

In The Matter Of:

State Public Works Board Meeting Notice & Agenda
VIDEO-CONFERENCED OPEN MEETING

October 22, 2019

Capitol Reporters
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1 STATE OF NEVADA
 2 PUBLIC WORKS DIVISION
 3 STATE PUBLIC WORKS BOARD MEETING NOTICE & AGENDA
 4 TRANSCRIPT OF PROCEEDINGS
 5 VIDEO-CONFERENCED OPEN MEETING
 6 CARSON CITY/LAS VEGAS, NEVADA
 7 TUESDAY, OCTOBER 22, 2019
 8
 9
 10 The Board: Bryce Clutts, Chairperson
 11 Tito Tiberti, Member
 12 Kent Lefevre, Member
 13 Adam Hand, Member
 14 Kevin Lewis, Member
 15 Deonne E. Contine, Director of the
 16 Department of Administration, Member
 17 Ward Patrick, Administrator
 18
 19 For the Board: Susan Stewart,
 20 Deputy Attorney General
 21 Construction Law Counsel
 22
 23 Jeffrey D. Menicucci,
 24 Deputy Attorney General
 Bureau of Government Affairs
 Reported by: Shellie Loomis, RPR

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1 CARSON CITY, NEVADA, TUESDAY, OCTOBER 22, 2019, A.M. SESSION
 2 -o0o-
 3
 4 CHAIRPERSON CLUTTS: This is the time and the
 5 place of the State Public Works Board meeting for Tuesday,
 6 October 22nd, 2019 at 9:00 a.m.
 7 Roll call.
 8 MS. WOODSON: Chairperson Bryce Clutts?
 9 CHAIRPERSON CLUTTS: Present.
 10 MS. WOODSON: Vice Chairperson Sean Stewart?
 11 Member Clint Bently? Member Adam Hand?
 12 MEMBER HAND: Present.
 13 MS. WOODSON: Member Tito Tiberti?
 14 MEMBER TIBERTI: Present.
 15 MS. WOODSON: Member Kevin Lewis?
 16 MEMBER LEWIS: Present.
 17 MS. WOODSON: Member Director of Department of
 18 Administration, Deonne Contine?
 19 DIRECTOR CONTINE: Here.
 20 CHAIRPERSON CLUTTS: Okay. We have a quorum.
 21 Agenda Item Number 2, public comment, is there any public
 22 comment?
 23 MEMBER TIBERTI: No one's down here.
 24 CHAIRPERSON CLUTTS: Hearing none down here, move

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1 MEETING NOTICE AND AGENDA
 2 AGENDA
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 6 Public Works Board Meeting Minutes: July 10, 2019
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1 on to agenda Item Number 3, possible action, acceptance and
 2 approval of public works board meeting minutes for
 3 July 10th, 2019.
 4 Is there a motion for acceptance and approval or
 5 any comments?
 6 MEMBER TIBERTI: Member Tiberti, so approve.
 7 CHAIRPERSON CLUTTS: Is there a second?
 8 DIRECTOR CONTINE: Second.
 9 CHAIRPERSON CLUTTS: All those in favor? Any
 10 nays?
 11 Hearing none, the meeting minutes are approved.
 12 Agenda Item Number 4, resignation of board
 13 chairperson Bryce Clutts. No action needed.
 14 MS. STEWART: No, there's no action. I just --
 15 for the record, Susan Stewart. I informed Mr. Clutts that it
 16 should be included in the agenda since we were all going to
 17 get together, so -- and on a personal note I'll miss you very
 18 much.
 19 CHAIRPERSON CLUTTS: Thank you very much.
 20 MR. PATRICK: Appreciate your service. Great
 21 leadership. Ward Patrick.
 22 MS. STEWART: Yeah, absolutely.
 23 CHAIRPERSON CLUTTS: Well, Bryce Clutts for the
 24 record. Thank you for allowing me to serve, it was a

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1 pleasure. Hopefully in those six years or so we were able to
 2 make some difference. And I know that the board is in good
 3 hands and I'm just a phone call away if you need anything.
 4 So, okay.
 5 Agenda Item --
 6 DIRECTOR CONTINE: Can I ask for clarification?
 7 CHAIRPERSON CLUTTS: Yes, ma'am.
 8 DIRECTOR CONTINE: You're appointed by the
 9 speaker?
 10 CHAIRPERSON CLUTTS: Yes.
 11 DIRECTOR CONTINE: Okay. So I can follow up.
 12 CHAIRPERSON CLUTTS: Moving on to agenda Item
 13 Number 5, possible action, discussion and possible action on
 14 the election of a chairperson and vice-chairperson.
 15 MS. STEWART: For the record, Susan Stewart,
 16 deputy attorney general, construction law counsel. According
 17 to NAC 341.020, the term of office for chair and vice-chair is
 18 two years. As such, it's necessary to elect a new chair and
 19 vice-chair and we may be a little past the time for doing
 20 that.
 21 Typically we make nominations, accept nominations
 22 and then elect each position separately.
 23 CHAIRPERSON CLUTTS: I've had conversations with
 24 a couple folks and understand that there is a member

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1 interested in chairperson and a member in of interested in
 2 vice-chairperson.
 3 Is there anybody down south interested in either
 4 one of those positions?
 5 MEMBER TIBERTI: Member Tiberti, not I.
 6 MEMBER LEWIS: Kevin Lewis, no.
 7 CHAIRPERSON CLUTTS: I figured such or I may have
 8 heard from you. So with that said, I would like to nominate,
 9 if that's appropriate, Member Hand for chairperson and Member
 10 Stewart to continue in his role as vice-chairperson. Is there
 11 any questions or comments?
 12 MEMBER TIBERTI: Member Tiberti, I find that very
 13 appropriate and I think this is the correct move to do and I
 14 support that.
 15 CHAIRPERSON CLUTTS: Okay. I'll entertain a
 16 motion for approval.
 17 MEMBER TIBERTI: Tito Tiberti for the record.
 18 I'll make a motion to approve Adam Hand as what, chairman and
 19 Mr. Stewart vice-chairman.
 20 DIRECTOR CONTINE: Second.
 21 CHAIRPERSON CLUTTS: I don't --
 22 DIRECTOR CONTINE: Did you want a second?
 23 CHAIRPERSON CLUTTS: No. All those in favor say
 24 aye. Hearing no nays.

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1 Move on to agenda Item Number 6. Thank you,
 2 Director.
 3 (Motion carries.)
 4 MS. STEWART: Woo hoo. Was that a railroad?
 5 CHAIRPERSON CLUTTS: Before somebody changes
 6 their mind.
 7 Agenda Item Number 6 for possible action,
 8 contractor qualification process in the creation of a board
 9 subcommittee or direction to staff to report and so forth.
 10 MR. PATRICK: Excuse me, wouldn't the chairman
 11 take this item?
 12 MS. STEWART: No.
 13 DIRECTOR CONTINE: Effective October 23rd.
 14 MR. PATRICK: Okay. Just checking. Sorry.
 15 CHAIRPERSON CLUTTS: I'm more than happy to
 16 change chairs.
 17 MS. STEWART: We won't switch our meeting.
 18 MR. PATRICK: Sorry about that.
 19 MS. STEWART: Susan Stewart for the record. This
 20 is an action item and this is pertaining to our contractor
 21 qualification process. And the staff's request to the board
 22 today is how you want to approach reviewing and revising our
 23 qualification process.
 24 So, we're presenting two alternatives. One

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1 alternative is the board would direct staff to proceed with
 2 what I'm going to discuss today and then report back to the
 3 board, or if the board were so inclined, you could decide to
 4 create a subcommittee, and a subcommittee could -- we could
 5 have meetings.
 6 The subcommittee would have no decision-making
 7 authority, but then that subcommittee would work with staff
 8 and then report back to the board.
 9 The board, you know, knows that over the last
 10 several months we've had some applications, some appeals that
 11 have come before the board. Based upon a few OSHA violations
 12 to an otherwise clearly qualified contractor, you know, for
 13 example, our hearing this morning with Michels.
 14 Michels is, you know, clearly qualified
 15 corporation to do public works construction in the state of
 16 Nevada. They have three fairly significant OSHA violations
 17 and that was enough to disqualify them.
 18 So we're looking at reviewing that process, how
 19 that scored. The -- one of the other items that we need to
 20 talk about is several years ago a statute was changed so that
 21 public works perform contractor evaluations on contractors at
 22 the conclusion of the project.
 23 We've been doing that for about five years now.
 24 The second piece of that now is to include that evaluation in

1 the scoring. So that needs to be addressed in our review of
2 the qualification process.
3 We're also going to look at how are we scoring
4 the OSHA, MSHA violations, should we even be looking at the
5 mining violations that are attributable to a company when
6 they're clearly applying to do construction public works and
7 not mining.
8 We're also -- should we add a new cost
9 qualification category now, you know, when we score those past
10 performance projects, you know, we have the spreadsheet and we
11 plug in that data.
12 Do we want to add a higher qualification amount
13 so that we're getting a more accurate picture of their past
14 performance and scoring accordingly.
15 Do we want to consider the safety index? Is
16 there a way for us to as Michels talked about this morning,
17 you know, they're a \$3 billion company and they're a
18 nationwide company and they have 36 points in OSHA violations.
19 You know, how should that be normalized based upon the scale
20 of business they do?
21 We also need to fine tune our scoring of failed
22 projects. It's a little imprecise in my opinion, so that's
23 something else that we need to look at. We have some
24 inconsistencies in how we score bankruptcy. It's clear how we

1 score bankruptcy on our larger qualification application.
2 It's less clear on how that impacts our smaller qualification
3 applications.
4 Also, the application itself hasn't had a
5 thorough review in I would say maybe five years. So I think
6 it's time to look at the verbiage and make sure it's clear and
7 just kind of do an overall dusting off and updating on that.
8 It's -- the form that we use has to be approved
9 by the board. The scoring that we do needs to be approved by
10 the board.
11 So, you know, at the board's pleasure we will
12 proceed either, you know, with a subcommittee or just, you
13 know, we'll do it in house, staff will perform it. Report
14 back to the board.
15 You know, I anticipate we would do a lot of
16 brainstorming and present some ideas of where we're going to
17 make sure that we're headed in the correct direction, you
18 know, so I would anticipate at least a couple meetings where
19 this would be presented to the board.
20 So, that is -- that's what we're asking for is
21 really direction from the board. And you'll see it's, you
22 know, the -- the action item is a motion to create a board
23 subcommittee to review, analyze and recommend options for
24 addressing proposed action items with report to full board.

1 Or in the alternative, direct staff to review, analyze and
2 recommend options for addressing proposed action items with
3 report to the full board.
4 And so it's -- it's just, you know, it's directly
5 in the board's authority to have oversight of this. And so
6 Ward and -- or Administrator Patrick and I discussed it and
7 wanted to, you know, give you the option. We certainly
8 recognize that this is not your full-time job.
9 So, I'm happy to answer any questions and
10 Mr. Patrick may have something he wants to add as well.
11 MR. PATRICK: Administrator Patrick for the
12 record. So Kathy's been working the bidder qualification
13 program for a number of years here. Her predecessor had
14 developed a list of items that were under consideration.
15 So some of those are listed here, the predominant
16 ones that we thought would be more appropriate, like the
17 creating another cost category. And so there's a number of
18 items that we can review in addition to this list.
19 But we'd like to move on with this item and we
20 want to get the direction as to how to go about that today.
21 Thanks.
22 CHAIRPERSON CLUTTS: Bryce Clutts for the record.
23 Are there any questions or comments of the board?
24 MEMBER TIBERTI: I have a couple. One question,

1 maybe two. Member Tiberti. Susan, you say create a
2 subcommittee, in your mind what would that look like? Who or
3 how many people and how often?
4 MS. STEWART: Right. Susan Stewart for the
5 record. It does not need to be a quorum, but it does need to
6 be a public meeting. And it would not have any
7 decision-making authority beyond making a recommendation to
8 the board.
9 And who sits on that board is up to you. I would
10 envision perhaps three members. And I would say no more than
11 I think probably three meetings tops with the third meeting
12 being a presentation to the board. I think that may be
13 reasonable.
14 Does that answer your question?
15 MEMBER TIBERTI: Yes, exactly. The other thing I
16 wanted to make a comment in is I listened to you and I do
17 think that mining crossover is an issue and a problem. And I
18 don't have an answer for it, but I think that's a whole
19 different kettle of fish and to combine them is kind of
20 awkward to me.
21 And the other thing is the bankruptcy is always a
22 dicey issue one way or the other, you know, a three-man guy
23 company goes bankrupt and one reforms it, that's all
24 complicated as compared to a Morrison-Knudsen or Michels go

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1 bankrupt, that's -- those are really two kettles of fish.
 MS. STEWART: Um-hum.
 3 MEMBER TIBERTI: So I think that's -- I
 4 appreciate your comments. And I -- I'm not -- I think the
 5 committee is -- I think you're right, it's not a -- but I just
 6 don't think it should be the staff and then perfunctory say
 7 take this or leave it type thing because I think that's the
 8 responsibility we have to the state of Nevada to try to make
 9 sure we're doing the right thing.
 10 But I really do think this scoring is important
 11 and I think doing a relatively good job. And I do think
 12 that's why we have a board is because when you do have
 13 something -- this seems like overwhelmingly they should be
 14 doing business in the state of Nevada, this company, but the
 15 way it was scored it's not anybody's fault, it's just the way
 16 it came down. And I think that it was an appropriate decision
 17 today.
 18 So I do think that kind of should be put on the
 19 board unless it's something that's really kinky that doesn't
 20 make any sense or couldn't understand. So everything you've
 21 said I think I agree with. And either one of those approaches
 22 would be fine with me, I don't speak for Kevin.
 23 MEMBER LEWIS: Member Kevin Lewis. Sounds good
 24 to me.

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1 MS. STEWART: Good answer, Kevin.
 2 CHAIRPERSON CLUTTS: Bryce Clutts for the record.
 3 Does this subcommittee have to be a member of staff or the
 4 board or could it be somebody in the industry from the
 5 outside?
 6 MS. STEWART: Susan Stewart for the record. It
 7 would be made up of -- the subcommittee would be board
 8 members. And of course we would do everything that we do now
 9 for a regular board meeting. We'd put together a packet. It
 10 would be a little bit more informal.
 11 I would see more of a workshop type. We would --
 12 the meeting is noticed and I would anticipate that members
 13 from the industry will attend. You know, that may be a reason
 14 to have a subcommittee to have the process be more open. I
 15 leave that to the board. That can kind of cut both ways
 16 sometimes.
 17 I do see value in having members of the community
 18 participate. The last time we really worked on this was when
 19 we did the qualification application and how that would be
 20 scored. That is all in reg. And it was onerous, there was
 21 a -- and rightly so. There was a lot of attention to how we
 22 were going to score contractors. How that process would be
 23 "fair." The oversight that would be involved here at public
 24 works to ensure that the process was fair. There was a lot of

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1 interest, but, you know, as I said, rightly so.
 2 CHAIRPERSON CLUTTS: Bryce Clutts. I asked, I
 3 would be willing to be on the committee and help, I just -- if
 4 -- I don't know that I can.
 5 So if that was possible, I would be willing to
 6 help having been there when we did it last time having watched
 7 it, if that would benefit the board, I would be happy to help,
 8 but that's up to you all.
 9 MS. STEWART: Okay. Thank you. I think we can
 10 -- it's a subcommittee of this board, we can invite whoever we
 11 want to participate.
 12 CHAIRPERSON CLUTTS: Okay. So we have two action
 13 items, the motion to create a subcommittee or in the
 14 alternative a motion directing the staff to review and provide
 15 a recommendation to the board.
 16 MEMBER TIBERTI: Member Tiberti, I'll make a
 17 motion to create the subcommittee and I will personally talk
 18 to this Met Cab guy, I think he'll be able to drive over there
 19 so that will be a done deal.
 20 I think it's a good idea to do it and I'll make
 21 that motion.
 22 CHAIRPERSON CLUTTS: Is there a second?
 23 MEMBER HAND: Second.
 24 CHAIRPERSON CLUTTS: All those in favor?

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1 MS. STEWART: All right. Good.
 2 CHAIRPERSON CLUTTS: Thank you.
 3 (Motion carries.)
 4 MS. STEWART: I think we'll do that, ask Jeff.
 5 MR. MENICUCCI: Probably should take the action
 6 to form the committee in this meeting or the next.
 7 DIRECTOR CONTINE: So let's see, the people that
 8 are not here, and I'm just joking.
 9 MS. STEWART: Let's form the subcommittee. And
 10 that would certainly be permissible under this agenda item.
 11 MR. MENICUCCI: Yes.
 12 DIRECTOR CONTINE: I thought that's what we would
 13 do.
 14 CHAIRPERSON CLUTTS: Sorry about that.
 15 MS. STEWART: No, that's fine. I missed that.
 16 So let's do that.
 17 CHAIRPERSON CLUTTS: Okay. Moving back to agenda
 18 Item Number 6. So we're now going to move on to the creation
 19 of the subcommittee.
 20 MS. STEWART: Um-hum.
 21 CHAIRPERSON CLUTTS: Is that my understanding?
 22 MS. STEWART: Yes. All right. And for the
 23 record, I have former board member Bryce Clutts has
 24 volunteered to serve. Okay.

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1 MEMBER HAND: Member Hand will volunteer.
2 MS. STEWART: All right.
3 DIRECTOR CONTINE: Member Tiberti say he wanted
4 to be on the committee?
5 MS. STEWART: I thought I heard Member Tiberti
6 say that he wanted to be on the subcommittee.
7 MEMBER TIBERTI: I don't want to, but I will
8 participate if I -- you know, distance is the only thing that
9 would bother me is the distance to get up there. And I'd like
10 to do it. But I -- I think it's important and if I could
11 contribute, I will do it.
12 MS. STEWART: All right. Well, we will -- as
13 always, we do our best to accommodate your schedules. We can
14 have a lot of flexibility. We could do this in the late
15 afternoon, you know, certainly that would be an option. I
16 would ideally like three board members. So should we --
17 CHAIRPERSON CLUTTS: I would like to -- oh, I'm
18 sorry.
19 DIRECTOR CONTINE: Go ahead, unless you have
20 something else.
21 CHAIRPERSON CLUTTS: I think we should reach out
22 to Member Stewart, simply because he represents the
23 contractor's association and probably at least see if there's
24 an interest or what his role might be. Because I know his

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1 members have a lot of input --
2 MS. STEWART: Um-hum.
3 CHAIRPERSON CLUTTS: -- in this and it may -- may
4 be worth getting at least his input whether he serves on the
5 committee or not.
6 MS. STEWART: All right.
7 CHAIRPERSON CLUTTS: I know Director --
8 DIRECTOR CONTINE: Well, I'll participate in
9 however. I mean, I could be on the committee or I could just
10 work with staff as well.
11 MS. STEWART: All right. That's great, you guys.
12 Thank you. All right. So, the committee is former board
13 chair Bryce Clutts, that's your new name, former board chair.
14 Member Hand, Member Tiberti, Director Contine and
15 tentatively Member Stewart. And I'll personally reach out to
16 him and invite him to be a member of the subcommittee. Thank
17 you.
18 CHAIRPERSON CLUTTS: I would be remiss if I
19 didn't volunteer him for one more thing before I left.
20 MEMBER TIBERTI: Member Tiberti, I have a
21 question. Is Bryce Clutts still on the board or is your term
22 up or are you just resigning from the board or just chairman?
23 CHAIRPERSON CLUTTS: Resigning from the board
24 effective tomorrow.

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1 MEMBER TIBERTI: Okay.
2 CHAIRPERSON CLUTTS: Okay. Moving on to agenda
3 Item Number 7, administrator's report. Mr. Patrick?
4 MR. PATRICK: Administrator Patrick for the
5 record. We've got a few items on the list here. AE selection
6 update. Per Nevada Revised Statute and administrative code
7 requires a formal selection process where the fees for the
8 projects are over \$250,000 for the design and supervision of
9 construction.
10 And we have 15 projects that were advertised in
11 this category. Interviews have been completed and the
12 applicants were informed of the results and we've been
13 debriefing them as to the standings and the rankings.
14 And it's under the administrator's authority that
15 the selection takes place. And we're now issuing our fees to
16 those selected and negotiating the contracts for those
17 projects.
18 And so there's 15 projects in this category and I
19 would stand for any questions on that.
20 The next item is major projects update. And so
21 here's a project, this first one is the Northern Nevada
22 Veterans Home. I might suggest that we do a tour of some of
23 these Northern Nevada projects with the board maybe in the
24 spring. So this project is substantially complete and some

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1 final permitting through the VA is being completed in the next
2 week or so.
3 And so there's 32 occupants in the building now
4 of patients, occupants. And we did an open house the other
5 day with the governor and it's seen as a very successful
6 project.
7 One of our philosophies here is to have a -- have
8 projects that are exemplary, meaning others would prefer to
9 model their projects after ours. And what we're seeing is
10 many other states are asking for tours and trying to
11 incorporate some of the concepts that are in our home here in
12 Nevada into their future projects.
13 MS. STEWART: I think that's great.
14 MR. PATRICK: So that's a good thing that we
15 should share, in the spring maybe we do a tour with the board.
16 Then another project that's under construction is
17 the UNR Engineering Building, it's 60 percent complete. So
18 that could be part of this tour as well.
19 And so that project's planned, it's about an
20 \$80 million project and it's planned to be completed in the
21 fall. So substantial completion is planned for July.
22 Then we have a few other projects under
23 construction. The south Reno DMV is approximately 50 percent
24 complete. And so that's about a \$40 million project.

1 We have the military project in the south near
2 the speedway, the Readiness Center. That's just under
3 50 percent complete, like 46 percent complete. And so we
4 anticipate a substantial completion in early summer next year
5 on that project. About a \$32 million project.

6 A couple projects coming out of the chute, in the
7 19 CIP we have a couple Nevada System of Higher Education
8 projects. One is the College of Southern Nevada Health
9 Sciences Building.

10 We issued a notice to proceed this month, so it
11 was just a week ago. Eight days ago on the 14th we issued the
12 notice to proceed. And so that's happening down in Henderson.

13 And then we also have the -- another Henderson
14 project that we're planning a notice to proceed on, which is
15 the Nevada State College Education Building. And so these two
16 projects are CMAR projects, so we've gone through the bidding
17 process with the subcontractors.

18 The State has done -- the State here, the Public
19 Works Division has done our due diligence on those projects.
20 And we presented those contracts to the Board of Examiners,
21 which is the final contracting approval authority for the
22 State for these -- these types of projects.

23 Low bid projects we have the authority to
24 contract here in the Public Works Division. And CMAR projects

1 And -- and so that was seen as a \$50 million project.

2 And then the latest round is that this project
3 may be a \$125 million project. We talked about in the past
4 that the Board of Regents has heard some request for debt from
5 the NSHE, from Nevada System of Higher Education. And so the
6 Public Works Division is currently on hold on this project
7 with the idea that funding needs to be fully secured or there
8 may be another change in direction.

9 Then the final project is a project that was --
10 partially funded projects are a general challenge for us. And
11 so here's yet another one, the UNLV Engineering Building. It
12 was estimated when it was brought to the board in August at
13 approximately \$80 million project.

14 And the funding that was offered for the project
15 was \$40 million out of the legislature in a separate bill,
16 SB528, I believe. And so we got half the money and the design
17 is basically shovel ready, ready to bid for the full -- full
18 project.

19 And so we're contemplating options right now on
20 that, whether -- basically whether to wait for additional
21 funding, maybe add a year's worth of costs for inflationary
22 pressures.

23 Certainly there would be agency impacts or
24 proceed with the shell, which would cause design costs,

1 and these professional service-type projects are contracts
2 with the AEs, the architects and engineers are done at the
3 Board of Examiners.

4 So a couple southern projects that are in the
5 planning phases. We've got the Sawyer Building remodel. And
6 so that's a challenging project for us. Always -- a remodel
7 project you got to know -- figure out how deep you're going to
8 go into it.

9 So we've done that architectural -- architect
10 selection and we're in the midst of negotiating a fee and
11 developing a contract for that project.

12 So that's a project somewhere north of
13 \$65 million remodel of this massive building, which is 224,000
14 square feet main government center in Las Vegas.

15 Additional project that has created its own sets
16 of challenges is the UNLV Medical Education Building.

17 So a couple key notes on that is the funding came
18 in July of 2017 and our money is four-year money. And there's
19 been a change of -- kind of an annual change of direction on
20 the project.

21 So on initial completion it was envisioned to be
22 a much larger building, say a \$250 million building with over
23 \$200 million of donations. And one year later, it was seen as
24 a library project for the medical support at that college.

1 various issues with coordinating multiple contracts on the
2 same side.

3 And then of course there would be additional
4 costs associated with preserving a shell for the time period
5 before new money would come.

6 So those are kind of some issues on the major
7 projects, but I just want to leave everybody -- I just want to
8 leave everybody with the notion that we'd really look forward
9 to showing some of the projects that are completed and ongoing
10 in the north here, say possibly in the spring would be a good
11 time to do a tour for the board. So be prepared to hear a
12 little bit more about that.

13 And then the third item on the list is staffing.
14 And so we've had -- there's a lot of complexities in our types
15 of work, we're doing more planning work in the current CIP and
16 we're -- so our volume is increasing and we need to hire more
17 staff. And we've received approval for that and I've given an
18 update on that.

19 And so we're -- we've hired a new architect in
20 the north here, Adriana Benjamin has started just this week.
21 We've been interviewing our inspectors to support these
22 projects. We interviewed eight inspectors last Thursday.

23 We had a dry spell of eight months where we
24 couldn't get applicants that were appropriate for our

1 positions. And so we were really concerned that that would
2 continue.

3 And then all of a sudden, you know, there's just
4 this big slug of people that are qualified to do this work.
5 So we're very hopeful that we'll get some good people out of
6 that pool of interviews. You know, so it's -- it's -- there's
7 a handshake agreement there where we extend the offer and they
8 still want to come to work for us.

9 So we've interviewed the eight and it sounds like
10 we're going to have some people to do this work. So we're
11 pleased with that.

12 Regarding cost containment, we went -- I went
13 over pretty extensively at the last board meeting all the
14 things that we do for cost containment. And we're hoping to
15 coordinate with other states and we're continuing to review
16 software packages from the industry on bringing together our
17 silos of information and make us more -- more integrated in
18 the way we do our work here.

19 And so we've got commissioning efforts that we're
20 working on that are going to create cost containment on our
21 various projects that are undergoing construction. And our
22 change order tracking systems are enabling us to learn, create
23 lessons learned and provide containment.

24 That's a segue into the final item, which is the

1 CIP tracking information technology system. And so we've been
2 providing a lot of due diligence in this area, reviewing many
3 different owner-type programs that would enable us to again
4 reconcile our various silos of our information from
5 qualification of bidders' information, our leasing services
6 information, master planning information, the whole CIP
7 planning process. We have all these various entities here.

8 Buildings and grounds in the actual maintenance
9 of the buildings, try to integrate all this information such
10 that the state is benefiting from the combined group of
11 buildings and grounds, which was combined with public works in
12 2011 in the legislature.

13 And so we're continuing to try to work better and
14 more efficiently as a team and we're hoping that will all come
15 together with the tracking IT system. We're working hard to
16 make that happen.

17 And that concludes my report.

18 CHAIRPERSON CLUTTS: Thank you, Mr. Patrick. Are
19 there any questions of Mr. Patrick's report?

20 MEMBER TIBERTI: Member Tiberti. Ward, just a
21 question, who -- did you tell me -- I think it was UNLV, which
22 building was it that you said you -- was there a contractor
23 involved that you named on the university job? Was it the
24 health science building, is that what it was?

1 MR. PATRICK: Well, the UNLV projects are --
2 there's the one project that we only receive half of the
3 money, and that's the engineering building.

4 MEMBER TIBERTI: No, the two before that.

5 MR. PATRICK: So the two that are coming out of
6 the chute is the CSN project which Core Construction is our
7 contractor on that project. And then we've got the notice to
8 proceed that's coming out here next month on the Nevada State
9 College project is Burke Construction.

10 MEMBER TIBERTI: And then the architect that you
11 selected on the Grant Sawyer Building?

12 MR. PATRICK: Yes. Thank you. KGA, formerly
13 Kittrell Garlock & Associates was selected on that project.
14 In -- in kind of an urgent scenario we asked for funding from
15 the legislature to do some preliminary planning on that
16 project. And we directly select them due to their skills in
17 programming and doing the remodeling.

18 Well, we took this project also to the formal
19 selection process, and that trued out that the committee
20 selected them as for the final design in addition to that
21 programming and planning effort.

22 MS. STEWART: Oh, that's good to know.

23 MEMBER TIBERTI: Thank you.

24 MR. PATRICK: Okay. Thank you.

1 CHAIRPERSON CLUTTS: Thank you, Mr. Patrick.
2 Moving on to agenda Item Number 8. Board comment
3 and discussion. Board comments on any agenda item, items to
4 be included in future agendas, review of action items for
5 State Public Works management and setting future meeting date
6 if needed.

7 MS. STEWART: Mr. Chairman, if I might?

8 CHAIRPERSON CLUTTS: Yes.

9 MS. STEWART: Susan Stewart for the record. A
10 couple of items. I'm going to -- within the next couple days
11 I'll reach out and start looking for some dates for getting a
12 subcommittee moving.

13 The other thing is the tour in the spring, I'm
14 going to -- we'll get an e-mail out. We would like the
15 members from the south to travel up north. So we'll give you
16 as much notice as possible and make sure that you've got that
17 on your calendar ahead of time.

18 So, it seems kind of early, but I'd like to have
19 you block off some time and we can get that on the calendar
20 now since you're going to be traveling for that. And just
21 those two items, that's what I wanted to address that.

22 MEMBER TIBERTI: If I may, last time I traveled
23 with a board member, talking parallel, he rented the car, but
24 he didn't have a credit card, so it's kind of a bait and

1 switch thing that happened kind of in my family, but also with
2 a member, so I'd like to share that and get enough advance
3 notice so I can get his car approved.

4 MS. STEWART: Tito, Member Tiberti will make sure
5 that's all taken care of ahead of time.

6 SPEAKER FROM THE AUDIENCE: Thank you.

7 MS. STEWART: And maybe you should consider a new
8 traveling partner.

9 MEMBER TIBERTI: I think I will.

10 CHAIRPERSON CLUTTS: We've already had that
11 conversation, Tito.

12 MEMBER TIBERTI: I'd like to make a further
13 comment that I really want to thank Bryce Clutts, he's done a
14 very good job and I wish he wasn't going.

15 CHAIRPERSON CLUTTS: Thank you, sir, I appreciate
16 that.

17 Moving on to agenda Item Number 9, public
18 comment. Is there any public comment? Hearing none, meeting
19 adjourned.

20 MEMBER TIBERTI: Thank you.

21 MS. STEWART: Thank you.

22 (Proceedings concluded at 9:50 a.m.)

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

3

4 I, Michel Loomis, Certified Court Reporter #228, do
5 hereby certify:

6 That on October 22, 2019, at 515 East Musser Street,
7 Suite 102, Carson City, Nevada, I was present and took
8 stenotype notes of the public hearing held before the Public
9 Utilities Commission of Nevada in the within-entitled matter,
10 and thereafter transcribed the same as herein appears;

11 That the foregoing transcript, pages 1 through 30,
12 inclusive, is a full, true and correct transcription of my
13 stenotype notes of said hearing.

14

15 DATED at Carson City, Nevada, this 5th day of
16 November, 2019.

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MICHEL LOOMIS, RPR
Nevada CCR #228

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