  
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1 STATE OF NEVADA,        }  
2 CARSON CITY.            } ss.  
3  
4 I, KATHY JACKSON, Official Court Reporter for the  
5 State of Nevada Public Works Board, do hereby certify:  
6 That on Wednesday, the 14th day of September, 2022, I  
7 was present in Carson City, Nevada, for the purpose of  
8 reporting in verbatim stenotype notes the within-entitled  
9 public meeting to the best of my ability;  
10 That the foregoing transcript, consisting of pages 1  
11 through 52, is a full, true and correct transcription of my  
12 stenotype notes of said public meeting.  
13  
14 Dated at Carson City, Nevada, this 20th day  
15 of September, 2022.  
16  
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18  
19 KATHY JACKSON, CCR  
20 Nevada CCR #40  
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23  
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