

In The Matter Of:
Public Works Division

August 25, 1600

Capitol Reporters
208 N. Curry Street

Carson City, Nevada 89703

Original File name=082516.txt

Microsoft Word 6.0

This Page Intentionally Left Blank

STATE OF NEVADA
PUBLIC WORKS DIVISION BOARD MEETING
THURSDAY, AUGUST 25, 2016
9:00 A.M.
CARSON CITY, NEVADA
---oOo---

THE BOARD:

BRYCE CLUTTS, Chairman
SEAN STEWART, Vice Chairman
GUS NUNEZ, Administrator
CHRIS CHIMITS, Deputy Administrator
PATRICK CATES, Member, Director
TITO TIBERTI, Member
ADAM HAND, Member
CLINT BENTLEY, Member
MASON GORDA, Member

FOR THE BOARD:

SUSAN STEWART, ESQ.
Construction Law Counsel

KATHI PASCIAK,
Program Officer I

REPORTED BY:

CAPITOL REPORTERS
BY: Christy Joyce, CCR
Nevada CCR #625
123 West Nye Lane
Carson City, Nevada 89706
(775) 882-5322

THURSDAY, AUGUST 25, 2016, 9:00 A.M.

---oOo---

CHAIRMAN CLUTTS: This is the time and the place of the State Public Works Board meeting dated August 25th, 2016, at 9:00 a.m. Possible action, we're reconvening and roll call. Gus.

MR. NUNEZ: Thank you, Mr. Chairman. For the record, Gus Nunez, administrator. Chairman Bryce Clutts.

CHAIRMAN CLUTTS: Present.

MR. NUNEZ: Vice Chairman Sean Stewart.

MEMBER STEWART: Here.

MR. NUNEZ: Member Mason Gorda.

MEMBER GORDA: Present.

MR. NUNEZ: Member Clint Bentley.

MEMBER BENTLEY: Present.

MR. NUNEZ: Member Tito Tiberti.

MEMBER TIBERTI: Present.

MR. NUNEZ: Member Adam Hand.

MEMBER HAND: Present.

MR. NUNEZ: Member Patrick Cates. When he comes in we'll check him in. Mr. Chairman, we have a quorum.

CHAIRMAN CLUTTS: Thank you, Mr. Nunez.

Agenda Item Number 8, for possible action, agency presentation of the 2017 capital improvement program requests to the board. First up is Department of Corrections.

I N D E X

AGENDA ITEM

PAGE

7 - Reconvene/Roll Call	3
8 - For possible action: Agency presentation of 2017 CIP requests to the Board	3
Corrections	4
Veterans Services	50
Military	70
Health & Human Services	89
Administration	125
Department of Motor Vehicles	140
9 - Administrator's report on agency activities	175
10 - Board comment and discussion	175
11 - Public comment	176
12 - Adjournment	176

MR. LEFEVRE: Thank you, Mr. Chairman. Can you hear me?

CHAIRMAN CLUTTS: Yes, sir. Good morning.

MR. LEFEVRE: This is the Nevada Department of Corrections presentation to the State Public Works Board, August 25th, 2016. My name is Kent LeFevre. I'm the chief engineer for the department. And sitting with me here is Quentin Byrne, deputy director of operations for the department. Also in the audience is my facility manager, Jim Fuller, who is a great support for everything we do with regard to maintenance.

What we'd like to do is go through the slides.

It's organized. The department has submitted over 160 requests during this CIP cycle to carry out its mission of providing safety and security to the inmates and staff at 19 facilities statewide. NDOC management has advanced the requests included in this presentation.

And since these statements have changed recently, I'd like to read our mission statement and vision statement for you.

The Nevada Department of Corrections will improve public safety by ensuring a safe and humane environment that incorporates proven rehabilitation initiatives that prepare individuals for successful reintegration in to our communities.

August 25, 1600

Page 5

1 And the vision statement is to reduce
2 victimization and recidivism by providing offenders with
3 incentive for self-improvement and the tools to affect
4 change.

5 Our CIP requests this morning are broken down as
6 follows: We'd like to recap the master plan overview and
7 master plan request that the board heard about two weeks ago.
8 And we'd go in to the top 36 department requests. And then
9 continuing on with other project requests. And then going to
10 statewide programs and closing comments. If you have
11 comments during the presentation, feel free to just interrupt
12 us and we'll address them as we go. Or, if you'd like, you
13 can ask us at the end.

14 The statewide master plan is -- was commissioned
15 by the Department of Corrections. Excuse me. It was
16 commissioned by the State Public Works and we've been working
17 closely with State Public Works over the past year to come up
18 with a master plan that is actually doable, sustainable, and
19 will address the growth that we have throughout the
20 department.

21 Over the last two years and especially over the
22 last 12 months, the department has experienced overcrowding
23 in various facilities. The Florence McClure facility where
24 we have inmates, women inmates, in the day rooms, the
25 Lovelock facility where activity rooms are being used for

Page 6

1 housing, and also at NNCC in the activity rooms. These are
2 less than ideal situations for security of the inmates and
3 staff. And the master plan consultants call these
4 characteristically bad beds. And the reason they're called
5 bad beds is because they don't have access to all the
6 amenities and the programs that they need to have in order to
7 carry out their function. They're also in areas that are
8 common areas and they could be compromised more easily, say,
9 than in a cell block.

10 The master plan looked at three different
11 criteria. Mid term -- Short term, mid term, and long term
12 criteria for the highest and best use of what we do next.

13 This slide here is option one of the master plan
14 summary that you saw two weeks ago. The red line, the
15 squiggly red line, going up through the chart is the
16 population projections for the next ten years. The
17 population as of April 30th this year was at 12,440.

18 The emergency capacity is the blue line. And
19 that's where we're operating pretty much today is above --
20 between, above and between emergency capacity. We're
21 basically out of beds everywhere.

22 The green line is the solution to the problem,
23 which is adding housing at Warm Springs, Southern Desert, an
24 additional medical facility in the south, and another housing
25 unit at Warm Springs.

Page 7

1 Let me show you option two. This is putting a
2 housing unit at Prison 8 and another housing unit at Prison 8
3 with the regional medical facility coming on line 2023. And
4 then another housing unit.

5 You'll probably hear us talk about Prison 8 a
6 little bit throughout the master planning language. That was
7 a prison that was designed -- funded and designed back in
8 about 2008, and it's a 1500-bed prison that's basically
9 shovel ready and it's in the drawer. It just needs to be
10 dusted off and implemented. But when the population started
11 to set a staggering in 2008, then the project basically took
12 a back seat to other pressing needs. Now it's -- Now comes
13 the time that we have to do something about housing for the
14 inmate population.

15 This is the third option. And this is the option
16 that we like the best because it is forward-thinking and it's
17 not only near term and mid term solutions but also long term
18 solutions and beyond. This would require a housing unit at
19 Warm Springs this session and then a housing unit at Prison 8
20 along with the associated infrastructure, the regional
21 medical facility at Prison 8, and then another housing unit
22 at Prison 8.

23 The advantage of this option is that it gives us
24 the opportunity to add three more housing units with already
25 a core and central services provided. This gets us well

Page 8

1 beyond the 2025 benchmark for housing inmates.
2 The short term request is to provide a Nevada tee
3 at Warm Springs correctional center and 317 beds over the
4 next biennium. Some additional culinary equipment would be
5 added as part of those projects. The Nevada tee has a
6 successful implementation already at High Desert State Prison
7 where we have four of these buildings already in operation.
8 The advantage of the what we call the Nevada tee
9 is that it can -- we can supervise 317 inmates with the same
10 staff that it takes to supervise 100 in other places. So
11 it's a real win-win for the state.

12 The mid-term request would be to add a tee and
13 associated core facilities at Prison 8, so in two years from
14 now you'll be hearing me talk about this request in more
15 detail.

16 And then the, another mid-term request would be
17 to start the construction of the regional medical facility at
18 Prison 8. This will be 98 beds, much needed medical beds in
19 the south. Currently we only have one RMF in the entire
20 system and that is here in Carson City. But due to our
21 aged -- aging population, the needs are becoming more and
22 more apparent that we've got to have more medical beds for
23 these inmates. Currently we have over at NNCC just across
24 town we have roughly 300 inmates that are either using a
25 cane, a walker, or a wheelchair. And they just keep going.

1 They just keep growing older. The inmate population keeps
2 growing older because of the sentence structure.

3 The long term request is to add an additional tee
4 and associated core facilities at Prison 8. So that's the
5 projection for the next three bienniums as we move forward to
6 2020 and beyond.

7 This particular slide here is a cost summary that
8 was prepared by the consultant. I just want to recap the
9 options here. Option one is -- I'm not sure if you can see
10 it on this slide, 242 million dollars at four facilities.

11 Option two is 307 million dollars at Prison 8 over four
12 sessions. And option three, which is the one that the
13 department likes the best, as I said before because of the
14 forward-thinking. Inherent in that option giving us more
15 beds than we need right now as we grow in the future. And
16 that is 315 million.

17 I will entertain any questions on the master plan
18 that we have right now before we get in to the maintenance
19 portion.

20 CHAIRMAN CLUTTS: Thank you, sir.

21 Are there any questions of the board? Bryce
22 Clutts for the record. The only question I have,
23 Mr. Chimits, has the staff prepared budgets for any of those
24 options? Has staff prepared any of the budgets or are those
25 budgets just prepared by the consultants?

1 MR. CHIMITS: Chris Chimits for the record. The
2 staff has prepared budget for each option.

3 CHAIRMAN CLUTTS: Thank you. Thank you.

4 MR. LEFEVRE: With that I'd like to go in to the
5 top 36 requests in ascending order. And what I'd like to do
6 is preface my remarks that the top 36 even though they are
7 36, each one of these is just as important as the other. If
8 I could make them all priority number one, I would. There's
9 just not enough numbers at the top to fit all 36. So, in my
10 opinion, number one is just as important as number 36, as I
11 roll these out for your consideration.

12 The first one is the Nevada, Northern Nevada
13 Correctional Center ADA improvements. That is one of the
14 most important projects we have right now as we are currently
15 in discussions with the Department of Justice over ADA
16 deficiencies at NNCC. And this is across the board. This
17 project touches almost every building out there in terms of
18 ADA from showers and toilets to activity rooms, access on the
19 site, you name it. We have many scopes of work, if you will,
20 to deal with the ADA issue at NNCC. And this has become more
21 and more acute over the years as we have had a more aged
22 population out there.

23 And so we're working with the Department of
24 Justice. And Public Works has been very helpful in getting
25 the ball rolling for these projects to move forward.

1 Currently this project is in planning right now and it looks
2 like we're going to have a good GMP price by October 1st.

3 The next project I'd like to bring to your
4 attention --

5 MEMBER TIBERTI: I just have one question.

6 (The court reporter interrupts)

7 MEMBER TIBERTI: Tito Tiberti. I have one
8 question about following this outline. And I'm just curious
9 if there's an easy way. Do I have to flip back and forth?
10 In other words, this first page on 18, ADA, is there a cost
11 just for that page that I could easily find?

12 MR. CHIMITS: Mr. Chairman, it's page 205.

13 MEMBER TIBERTI: Okay. Thank you.

14 MR. LEFEVRE: Any other questions on ADA at NNCC?

15 The next project I'd like to bring to your

16 attention is the nitrate unit at Humboldt Camp. This project
17 is critical to the success of the camp. Water delivery has
18 been tenuous at this facility for about four years. Nitrate
19 counts from raw water that exceeds the federal standards of
20 our violation of the Clean Water Act. This unit will ensure
21 potable water continues to be delivered at the camp.

22 I can give you a little more background on this
23 particular project. This is one of the most water-tested
24 facilities in the entire state. We're testing the water out
25 here five times every month. And we continue to have issues

1 with the nitrates creeping up to what I call critical mass
2 level, which is 20 milliliters per -- milligrams per liter --
3 or parts per million, excuse me. And we have to deliver
4 potable, clean water to the inmates and staff at this
5 facility.

6 A few years ago this body funded and constructed
7 an arsenic unit at that site. And that's been doing a great
8 job keeping the arsenic scrubbed out of the drinking water.
9 But now nitrates have become a problem. And it's not just at
10 Humboldt Camp. This is a regional problem that we see that
11 NDEP tells me that it's happening every where. And so we're
12 just not the only ones with a nitrate problem.

13 But this particular project will scrub the
14 nitrates out of the water so that water coming in to the
15 facility is potable, clean, and meets all of the federal
16 regulations.

17 Right now we've got a Band-Aid approach to clean
18 water at Humboldt. A couple years ago we had to implement
19 a -- basically an under counter nitrate system, kind of a
20 residential type RO system in order to scrub the water. But
21 this is a more permanent solution and one that will sort of
22 serve the facility for years to come.

23 The next project, priority number three, is
24 upgrading the door control panels at High Desert State
25 Prison. Part of this project is already funded and completed

August 25, 1600

Page 13

1 and we're back here to ask for phase two, which is finishing
2 the door and security controls for High Desert State Prison.

3 The next one is Southern Desert Correctional
4 Center, priority number four. This is grounding the
5 electrical system and grounding the buildings. We have had a
6 reoccurring problem since I've been with the department of
7 lightning strikes at Southern Desert taking out our central
8 plant, taking out our electrical system, leaving us in the
9 dark for hours. And, of course, that's not acceptable in a
10 prison setting. This project will ensure that the electrical
11 system remain robust throughout a light event or any other
12 bump in the grid.

13 Next slide, priority number five, replacing the
14 door controls at NNCC. Controls are under constant repair at
15 this facility and parts are harder to find. This project is
16 needed for the safety of inmates and staff. These locks that
17 we're dealing with are 30 years old and they just wear out.
18 It's a mechanical device that wears out. And we need to
19 replace the doors and the locks, similar to what we did at
20 Southern Desert a couple years ago where we have completely
21 new door hardware and door controls so that we're good to go
22 for the next 30 years.

23 As part of our shoring up equipment and
24 infrastructure, the next slide, priority number six, is to
25 connect well number six to the water system. Well number six

Page 14

1 was funded two years ago and the well is going to be finished
2 shortly, within a couple of months. However, the well itself
3 is going to need to be connected to the water system and
4 connected to sanitation. So this project is to finish what
5 was started two years ago in connecting well number six to
6 the system.

7 We currently have, at High Desert, we have three
8 main production wells and this will be our fourth main
9 production well at that site.

10 Priority number seven, the next slide, is to
11 replace the transformers at Florence McClure Women's
12 Correctional Center. The transformers that are out there
13 right now are roughly 20 years old. The equipment has aged
14 past its useful life. This project will replace all the dry
15 transformers with oil-based transformers throughout the
16 facility. And I'm talking about the older portion of the
17 facility. The new addition that was done a few years ago is
18 already up to snuff with good transformers.

19 Again, this comes to the category of safety and
20 security. Because if we lose a transformer, we'll probably
21 end up losing part or all of the building out there. We have
22 several transformers around the building that need to be
23 replaced.

24 Next slide, priority number eight, Florence
25 McClure, upgrade intercom, door control, and security

Page 15

1 cameras. This, again, is in the existing part of the
2 building, the older portion of the building, where the doors
3 are wearing out. The hardware is wearing out. The intercom
4 is intermittent. Sometimes it doesn't even work. So this
5 project will make sure that that gets corrected and be ready
6 for the next several years in the future.

7 The next slide, priority number nine, is Ely
8 State Prison, replacing heat exchangers. This is needed for
9 the continued operation of the facility. The existing
10 facility is well over 20 years old and the heat exchange, I
11 think we have seven or eight of them, need to be replaced in
12 order to maintain cooling and heating in that facility
13 throughout all housing units in the common areas.

14 The next slide, Northern Nevada Correctional
15 Center, again, replacing the HVAC systems for the RMF. This
16 is needed because the facility, the equipment is basically
17 past its useful life at this point and the equipment is over
18 20 years old.

19 Now comes the slide priority number 11. I'd like
20 to spend a little time on this one. This is the water tank
21 at Ely Camp up in White Pine County. The existing water tank
22 cannot be taken off line for service. And the floor of the
23 tank is heavily rusted and needs to be replaced. The
24 existing tank that was built out there was built in 1984. We
25 had divers go through this facility, go through this tank

Page 16

1 back in April. And we have some video here to show you on
2 the condition of that floor. Hopefully I'll be able to do
3 this without a problem.

4 So this is a tour of the floor.

5 I don't know if you can hear the audio from the
6 diver, but basically this floor is riddled with what they
7 call rust nodules. And this is the floor of the tank. So
8 all of those brown spots on the video are rust nodules. That
9 particular one he's zooming in on right now is about two feet
10 long. Okay. So what that means is that the bottom of this
11 tank is heavily rusted and some of their exploration during
12 this inspection they found pitting in the order of a 16th of
13 an inch under these rust nodules and the floor is only a
14 quarter of an inch. So if I lose this tank I'm done. I
15 don't have any backup. I don't have any way to provide water
16 to 150 inmates.

17 The proposal, priority number 11, is to add a
18 second tank to the facility while the existing ones on line
19 are just praying that it doesn't fail between now and when
20 it's installed. But it's got to be done. And if we don't --
21 if we don't get it done then we face the peril of either
22 shutting the camp or moving 150 inmates because we don't have
23 water to give them. Very critical to the operation.

24 Okay. The other project priority number 12 is
25 replacing the existing tank number one. You have four tanks

1 at High Desert State Prison, or I should say the Indian
2 Springs Complex, which involves three prisons, High Desert
3 State Prison, Southern Desert Correctional Center, and Three
4 Lakes Valley Correctional Center.

5 The existing water tank was built in 1978 and
6 when we had this inspection done, the floor of tank number
7 one is in peril. It needs to be replaced. The only problem
8 is we have the same piping arrangement where we can't take
9 the tank off line for repairs. This is problematic because
10 I've got 6,000 inmates on that row and they like their
11 showers and they like to drink water. So this request is to
12 ask for a duplicate tank at that location and a -- an
13 additional tank up the road because we have two of these in
14 tandem that work together to deliver water to 6,000 inmates.
15 Right now I can't take tank number one off line to do any
16 maintenance other than just minor diver maintenance. We
17 can't go in there and drain it dry and recode it or refinish
18 the floor because of the way that it's piped. And we need
19 that volume in the water in order to serve that population.

20 Just to give you an idea, out at the Indian
21 Springs Complex, we use over a million gallons of water every
22 day, which means that I could take two of these tanks and
23 drain them dry every day. That's how important this resource
24 is to that facility.

25 And I have a -- I hope I don't mess this up. I

1 repair the existing tank after the new one is built?

2 MR. LEFEVRE: I think Chris has got the answer to
3 that. Is that in the --

4 MR. NUNEZ: I know we have in the CIP, but your
5 presentation seemed to elude to something different and
6 that's the reason for my question.

7 MR. LEFEVRE: Thank you. Just to recap --

8 CHAIRMAN CLUTTS: State your name again for the
9 record, sir.

10 MR. LEFEVRE: Kent LeFevre for the record.

11 CHAIRMAN CLUTTS: Thank you.

12 MR. LEFEVRE: Just to recap what we have out at
13 the High Desert Indian Springs Complex is we have four tanks.
14 And as Gus mentioned, two of those tanks have just been
15 refurbished. The ones that serve directly High Desert, we
16 were able to turn one off, drain it dry, refurbish it, and
17 then do the second one. Fortunately that was set up so that
18 we could actually do maintenance on those tanks. But we have
19 a tank at the bottom of the hill, tank number one, which we
20 were just talking about, that is in trouble, that needs to be
21 replaced with an additional tank. And I believe the CIP is
22 written such that there would be a new second tank at High
23 Desert -- I'm sorry -- at Southern Desert, tank number one.
24 And then there would be an opportunity to drain the existing
25 tank number one, refurbish it and bring it back in. So then

1 have a video clip of that tank. Hopefully it will work.
2 Here we go. This is the floor of tank number one. This is
3 roughly a 650,000 gallon tank. And the floor is riddled with
4 these pancake-sized rust nodules throughout the entire floor
5 of the tank. Okay. So, again, a critical piece of the
6 infrastructure that needs to be addressed.

7 Ward, maybe you can help me with this. Just get
8 me back to square one.

9 MR. NUNEZ: Mr. Chairman.

10 CHAIRMAN CLUTTS: Yes, sir, Mr. Nunez.

11 MR. NUNEZ: Thank you. Before we go beyond the
12 tanks, I had a question for you that just came up. We've
13 right now in the last CIP, and this also for board
14 information, the last couple programs we are in -- we did two
15 of tanks -- repairs on two of your tanks at Indian Springs.
16 This will be the third one. We can't shut this one down for
17 repairs, so you got to have a new one. In here you're
18 indicating that once -- it appears from what I read here is
19 that the -- you're asking for a new one and it says the floor
20 of this tank is heavily rusted and must be replaced. So we
21 build a new one. That takes care of the problem that you
22 have so you don't have to shut one down without having the
23 other one. But if you -- Are you going to be asking for
24 replacement of the existing tank or are you going to --
25 Because it says here must be replaced. Or are you going to

1 I will have two tanks. So I will have true redundancy.

2 And this also carries in to tank number two.

3 We're asking for a second tank there so that we can refurbish
4 tank number two so that we have true redundancy at that
5 location. And tank number two serves Three Lakes and
6 Southern Desert Correctional Center.

7 CHAIRMAN CLUTTS: So Bryce Clutts for the record.
8 Once we refurbish tank number one, is it possible to utilize
9 that as a secondary tank for tank number two?

10 MR. LEFEVRE: Kent LeFevre for the record. No.
11 Because of its location, it will not be a secondary tank for
12 tank number two. Tank number one and tank number two are
13 about a mile apart and about 300 feet in elevation
14 difference. So we need tank number two to provide pressure
15 back to the facilities. Tank number one is a mixing tank,
16 which takes all of the water from the wells straight -- takes
17 water straight from the wells and mixes it and coordinates
18 it. And that's our big blender, if you will. And from that
19 tank it's pumped up the hill to tank number two and then
20 subsequently to tank number three and four.

21 So tank number one is really critical to the
22 infrastructure. If I lose tank number one, I got 6,000
23 inmates who don't have water. That's the reality that I'm
24 dealing with. So I hope that answered your question.

25 CHAIRMAN CLUTTS: Yes, sir. Bryce Clutts again.

August 25, 1600

Page 21

1 So my understanding, if this project is completed, there will
2 be six tanks, four inline tanks and two redundancy tanks?

3 MR. LEFEVRE: Yes.

4 CHAIRMAN CLUTTS: Thank you.

5 MR. LEFEVRE: And in that same vein I'd like to
6 call your attention to priority 13, which is more water
7 supply infrastructure improvement. This project would
8 upgrade the water supply from a single straw to a loop
9 system. Currently the system is set up with a 22-inch main
10 that goes from Southern Desert to High Desert. It's a single
11 straw. So it's either pumping or sucking. And it's going
12 through one. This has caused problems for us most recently
13 in the last couple of years because of pressure swings that
14 we see that escape the PIV valve that's set there to regulate
15 the pressure. Pressure swings all over the place. And I've
16 got another project that addresses that specifically. So
17 I'll save my comments for that.

18 But this particular project is to put a second
19 straw up that road so that we have a true loop and gives us
20 the improved pressure throughout the system, installing
21 valves and updating controls for this system. Fortunately
22 all of our tanks are automated so we're able to control them
23 by a computer, which is a huge help. But some of the
24 software on the computer needs to be updated for current best
25 practices.

Page 22

1 Again, I'll remind you that we use a million
2 gallons a day, all day long, every day. In July of this year
3 we used 1.2 million gallons a day in that basin.

4 The next project, priority number 14, is to
5 replace the hot water and heating water distribution systems
6 at NNCC. This project is needed for the continued operation
7 of the facility. Existing equipment is over 30 years old.

8 The next slide is priority number 15, replacing
9 air handlers at Lovelock Correctional Center. This is needed
10 for the continued operation of the facility. I will hasten
11 to add that we've already been able to replace over the last
12 session air handlers for the housing units. This is the core
13 facility and it's really part two of what was started a
14 couple of years ago.

15 Northern Nevada Correctional Center, replace the
16 plumbing fixtures and additional water controls at this
17 facility for housing units one through seven. We're talking
18 about fixtures that are 30 years old. We're talking about
19 china toilets and sinks that need to be replaced with
20 stainless steel. We're talking about plumbing controls that
21 will control the amount of water that is flushed or used over
22 a given time period. And that's going to not only save water
23 at this site but it's going to save wear and tear on the
24 equipment.

25 Next slide, priority number 17, replacing the

Page 23

1 boilers and upgrading the piping at Wells Conservation Camp.
2 Wells Conservation Camp has been there for a very long time.
3 I didn't even realize that it had been there 30 years. But
4 we've got a boiler plant there, two boilers that need to be
5 replaced the original boilers in tandem. And upgrade the
6 piping throughout the facility.

7 Priority 18, Stewart Conservation Camp. This is
8 to replace the showers and restrooms at that facility. This
9 is needed for the continued safety of the facility and the
10 operations of the facility. On this slide, on the slide on
11 the left is a picture of what doesn't look to be very serious
12 but it's where we have to dig the floor up to replace all the
13 pipes in the ground at the facility. And when I was there
14 and they had this thing all tore up, we're talking about cast
15 iron pipes right in the earth, and there was just nothing
16 left. They were coming out in bits and pieces. So, again, a
17 critical part of the infrastructure for that facility.

18 Priority number 19 is Wells Camp. Replacing the
19 domestic water pumps at the well house and replacing the well
20 house. This picture doesn't show very well, but that well
21 house is actually leaning about five degrees to the north and
22 continues to head north. This project would replace the well
23 house in its entirety and the pumps that are inside the well
24 house. Normally this wouldn't be a problem. The Italians
25 have been doing it for 600 years. But we have pipes coming

Page 24

1 up through the bottom of the slab and they're already
2 starting to get pinched because the slab is tipping to the
3 north. And, again, if we lose this well house we're done.
4 We don't have any water service for that facility.

5 Wells Camp continues to have challenges also in
6 the leach field. We're operating the camp right now on an
7 emergency leach field. A back-up leach field if you will.
8 The existing one has failed. It's got to be basically torn
9 up and redone. Again, another critical component of this
10 particular facility.

11 Priority number 21. At the Lovelock Correctional
12 Center, this is advanced planning for designing the area
13 handler units for units at building two. Another piece of
14 the pie, if you will, for Lovelock. I believe this is the
15 last piece of the pie for air handlers and mechanical
16 equipment at Lovelock. The existing equipment is over 20
17 years old. Definitely worn out for lack of a better term.

18 Priority number 22. This is a project to do
19 infrared testing on the power panels and switchgear at High
20 Desert State Prison. This is needed for the continued
21 operation of the facility. The existing equipment is over 15
22 years old. And I will hasten to add that this is -- normally
23 this project would be done by maintenance, but the size of
24 the facility we're dealing with, a massive facility, it's
25 huge, for those of you that have seen it, and we've got a

1 myriad of needs out there that go beyond our spending level
2 as an agency for deferred maintenance and for routine
3 maintenance.

4 The next project I'd like to call to your
5 attention is priority number 23. As I mentioned in the
6 master plan presentation this morning, this would add a
7 Nevada tee to the existing campus at Warm Springs. This is
8 needed for the growing population of the inmates and parts of
9 the culinary would also be upgraded with this project.

10 Another important priority, priority 24, High
11 Desert State Prison. This is to renovate water fixture
12 controls at that facility. And this would be used to reduce
13 water consumption by inmates up to 50 percent.

14 We did a project two years ago, just finished it
15 last November, at Ely State Prison wherein we were able to
16 replace all the water controls at that facility. And it was
17 remarkable to see how much water we actually saved. In Ely,
18 after the system was implemented and commissioned, we're
19 saving 50 percent of our water right out of the gate at Ely.
20 And that translates in to about 300,000 gallons of water
21 every single day.

22 The great news is, and this is where forward
23 thinking comes in to play, is that by saving water at Ely,
24 we're able to reduce the strain on the wells that pump the
25 water. Somehow instead of having two wells that pump water

1 day. And again, we're confident that we're going to see
2 savings in the order of 50 percent of water at that facility.

3 Priority 26, next slide, this is another piece of
4 the infrastructure that has not been funded in the four
5 sessions of asking. We have a basically a single point of
6 entry for all the affluent going in to the treatment ponds
7 from the High Desert, Southern Desert complex. When our
8 machines, our grinders and our strainers and our equipment
9 break down, raw sewage goes straight in to the ponds,
10 untreated. That lower slide on the left is all the trash
11 that's in the ponds. Goes straight in to the ponds. And I
12 don't know how more urgent I can express that this needs to
13 be corrected. We've already been warned by NDEP that we need
14 to have upgraded facilities so that we're not dumping trash
15 in to the ponds.

16 And just so you understand the importance of the
17 ponds, the pond is a living organism. Think of it as a
18 living organism. It's got bacteria in it, water heat, fuel.
19 And it's a living system. That's how the waste water is
20 treated is through the bacteria and the breakdown of solid
21 particles.

22 This particular project is important to continue
23 that operation and it will get us the redundancy that we need
24 so that when parts break, which they do, we have something
25 else to fall back on.

1 18 hours a day, I'm down to one well pumping water, which is
2 a great benefit for the state not only in the terms of energy
3 but just in terms of resources.

4 The other problem we had at Ely is that our water
5 table was getting dangerously low. Since this project at Ely
6 was implemented, our water table has risen 20 feet. So you
7 can see that there is great impact on the natural resource,
8 which is finite, and certainly it is down at High Desert and
9 Southern Desert -- at High Desert State Prison. There's only
10 so much water in an aquifer and we've got to conserve it.

11 This project we believe we can realize 50 percent
12 water savings at High Desert with the implementation of this
13 project.

14 The other thing that we will see benefit of is
15 less well usage, less well breakdown. The aquifer will be
16 less strained. And the other added benefit is that the
17 treatment plant at the bottom of the hill out at the Indian
18 Springs complex where we treat 1.2 million gallons a day, we
19 won't have to build a new plant if we implement these
20 measures. A new water treatment, waste water treatment plant
21 could be in the order of 25 to 30 million dollars. This is
22 pocket change compared to that kind of expenditure.

23 The next project is identical to High Desert.
24 It's Southern Desert, doing the same thing, reducing the
25 amount of water that's flushed down the drain every single

1 Okay. Moving on. Priority number 27 is the
2 request for advanced planning, adding a Nevada tee to either
3 the Southern Desert campus or an alternate location. Prison
4 8 has been forwarded as a possible location for another
5 housing unit in the south. This will add another 317 beds to
6 that area complex.

7 This is also a request, priority 28, for advanced
8 planning for regional medical facility in the south. This is
9 needed for, as I mentioned, the growing population of our
10 aged inmates. Alternate location could be Prison Number 8 as
11 outlined in the master plan.

12 Okay. The next four priorities, 29, 30, 31, and
13 32, are four of a kind. Last year the department was audited
14 by ACA, I believe -- ASCA, American State Correctional
15 Association, on use and force. And this project is to add as
16 part of the findings in that recommendation four training
17 towers throughout the State. These four training towers
18 would be located at Southern Desert, NNCC, ESP, Ely State
19 Prison, and Lovelock.

20 Here's an excerpt from the report: On the other
21 hand, the range at LCC, which is Lovelock, is unacceptable.
22 There is no electricity, no running water, no usable raised
23 shooting area, no area under which participants can get
24 relief from the elements, no toilet facilities, and the
25 terrain is uneven and largely unimproved.

August 25, 1600

Page 29

1 The next slide contains from that report, it
 2 says, further, annual ongoing firearms training does not meet
 3 widely accepted best practices nor the department's own
 4 policy mandate in Sections 362.03 of AR 362, because there is
 5 no classroom training on use of firearms policy and
 6 procedures and no scenario training.
 7 This particular project will provide scenario
 8 training for the officers. It is required due to the use
 9 of -- due to the revised policy on use of force. It's
 10 situational training, which provides towers, classrooms, and
 11 restrooms. And again, the locations are in Ely and High
 12 Desert Complex, Lovelock, and Northern Nevada Correctional
 13 Center. Are there any questions about the training towers
 14 from the board?
 15 CHAIRMAN CLUTTS: Are there any questions of the
 16 board?
 17 Bryce Clutts for this record. Is this
 18 requirement, this new use of force survey finding, is that a
 19 federal requirement or a state requirement?
 20 MR. LEFEVRE: Kent LeFevre. I will have to defer
 21 to Quentin Byrne.
 22 MR. BYRNE: Quentin Byrne, deputy director. It's
 23 not a federal requirement. It's a best practice that is done
 24 nationwide at all law enforcement and correctional
 25 facilities. What we need here is a realistic scenario for

Page 30

1 our officers to learn to shoot. Our current range is simply
 2 a flat range, while most of our guns are in an elevated
 3 position, 20, 30, 40 feet up. And you need to be able to
 4 understand the difference in trajectory, the difference in
 5 your elevation adjustments based on that kind of an angle.
 6 It's much different shooting angle from a flat, in the event
 7 that we actually have to fire upon an inmate who is trying to
 8 escape.
 9 Also, the realistic scenarios, instead of just
 10 sitting in a classroom and talking, gives us an ability to
 11 put an individual in to situations, teach them how to react
 12 to those situations, and evaluate them and get the feedback
 13 on how better to react to these kind of situations that they
 14 find themselves in.
 15 CHAIRMAN CLUTTS: Thank you. So are you able to
 16 do that trajectory training at all now or no?
 17 MR. BYRNE: I believe we have -- Down at Southern
 18 High Desert there's approximately an eight-foot-high elevated
 19 platform which doesn't really meet any of the requirements
 20 that we have.
 21 CHAIRMAN CLUTTS: Thank you.
 22 MR. LEFEVRE: Thank you. Kent LeFevre for the
 23 record. Continuing on, priority 33, this is an advanced
 24 planning request for core services expansion at NNCC. This
 25 will take a look at master planning for visiting, culinary,

Page 31

1 industries, and inmate programs, including laundry. And this
 2 project will basically pave the way, in my view, for -- or at
 3 least answer the question on whether NNCC can support another
 4 housing unit in the future or whether it can't.
 5 Priority number 34, next slide. This is to
 6 provide generator power backup for wells three, four, and
 7 five at Southern High Desert Complex. Whenever the grid
 8 power goes down, we do not have power on pumps for water
 9 system. These are three of my inmate production pumps. I
 10 only have one other pump that's on back-up generator power.
 11 So it's becoming more and more important that we keep the
 12 tanks full because we've got more inmates out there now than
 13 we had even two years ago. Power goes down for six hours,
 14 for example, I lose a quarter million gallons of water right
 15 out the pipe and no way to refresh it.
 16 Priority number 35, pressure control. I went
 17 over this a little earlier in the presentation. This is to
 18 do something about the pressure control at this complex, the
 19 High Desert, Southern Desert Complex. And, like I say, we've
 20 been observing pressure swings from zero to 60 pounds inside
 21 the institution, which is problematic, especially for
 22 culinary equipment that needs a certain pressure in order to
 23 operate.
 24 Priority number 36, this is the Pioche
 25 Conservation Camp, sewer lift station. Again, it's a small

Page 32

1 piece of equipment, but it's a very important piece of
 2 equipment in terms of the operation of the entire facility.
 3 This particular equipment has been repeatedly noted by NDEP
 4 on each visit as a health and safety issue. If we lose this
 5 vault, this lift station, basically sewer is going to run
 6 right out on to the desert in the order of thousands of
 7 gallons. So we need a more robust and redundant system at
 8 this camp.
 9 That concludes the top 36. And as I mentioned
 10 before, each one of them is critical for the mission of the
 11 facility. I'd really appreciate it if you funded all 36.
 12 Here we go with the next roughly 100 projects.
 13 I'm going to kind of buzz through these. But they're still
 14 important enough that they need to be brought up in this
 15 forum.
 16 So for the next slide, page 57, if you're
 17 following along in the booklet, replacing the plumbing at
 18 housing units one through six at Lovelock, replacing and
 19 upgrading the infirmary and suicide rooms at High Desert
 20 State Prison, replacing the plumbing fixtures at Florence
 21 McClure. That would be in the older part of the building.
 22 And replacing the evap coolers and housing units one through
 23 five at Stewart Camp.
 24 The next slide, page 58, Stewart Camp, replacing
 25 the windows at Stewart Camp. We've had success in the past

1 with replacing windows throughout several of our camps across
2 the State and we've been able to see reductions and by virtue
3 of just getting new glass in there that's thermally broken
4 and double-paned.

5 The next several projects are at High Desert.

6 Laundry piping renovation, the electrical outlet and cable
7 upgrade, shower refurbishments for shower units one through
8 eight, and exterior finishes for phase two of the project.
9 Also evap media replacement, phase four and five.

10 And, again, I would just make a comment on that
11 one, project 7166. The reason that we don't do evap media
12 replacement at this facility just out of our budget, our
13 maintenance budget, is because of the magnitude of the
14 facility. We're talking about replacing media in the order
15 of over a hundred thousand dollars, which is well above my
16 spending limit for deferred maintenance and for regular
17 ongoing maintenance.

18 The next project is to renovate the boilers at
19 High Desert, project 7199. And in Lovelock upgrade the DDC
20 controls. That's the computer controls that control the HVAC
21 equipment. And then last, replace wastewater pond liners at
22 Lovelock. We've had the wastewater pond liners inspected
23 recently and there's several cracks in the liners, which is
24 problematic from NDEP's point of view because that lets raw
25 affluent down in to the groundwater without it being treated.

1 By the way, that picture at the bottom is a picture of
2 Eleanor Roosevelt doing laundry, in case you were wondering.

3 Next slide, projects 51 through 60. Southern
4 Desert, replacing the gym floor. Lovelock, remodeling the
5 shower, the shower enclosures at Lovelock. At NNCC,
6 replacing the HVAC system and admin units and admin unit six.
7 Warm Springs, again, sealing the exterior building envelopes.
8 This includes sealing the cracks around the windows, the
9 doors, the planes that come together, like the walls of the
10 roof, anywhere where thermal energy can leak out. ESP,
11 boiler replacement. Again, these boilers are getting along
12 in years. They're almost 30 years old. Carlin Camp, CCC,
13 shower replacement. And replacements of showers and bathroom
14 renovation at Ely Camp and at the Pioche Camp.

15 Next slide. Lovelock, this is to replace the
16 culinary floor at Lovelock. The next project is to replace
17 the HVAC system at building nine at ESP. Southern Desert
18 Correctional, replace and enlarge the liner at the wastewater
19 treatment ponds. Here again on this project we had those
20 ponds inspected over the summer, as we were sludging in pond
21 number two, and there are some cracks in those ponds. We are
22 watching with great concern.

23 The next project, Lovelock, install water tank
24 bypass and piping and valves. This is an important project
25 because when we experienced the loss of the tank at Lovelock

1 a couple of years ago, the only thing that saved us was an
2 old bypass that hadn't been used for 20 years. We need to
3 have an effective, redundant, and reliable water delivery for
4 Lovelock. Again, that was a million gallon tank that we lost
5 because of rust nodules that didn't get addressed soon
6 enough.

7 Warm Springs -- I'm sorry. Wells Camp, WCC,
8 exterior lighting, LED. And then the next two projects,
9 temperature controls for High Desert and dishwasher
10 replacement.

11 A word about the dishwasher. They're massive
12 dishwashers. They're almost half the size of this room. And
13 they just are more expensive to fix. So all we're doing
14 right now is putting Band-Aids on equipment that is 15 years
15 old and is used three times a day.

16 The last slide is Jean Camp, HVAC and culinary
17 renovation.

18 Okay. Projects 71 through 80. Replacing
19 domestic water line at Jean Camp. At Stewart Camp, doing
20 culinary renovation. At Tonopah Camp, heating system
21 renovations and renovating showers and restrooms. At
22 Florence McClure, replace high-mast lighting with LED. At
23 Florence McClure, plumbing fixture replacement. And at NNCC,
24 providing emergency generator power to unit seven. NNCC
25 tower three sally port and office remodel. Humboldt Camp,

1 renovate showers and restrooms. And Carlin Camp, gym
2 improvements.

3 Next slide. Southern Desert, replacing security
4 glazing. Again, a word about security glazing, this glazing
5 has been here since the eighties. Most of it is wire mesh
6 and needs to be upgraded to retex or some other robust
7 system. Ely Camp, install perimeter lighting. Currently we
8 have none. There's only building lighting there. Lovelock
9 Camp, firing range improvements. This is above and beyond
10 the four training towers that we asked for a few minutes ago.

11 Southern Desert Correctional System, replace and upgrade the
12 perimeter fence and install the shaker fence at that
13 facility. Casa Grande, this is the first that I've heard
14 Casa Grande before this board. But the project is getting
15 well along in years now and the roof is getting -- I'll come
16 back to roofing in a minute. The HVAC systems are starting
17 to wear out. They're just packing them on the roof. There's
18 no central plant. NNCC, the request for a new armory,
19 locksmith shop, mail room, and maintenance shop. Also at
20 NNCC, remodel unit number three for skilled nursing purposes,
21 again, because of the aged population that we're dealing
22 with. At Southern Desert, admin and gate house expansion.
23 And at Warm Springs, new administration building.

24 Continuing. Two more slides. Warm Springs
25 Correctional Center, new maintenance shop. Florence McClure,

August 25, 1600

Page 37

1 a new warehouse and maintenance shop. Lovelock, expanding
 2 the warehouse, replacing security cameras. And at Carlin
 3 Camp, replacing the perimeter fence. At Stewart Camp,
 4 replacing and upgrading the perimeter fence and replacing the
 5 CATV head end and cabling. Warm Springs Correctional Center,
 6 a request for a new guard tower and also providing security
 7 cameras at Warm Springs and Southern Desert.
 8 Continuing on, High Desert, install security
 9 cameras, a shaker fence, and upgrade the perimeter fence. At
 10 NNCC, install security cameras. And at Three Lakes Valley
 11 installing security cameras. Southern Desert Correctional
 12 Center, advanced planning for a gun post. And Southern
 13 Desert Correctional Center, advanced planning for the
 14 perimeter fence. Replace high-mast lighting at Lovelock,
 15 NNCC, Warm Springs, High Desert, and ESP using the LED's.
 16 Just a word about LED lighting, a couple of years
 17 ago we did a CIP project at Southern Desert Correctional
 18 Center and we were able to replace the high-mast lights with
 19 new LED fixtures. And the LED fixtures are remarkable not
 20 only in terms of their energy use, or savings I should say,
 21 we're able to see about 15 or 20 percent savings coming right
 22 off of our power bill because of the LED at Southern Desert.
 23 But, more importantly, we're seeing better color of lighting
 24 on the yard and better foot candles across the yard. The old
 25 high-pressure lights that were there were only putting out

Page 38

1 five-foot candles at the base of the pole. And if you went a
 2 hundred feet in either direction from the pole, you could get
 3 down to, like, half a foot candle on the yard. That's
 4 practically dark. The LED on that same pole gives us a
 5 constant, I think it's 3.5 foot candles all the way out to
 6 the hundred-foot mark. So the color and the lighting on the
 7 yard in these bigger institutions is remarkable. And it
 8 increases the ability for the officers to see color on the
 9 yard. Inmates crossing the yard or staff they could tell.
 10 Before with the high pressure you really can't tell. All you
 11 can see is kind of a black image going across the screen.
 12 But with LED you can see what it is. So it's an added
 13 benefit for security.
 14 I've lost my place. Last one, Ely State Prison,
 15 replacing high-mast lights, again, with LED. And HVAC system
 16 commissioning for NDOC. And that would be across the state.
 17 Next project -- Next slide. NDOC, solar hot
 18 water project. This is an energy project that will save.
 19 Number two, fuel and the dependence on number two fuel.
 20 Solar surge protection. Again, another project. We became
 21 the recipient of several solar fields over the last couple of
 22 years and we need to protect that asset by putting surge
 23 protection on those facilities. NDOC, exterior wall
 24 insulation for several facilities and wall insulation for
 25 other facilities.

Page 39

1 Moving down the list, replacing high-mast lights
 2 at NNCC, Three Lakes, Wells Camp, and an armory at Southern
 3 Desert Correctional Center. Replacing cell toilets and sinks
 4 at Southern Desert and replacing doors and locks at the
 5 balance of Southern Nevada.
 6 Okay. Florence McClure, this project is to add
 7 food slots and cuff slots to doors, basically, in all the
 8 units of the old part. And Carlin Camp, provide exterior LED
 9 lights.
 10 Okay. Any questions on those projects? It's a
 11 mouth full, isn't it?
 12 MR. CHIMITS: Mr. Chairman.
 13 CHAIRMAN CLUTTS: Sorry. Mr. Chimits. This is
 14 Bryce Clutts.
 15 MR. CHIMITS: Thank you. Chris Chimits for the
 16 record. I would ask back on your priority number 24, 25,
 17 which was hundreds of projects back, it was the water fixture
 18 project that you had at the two different facilities. I
 19 think together they added up to 20 million dollars. And I
 20 was wondering if it makes any sense or you would give any
 21 thought to maybe doing those with the worst facilities first
 22 so that we can maybe make a smaller-sized CIP project and get
 23 something done, phasing them a little bit.
 24 MR. LEFEVRE: Kent LeFevre for the record. If
 25 Prison 8 does materialize in the next two to three years,

Page 40

1 we're going to need that water resource to be 100 percent
 2 reliable and redundant. So there might be an opportunity to
 3 phase part of it. But at the end of the day, we've got to
 4 have it all running, in my opinion, in order to have
 5 confidence in the system going forward.
 6 CHAIRMAN CLUTTS: Are there any other questions
 7 of the board at this time?
 8 MEMBER HAND: Member Hand for the record. You
 9 know, in your list of priorities you talked a lot about
 10 energy savings and reduction and use of natural resources and
 11 so forth. Have you ever thought about using that as your
 12 prioritization scope to potentially raise the projects?
 13 MR. LEFEVRE: Kent LeFevre for the record. We
 14 would love to do more priority or more engine projects as a
 15 priority. And the reason we don't bring those up as a
 16 critical priority is because they're not broken. And the
 17 stuff like mechanical units and electrical equipment and door
 18 locks, safety and security really needs to be addressed first
 19 based on how we do our business. We've got to make sure that
 20 these facilities are safe. Energy, even though it's
 21 important, and it is, I mean, we have an energy unit within
 22 the department that that's all they give us, think of ways to
 23 save energy. But first we have to be safe and we have to be
 24 secure. So if that's why the priorities are laid out the way
 25 they are.

Page 41

1 CHAIRMAN CLUTTS: Mr. Nunez.

2 MR. NUNEZ: Gus Nunez for the record. Just a
3 point of interest I wanted to bring to your attention since
4 we do have a little bit of time here, is that last biennium
5 for those of you that were here when we went through the CIP
6 process in the last biennium, we developed our second what we
7 call energy, statewide energy efficiency program for the
8 state. And in that case what we did, we, things like this
9 high-mast lighting going from what they have now to LED, we
10 showed that the savings would pay for that. So we went to
11 the legislature, requested that. And the agencies agreed to
12 it. We met with all the agencies and we saw that had
13 projects that basically just from the savings can pay its own
14 way instead of competing for all of these dollars, which
15 obviously is not as much as we need to have. And last
16 biennium was no different.

17 But the legislature they did while the -- while
18 they made it through the governor's recommendation and moved
19 forward from you to the governor and then from the governor
20 to the legislature. The legislature was uncomfortable with
21 allowing the agency to basically pay for the findings. And
22 it just never went anywhere. It's something that we may want
23 to discuss and maybe consider again in the future. But we
24 were not successful with that the last biennium. Just a
25 point of interest. Nothing to do right now.

Page 42

1 CHAIRMAN CLUTTS: Thank you, Mr. Nunez.

2 Are there any other questions?

3 MR. LEFEVRE: Okay. Kent LeFevre for the record.
4 Continuing on, I'd like to draw your attention to slide 67.
5 There were several projects that were submitted back in April
6 that were vetted between Public Works and the agency and
7 subsequently removed from this CIP request. And I won't list
8 all of those, but you can see them, and they'll be entered
9 I'm sure for the record.

10 We'd like to talk for the balance of the time
11 about statewide projects for the department. Again, the
12 first priority for the department is complying with the
13 Department of Justice at NNCC with ADA, statewide ADA.
14 We also have some other ADA projects that are
15 percolating at this time that haven't reached critical mass.
16 And that is replacing sidewalks and hardscapes at Ely State
17 Prison, replacing showers and toilets at Warm Springs
18 Correctional Center, parking lot upgrades at Warm Springs
19 Correctional Center for ADA, and infirmary and suicide cells
20 upgrade at High Desert. So that's in a nutshell the ADA
21 request for the statewide projects.

22 And I'd like to go to the fire and life safety
23 projects that are requested. At Southern Desert Correctional
24 Center, this would be project 7466, to add sprinkler systems
25 to the housing units. The existing housing units do not have

Page 43

1 wet pipe sprinkler systems of any kind. They were built
2 before that code came in to being. This project would go
3 back in to those units and upgrade each one of them for that
4 life safety feature. Ely Camp, adding fire sprinklers as
5 well. Wells Camp, adding fire sprinklers. And Jean Camp,
6 replacing the fire alarm system.

7 Continuing on with fire and life safety, adding
8 fire sprinklers in all housing units at Southern Desert. The
9 fire marshal has commented that this needs to be done. And
10 installing a new wet-pipe system, penal grade, sprinklers in
11 the old housing units. This will bring those up to code.

12 Statewide roofing, slide 74. Casa Grande
13 Transitional Housing, replacing the roofing at all buildings.
14 The roofing is going to be off warranty within a couple of
15 years and already the membrane is being compromised by the
16 weather and by degradation. We've had several warranty calls
17 on the Casa Grande facility already and will continue to work
18 with Public Works in addressing the problems that we see that
19 will rise. Replacing the culinary and dining, roofing at
20 NNCC and replacing the roof at unit eight, which is the RMF
21 facility at NNCC. Warm Springs Correctional Center, replace
22 the roof at unit two and unit four. Lovelock, replacing
23 roofs at units one and two. And Pioche, replacing the roof
24 of all buildings there. And Stewart Camp, replacing the roof
25 at units one through five. Southern Desert, replacing the

Page 44

1 units, unit one, and replacing the roof at unit one and
2 towers and the gym.

3 Okay. Turning our attention to statewide paving.
4 These requests are to resurface the road at NNCC and pave or
5 resurface the perimeter road as well and the road that leads
6 to the facility. Lovelock, repave the balance of the
7 facility. Part of it was done last session under statewide
8 paving. ESP, repaving the entire parking lot. The parking
9 lot with ESP is experiencing a heavy degradation in the
10 asphalt just because of the nature of the beast. It's at

11 7,000 feet and it's exposed to weather most of the year.
12 High Desert State Prison, complete the road on the west side
13 of the campus. At Southern Desert, parking lot improvements
14 and the perimeter road. Currently there's a dirt road all
15 the way around the perimeter at Southern Desert and we have
16 to, every single day, we have to log how many miles of dirt
17 we stir up at that facility based on our air quality permit.

18 All of the camps, Pioche, Wells, Ely, and
19 Tonopah, this would -- this project would add pavement and
20 ADA stalls to each one of them. All four of those camps
21 basically have a dirt road right to their front door.

22 Three Lakes Valley, adding a new employee parking
23 lot. And Jean Camp, repaving all the asphalt areas. Again,
24 Jean is in a state of disrepair as far as the asphalt goes.
25 There's huge cracks throughout the asphalt on that.

August 25, 1600

Page 45

1 So with that, we thank you for your time and
 2 we're open to any other questions the board may have.
 3 CHAIRMAN CLUTTS: Thank you, Gentlemen.
 4 Any questions of the board? Member Tiberti.
 5 MEMBER TIBERTI: Member Tiberti. A question for
 6 you, sir, and Gus, just curious for my own curiosity, what is
 7 typical in today's world if you install it correctly a life
 8 of these roofs for a single membrane or however the best
 9 design and you put them on? What really can you expect if
 10 it's designed correctly from the get-go in today's world?
 11 What are you finding that the life of these roofs really are
 12 before you cannot patch them and that you just have to
 13 replace the whole thing? Just curious of the concept of
 14 that.
 15 MR. NUNEZ: Gus Nunez for the record. We used to
 16 require a, and we currently still require, a warranty. It
 17 used to be at 15 years. Right now we're requiring a 20-year
 18 warranty.
 19 MEMBER TIBERTI: 20?
 20 MR. NUNEZ: 20 on single membrane roofs. And it
 21 comes directly from the manufacturer. If it fails
 22 prematurely, they replace it at their own cost. And we are
 23 fairly recently we've been somewhat, I guess, questioned
 24 about the level of the specifications, in other words, the
 25 quality of the project in requiring in order to get that 20

Page 46

1 year. But we're sticking right now with that 20 year in our
 2 current specs.
 3 MEMBER TIBERTI: You pretty much have to replace
 4 it at the end of 20 years?
 5 MR. NUNEZ: Currently I probably should from what
 6 I have observed recently, 20 years, right around 20 -- 20 to
 7 25 years is what we've been experiencing. We've had some
 8 problems at one time. When PPO came around we tried it on a
 9 couple of instances. And we found that they just -- they
 10 just don't last. And so we've gone away from that and we've
 11 tightened up our specs. And right now I think we're
 12 getting -- with the current specs that we have, the warranty
 13 requires that we have -- we're getting a really good product
 14 and I believe that they will last a minimum of 20 years.
 15 MEMBER TIBERTI: Sir, are you finding the same
 16 experience?
 17 MR. LEFEVRE: Kent LeFevre for the record. Yes,
 18 we're finding about 20 years is all we can hope for on those
 19 roofs. We just replaced the roof at the Florence McClure and
 20 that had been on there for just almost 20 years. And they
 21 don't really -- We don't get a whole lot of abuse from
 22 inmates and staff on the roof. They go up there and change
 23 the filters and do their job. But what we have seen
 24 especially at Casa Grande is the degradation of the membrane
 25 itself. The sun just beats them to death.

Page 47

1 MEMBER TIBERTI: Thank you.
 2 CHAIRMAN CLUTTS: Bryce Clutts for the record.
 3 In going through here, and forgive me for not knowing, is
 4 there any federal funding available at all for any of the
 5 requirements of the Department of Justice or any of those
 6 federal agencies?
 7 MR. LEFEVRE: Kent LeFevre for the record. We do
 8 not receive any federal funding for projects from the federal
 9 government. What we have received on the ADA project from
 10 the Department of Justice is threats that they will turn off
 11 any federal funding if we don't get this thing fixed.
 12 CHAIRMAN CLUTTS: And my second question is what
 13 is your annual maintenance budget and what is it used for?
 14 MR. LEFEVRE: Kent LeFevre for the record. I
 15 don't know the exact number. But it varies from facility to
 16 facility. And the maintenance is used for repairs and
 17 maintenance, like, fixing pumps, taking care of air filters,
 18 changing light bulbs, and, you know, doing the routine
 19 maintenance that you have to do to keep up facility
 20 operation. And it varies from facility to facility. At Jean
 21 Camp, for example, we might only have six or \$7,000 a year
 22 for maintenance. And one of the larger institutions we could
 23 have a hundred and a half for maintenance, but it just
 24 depends. Part of that money is used for big ticket items.
 25 For example, at High Desert, we just lost one of our boilers

Page 48

1 and we're going to have to spend probably in the order of
 2 \$21,000 to get that boiler retubed and back in service. So
 3 it's those kind of expenses that really put a drain on our
 4 maintenance resources.
 5 CHAIRMAN CLUTTS: Member Tiberti.
 6 MEMBER TIBERTI: Member Tiberti. Back to the
 7 same thing as the roofing. What are you experiencing, like,
 8 at High Desert, pretty high volume, on your kitchen, the
 9 whole concept of kitchen? What's the longevity? And I'm not
 10 taking about repair. Just the kitchen, not the stainless
 11 steel but everything in general. How many years do you
 12 really find that you need to replace the whole kitchen and
 13 not just fix up?
 14 MR. LEFEVRE: Kent LeFevre for the record. At
 15 High Desert, specifically, the floor is still in pretty good
 16 shape. It's got a few dents and things, but it's in pretty
 17 good shape. We just replaced the floor, the kitchen floor,
 18 at Ely State Prison. In fact, it's probably going to be done
 19 next week. And that was the second time that Ely State
 20 Prison was replaced with a new floor. The last time was
 21 roughly I want to say ten years ago. It was one of those
 22 membrane floors. But this time we're going in with Corey
 23 Tile and we expect to get at least ten to 15 years out of
 24 that floor.
 25 MEMBER TIBERTI: How about the equipment, the

1 dish washers, et cetera?

2 MR. LEFEVRE: They dishwashers do wear out. They
3 are a mechanical device. We replace -- At the camps we've
4 replaced several of the dishwashers. Of course, they're
5 smaller units. At the bigger institutions we're looking at
6 15-years life span for that equipment.

7 MEMBER TIBERTI: Thank you.

8 CHAIRMAN CLUTTS: Are there any other questions?
9 Director Cates.

10 MEMBER CATES: For the record, Director Cates.
11 I'm curious on your priority number two, Humboldt
12 Conservation Camp, as well as priority 11, the Ely
13 Conservation Camp. I'm just curious what the capacity of
14 those facilities are. How many inmates do they serve?

15 MR. LEFEVRE: Kent LeFevre for the record. The
16 Ely Camp serves roughly 150 inmates.

17 MEMBER CATES: And the Humboldt Conservation
18 Camp?

19 MR. LEFEVRE: About the same, about 150.

20 MEMBER CATES: Thank you.

21 CHAIRMAN CLUTTS: Thank you, Gentlemen. I want
22 to commend you for your patience but more importantly your
23 perseverance. This is a big challenge and I can assure you
24 we'll do what we can to support you.

25 MR. LEFEVRE: Thank you.

1 CHAIRMAN CLUTTS: Is it okay if we take a five,
2 ten-minute recess? Thank you.

3 (Recess was taken)

4 CHAIRMAN CLUTTS: State of Nevada Department of
5 Veterans Affairs, welcome.

6 MS. MILLER: Thank you, Mr. Chair. My name is
7 Kat Miller. I'm the director of Nevada Department of
8 Veterans Services. With me I have my deputy director of
9 wellness, Ms. Wendy Simons, and my deputy officer, Ms. Amy
10 Garland. And also I have from our cemeteries Mr. Eric
11 Grimes.

12 This morning I've organized my comments not
13 around our functional areas, our priorities, but rather the
14 order they'll be presented in your books. So I will indicate
15 their priorities as I go through each one.

16 And as I have not had the privilege of briefing
17 any of you, I'm going to open with two slides that will give
18 you a very quick overview of our agency. I want to start
19 with the cover page though because this tells you a lot about
20 us. We serve those on active duty in Nevada and the Nevada
21 National Guard. We also serve our veterans' families and
22 their supporters, and finally, those that have passed from
23 this life and we're honored to serve at our cemeteries.

24 By statute, our agency is responsible for giving
25 aid, assistance, and counsel to each and every problem,

1 question, and situation, individual as well as collective,
2 affecting any veteran, service member, national guardsman or
3 woman, and their dependants. And that's a very big mission
4 and we take it very seriously. We play a key role in
5 ensuring that veterans and their families understand and have
6 access to benefits and opportunities that improve their
7 lives.

8 We work through our program. We have four main
9 programs that help us accomplish that. We help veterans
10 submit claims for benefits, both state and federal. We
11 provide skilled nursing care at our home in Boulder City. We
12 provide dignified care in our facilities in Boulder City and
13 Fernley, and we help veterans successfully integrate in to
14 those that have returned from service.

15 Accomplish and reintegration mission certainly
16 supports our returning veterans, but it also benefits the
17 communities that they live in, businesses that employ them.
18 The men and women that have served our nation return from
19 this experience as disciplined, hard-working, tech-savvy
20 global thinkers.

21 And in conclusion, from my overview on the
22 mission -- Well, I do have one more. My budget person made
23 me put in a budget slide. But I did want to say that we're
24 lucky that about 300,000 veterans call Nevada home and we at
25 the Nevada Department of Veterans Services are privileged to

1 do all we can to be part of the state's work in assisting
2 them where and when they might need our assistance.
3 Next slide. Just a quick on our revenue. The
4 funds to operate our programs come from many sources.
5 However, our primary source of revenue is direct federal
6 funds received from operation at our homes and from our
7 cemeteries. About 73 percent of our budget in our general
8 fund, what we call budget account, 2560, is personnel, and
9 about 50 percent of our budget, in 2561, our homes, is
10 personnel.

11 Are there any questions on our mission before we
12 start on our projects and our requests? No. Okay.

13 Well, let's start with project number 7334,
14 temperature control replacement. Our existing temperature
15 control system in the Boulder City is 16 years old and is no
16 longer supported by the manufacturer in terms of both
17 hardware and software. There has already been a failure of
18 12 units resulting in -- which is resulting in loss of
19 adjustability in resident rooms. Of course, we fix them as
20 soon as we can. But when you have a failure like this,
21 either, whether it be a failure of heating or air
22 conditioning, it places the residents at risk as their
23 medical conditions can be compromised without proper
24 temperature control. Nevada state regulations require a
25 constant temperature range of not less than 71 degrees and

Page 53

1 not more than 81 degrees. If you get outside of that range,
2 you're subject to fines both by the state and federal
3 regulatory authorities.

4 I did want to mention at this point that the
5 Nevada State Veterans Home is a five star facility and we are
6 at the top tier of more than 15,000 Medicare and Medicaid
7 nursing homes in the nation. What this means is our home has
8 received high marks in three areas: Health inspection,
9 quality measures, and staffing. Failures in life and safety
10 systems such as temperature control place us at risk but more
11 importantly place our residents at risk, a risk we are
12 absolutely not prepared to accept.

13 This one is our priority number two. The next
14 project, 7616, is repair, prep, and paint the exterior of our
15 chapel at the Southern Nevada Veterans Memorial Cemetery.
16 The State Public Works facility condition analysis report
17 identified that the interior and exterior of the chapel need
18 repair and painting. The building is used for funeral
19 services for our veterans and their dependants. For the last
20 few years we've been receiving comments from the public
21 regarding the appearance of the building. Approval of this
22 project would ensure that the place in which family and
23 friends make their final farewell to loved ones is maintained
24 in a way that reflects the respect in which we hold our
25 veterans. And we rate this at our priority number ten.

Page 54

1 Our next project --

2 CHAIRMAN CLUTTS: Excuse me, ma'am.

3 MS. MILLER: Yes, sir.

4 CHAIRMAN CLUTTS: The previous -- Bryce Clutts
5 for the record. The previous slide was priority what? I'm
6 sorry.

7 MS. MILLER: Number two, sir. Temperature is a
8 life, health, and safety issue, and we rate that high at
9 number two. And what you'll see today is 11 projects. So
10 that will give you an idea when I'm talking about the total
11 projects. And those of you that are counting may be going I
12 thought there were 13. There are two we're going to pull and
13 I'll talk to those when we get to them.

14 The next project is project 7619, install
15 protection bollards and replace door and hardware windows at
16 the Southern Nevada Veterans Memorial Cemetery. The facility
17 condition analysis report identified that there are two
18 pillars at the cemetery that have a four-inch diameter roof
19 drain down spouts that protrude over the edge of the curb.
20 These are continually damaged by the public and mortuary
21 vehicles getting right up next to the building and loading
22 and unloading caskets. And you can see in the first picture
23 where those get chipped and damaged.

24 In addition to that concern, the damage can
25 result in the water actually flowing on to the cement and

Page 55

1 results in water damage and can create slip and fall hazards
2 from standing water.

3 This projects would put bollards in front of
4 them. You can see in the middle of the picture of what a
5 bollard might look at -- look like.

6 The doors and windows, the damage is such that we
7 have difficulty pulling the doors shut and locking them. And
8 the windows don't close the all the way and we get water
9 seepage in. We were able to replace our carpets last year
10 and we're concerned with the state of the windows that it's
11 going to have to be replaced again sooner than we should have
12 to. So we rate this one as a number five. It's not a life,
13 health and safety, but the poor condition of the doors and
14 windows pose a security risk to us and also could rapidly
15 cause other problems within the facility.

16 The next project, 7622, is install water
17 softening system at the Southern Nevada Veterans Memorial
18 Cemetery. As I'm sure all of you know, hard water can leave
19 mineral backup or buildup inside water piping. And when
20 these minerals collect in the pipes, the inside diameter is
21 reduced, restricting water flow. Minerals are also
22 collecting on the plumbing fixtures such as the faucets and
23 toilets. The water softener we would like to put in the
24 system will reduce and eliminate this mineral buildup.

25 Down in Las Vegas I was surprised to find out

Page 56

1 that the water hardens at rates of 15 to 20 grams of
2 hardness. And anything more than one gram of hardness is
3 considered hard water. So that gives you an idea of what the
4 water in Las Vegas is like. Some of you may live down there
5 and are aware of that. But it does cause problems for that.

6 Putting the water softener project in now would
7 cost just over 26,000 and is going to save us a lot of money
8 in the long run if we have to replace all of those pipes.
9 And we rate that project at number seven.

10 The next project is project 7627, Quail Drive
11 improvements. Quail Drive borders the north side of the
12 Southern Nevada Veterans Cemetery. And, I apologize, it says
13 veterans home. It doesn't. It borders the veterans
14 cemetery. This project addresses remaining street
15 improvements on Quail Drive that Boulder City requested
16 either previous on-site and off-site improvements. Boulder
17 City requires that all street improvements be provided prior
18 to or in conjunction with any on-site improvements. Due to
19 budget constraints when the cemetery was constructed in 1990,
20 the project was allowed to proceed with an understanding of
21 the future CIP requests to be made to improve the remainder
22 of Quail Road.

23 There is currently no impact to our operation of
24 the cemetery or of any other businesses down that road. The
25 project has been proposed because the state did agree to

Page 57

Page 59

1 pursue improvement when the cemetery was originally built.
 2 And if you've seen these capital improvement projects before,
 3 we will always bring them up because we made a promise to
 4 Boulder City that we would make this request. And we rate
 5 that as number 11. It has no operational impact on us at
 6 this time.
 7 Project 7630, congregate bathroom renovations. I
 8 had the opportunity to listen to the Department of
 9 Corrections briefing. Their bathrooms look like our
 10 bathrooms. There are seven congregate bathrooms in need of
 11 renovation to meet the VA's current criteria for their
 12 community living centers. These criteria require nursing
 13 homes to have a home light, less institutional style
 14 bathrooms. So the tile is one issue, but the bigger issue is
 15 the flooring tile, wall tile, damage to the interior
 16 outlines, wall seats, and joints. Routine maintenance has
 17 been conducted, however, wear and tear is imminent. The
 18 damage shown will result in uneven surfaces and trip hazards
 19 and can make it easier for mold and bacteria to take route
 20 and flourish. We take very good care to make sure all of our
 21 areas are very well sanitized, but improved systems will make
 22 this task much easier. And because we consider this a life,
 23 health, and safety issue, we rate it number four.
 24 Project number 7634 is for pavilion renovation at
 25 the Northern Nevada Veterans Memorial Cemetery. The purpose

1 exploring the campaign to get donations to help with that
 2 project. So we're withdrawing that project.
 3 The next project is project 7639, air handler
 4 renovation. This is a life, health, and safety issue for us.
 5 Our air handler equipment runs continuously 24/7 in extremely
 6 hot and dusty environments. They've been running around the
 7 clock for 16 years. And if this project is approved, of
 8 course, it would be 2018 before they were actually replaced,
 9 so they would be 18 years old. We're beginning to see
 10 failure now. This project if it's done now will enable us to
 11 maintain seamless operations without resident impact.
 12 And the picture is just showing the air handler
 13 unit, what they look like, on top of the building and then
 14 inside the building. I would be happy to answer any of your
 15 questioning on the air handling unit, but it's way over my
 16 head, other than it's breaking. And what happens is when it
 17 breaks -- And it's gone down several times and we have to do
 18 emergency work orders -- the air doesn't circulate. And so
 19 you get sediment air. Either it gets very hot or very cold.
 20 So it's different than the temperature control but it's the
 21 same result. We can't keep the temperature at a constant 71
 22 to 81 degrees if these things go out. And we rate that as
 23 number three on our list of priorities.
 24 Our next project is 7643, a new service shelter
 25 for the Northern Nevada Veterans Memorial Cemetery. Earlier

Page 58

Page 60

1 of this project is to replace the existing structure with an
 2 updated one. The current structure has sustained damage due
 3 to age and exposure.
 4 Currently there are two concerns with the
 5 condition of the pavilion. The first is the glazing system
 6 is cracked and has broken seals, which has allowed water
 7 infiltration and damage. The second is damaged bricks and
 8 crumbling grout. State Public Works believes that replacing
 9 this structure will be more cost effective than repairing it.
 10 As with the project at the Southern Nevada
 11 Cemetery, we've been receiving comments from the public
 12 regarding appearance of the building. Approval of this
 13 project helps us achieve our goals of honoring our veterans,
 14 family members with the dignified burial and final resting
 15 place. We rate this as number six on our list of priorities.
 16 The next on our list is project 7636 A. I'm
 17 pulling this from our project. And I apologize, I didn't get
 18 the word to State Public Works in time to pull the project.
 19 This project was originally planned as an entryway arch over
 20 our Northern Nevada Veterans Memorial Cemetery. Part of the
 21 original plans had an arch on the entryway. And, really,
 22 that would be wonderful to have it, but it's an aesthetic
 23 change. It doesn't impact our operation. It's not a life,
 24 health, and safety. And this year with all of the projects
 25 that we have, we felt that was best to wait. We're also

1 I showed you our existing one, which is in need of
 2 replacement. Our cemetery experience conflicted with
 3 scheduling memorial or inurnment services. You can only do
 4 one at a time because we only have the one facility. And we
 5 can't schedule the services as close to each other as we
 6 would like to because you can't really hurry a family out if
 7 they're in a committal shelter. What we can find is that we
 8 can do more memorials to serve our constituents better.
 9 Also, if we had this second structure, it would
 10 be placed near the back of the cemetery, our columbarium
 11 wall. More veterans are being buried in columbariums versus
 12 ground burial. But that columbarium is quite a ways away
 13 from the committal shelter. So if you have elder family
 14 members, they have to park where the shelter -- where the
 15 current shelter is and then walk back to actually enter the
 16 first one. Having that committal shelter near our
 17 columbarium would help them from having to make that long
 18 haul. We rate that as number eight on our current projects.
 19 Project number nine is a new maintenance shop at
 20 the Northern Nevada Veterans Memorial Cemetery. The purpose
 21 of this project would be to remove two aged maintenance
 22 structures and replace them with an updated maintenance
 23 facility. The current structure shows failure due to age and
 24 exposure, both in the interior and exterior. According to
 25 State Public Works representatives, replacing the current

August 25, 1600

Page 61

1 structures rather than repairing them will save money over
2 the long run. A new maintenance structure will have three
3 other advantages other than avoiding costly repairs. First,
4 it will allow indoor welding. My staff does a terrific job
5 extending the life of our equipment not only by staying on
6 top of preventive maintenance but by frequent use of welding
7 equipment to repair our dump trucks, excavators, and other
8 groundskeeping equipment.

9 Secondly, taller roll-up doors so we can get our
10 larger equipment in that needs maintenance.

11 And, finally, it will consolidate maintenance
12 operations in to one location. Not a life, health, and
13 safety issue, but it would improve our operations. We rate
14 this as number nine on our list of priorities.

15 The next project in your book is 7646. It was a
16 surface water project for 2.1 million dollars. We are
17 withdrawing this project. We do need to do something other
18 than what we're doing at our cemeteries right now. We use
19 city water to irrigate the cemetery. It's very costly. The
20 price goes up every year. And with movement in businesses
21 like Tesla to Fernley, that price is going to continue to
22 rise, in our discussions with the City of Fernley.

23 We're looking at five different options.
24 Originally we thought surface water project was the only way
25 we could go. It looks like there might be an option for a

Page 63

1 will see the barrels of chlorine in our temporary system that
2 we have on the left. The center picture was taken at the
3 chlorine injection point. And the picture at the right is
4 taken by scope and inserted in to our pipes where you can see
5 the grade has accelerated the corrosion.

6 And, Wendy, can you remind me how long has the
7 system been in place?

8 MS. SIMONS: Since -- Just a year.

9 MS. MILLER: So this is just one year with the
10 system. If we keep the system in place much longer, the
11 price of replacing all of our copper piping will be enormous
12 and we will also have to move the residence some place else
13 while we're doing that work, which would also have an
14 enormous cost. With an elderly population, it's imperative
15 that we take all necessary measures to ensure our water is of
16 the very best quality. Through the installation of a
17 permanent, on-site water treatment system, more effective
18 water treatment will be realized.

19 This concludes my presentation. So with that, we
20 thank you for your time, and we can answer any additional
21 questions you might have.

22 CHAIRMAN CLUTTS: Thank you very much.

23 Are there any questions from the board? Director
24 Cates.

25 MEMBER CATES: For the record, Patrick Cates. I

Page 62

1 well project on our facility that we're looking at. But
2 we're not ready to present that to this board at this time.
3 So rather than go forward with the project when I believe
4 there might be a less costly option we're going to pull it.

5 And our next and last project that I will be
6 briefing you on today is project 7648, secondary water
7 treatment system installation at the Nevada State Veterans
8 Home. This is a life, health, and safety issue and we rate
9 this one number one.

10 This project would install the permanent
11 secondary water treatment system at the home. The first
12 treatment system is a part of the local city water treatment
13 system. The installation of a permanent water treatment
14 system will enhance water quality of the home. As we do not
15 control the primary water treatment system with the City of
16 Boulder, we cannot affect increases in sediment, disinfectant
17 levels, or pH levels.

18 The building is currently equipped with a
19 temporary treatment system and testing is confirming that the
20 water quality is exceptional using this temporary system.
21 The problem with the temporary system is, one, it's heavily
22 dependent on chlorine and it affects the quality of the water
23 and the taste for our residents, which is very important to
24 us, and it is also corroding our pipes.

25 As you can take a look at the slide here, you

Page 64

1 was having a little difficulty in following some of this.
2 Can you just clarify the water projects that you withdrew.
3 That's 7646, surface water irrigation --

4 MS. MILLER: That was 7646, surface water
5 project, Northern Nevada Veterans Memorial Cemetery. What
6 that would have done is about a mile away from the cemetery
7 there's one of those ditches that the surface water comes
8 along. We would have had to dig a trench, put a pipe in
9 there, bring it up to our cemetery, dig a retaining pond, and
10 then pump it to there. So large up-front cost, but we would
11 end up paying only about \$500 a year for water. But it is
12 that up-front cost that didn't really have that return on in
13 investment until about the 20, 22-year mark.

14 MEMBER CATES: Thank you for clarifying that.

15 CHAIRMAN CLUTTS: Are there any other questions?

16 MEMBER HAND: Member Hand. And this is probably
17 for Chris. The values on the slides are different than the
18 values in the book in terms of the project costs in each
19 case. Could you provide some clarification on that?

20 MR. CHIMITS: Mr. Chair, Chris Chimits for the
21 record. Our project managers go out and do their due
22 diligence and develop a cost estimate that we include in this
23 book. And in each case they're supposed to go back and, you
24 know, get consensus with the agency on the thing. And we may
25 not have been able to -- Either we didn't do that in time to

Page 65

Page 67

1 include it in the book here. But what I would say is that
2 the cost estimate that's included in your book is the one
3 that the staff is recommending for consideration.

4 MEMBER HAND: Thank you.

5 CHAIRMAN CLUTTS: Any other questions?

6 Thank you very much.

7 MS. MILLER: Thank you, sir. On behalf of the
8 Nevada Department of Veteran Services, we appreciate your
9 time.

10 MEMBER GORDA: Thank you.

11 CHAIRMAN CLUTTS: Okay. At this time we're going
12 to move back to Item Number 3 on yesterday's agenda. It's
13 presentation of the governor's initiatives. Director Cates.

14 MEMBER CATES: Thank you, Chairman. So you
15 should also have a handout that's this document, Nevada
16 strategic planning frame work. So I just want to talk for a
17 minute and I'm going to kind of expand on some stuff that
18 Administrator Nunez talked about yesterday morning.

19 So the process that we're going through, this
20 board is going to deliberate and consider all the agency
21 priorities, consider the recommended priorities by the
22 division and then we have our criteria and we're going to
23 deliberate and we're going to deliver to the governor a
24 recommendation list or lists that he can consider to put in
25 to his budget. The end goal for this is for the governor to

1 really interested in trying to forward in the next budget
2 cycle.

3 The rest of it I'll just leave everyone to look
4 at and familiarize themselves. As I understand it in the
5 past, the board has been given a number by the state
6 treasurer for how much money would be available for general
7 obligation bonds and try to use that in prioritizing the list
8 that they submit. And I don't know that process yet. But if
9 we try to take that approach here, it might be the
10 treasurer's record I think 50 million dollars available for
11 bonding capacity at IFC a couple of days ago. If we were
12 trying to balance to the 50 million dollar figure, it would
13 be a pretty short conversation. Let's pick the highest
14 deferred maintenance stuff and move on.

15 In actuality, what the governor has to face is
16 this budget are the economic forum forecasts that occur in
17 December. And that is really the number that he has to work
18 with to balance his budget. The treasurer's office will have
19 an updated number of the bonding capacity that will be
20 available at that time as well.

21 And my understanding, last cycle there was a
22 fairly small number that the board was given. And then when
23 they got to December, the treasurer had additional funds
24 available. So some rather big projects were added to the
25 governor's list. I think with the approach that the division

Page 66

Page 68

1 submit his budget to the legislature in January. Those have
2 been on the board for a while, and I probably don't have to
3 tell you this, but maybe it will be informative for the new
4 members.

5 So this document is the preliminary framework
6 that the governor is using in order to present his budget.
7 And I wanted to make sure that the members were familiar with
8 this document and could also consider what he's laying out as
9 some of his strategic priorities. Just as a couple of
10 examples, if you look at page six, almost towards the bottom
11 of the page, 3.2, ensure a highly-skilled and diverse work
12 force. It talks about expanding the availability of stem
13 focus career pathways and training. That would certainly
14 relate to a lot of the things we heard from NSHE yesterday.

15 If you turn to page ten, under resource
16 management, a couple of items there, 7.1.3, determine a
17 stable funding stream for state park systems and increase the
18 number of state parks. Obviously we saw a lot of projects
19 from state parks as well. 7.3.1 towards the bottom of the
20 page, increase the number of opportunities for educational,
21 artistic, and cultural enrichments. Complete -- And the next
22 one, complete the historic Indian school by December 2018.
23 And you heard from the cultural affairs, tourism and cultural
24 affairs about that. It was one of their top priorities.
25 Just so that the members are aware, that's something he's

1 wants to take of asking the board to sort of prioritize all
2 the projects, all the maintenance projects, by themselves,
3 all the new construction by themselves, I think it will give
4 the board an opportunity to consider all the projects kind of
5 irrespective of how much funding is available. And so should
6 there be more money available during the governor's budget
7 building phase, he can know that the board has considered all
8 of those in the aggregate and can maybe decide through a
9 priority list that he can add some more.

10 And the other thing that we don't know is other
11 funding sources that may be available. We've been asking
12 questions of everybody who has come to us about federal funds
13 and other funding sources. There may be some decisions
14 during the governor's budget bill where they identify some of
15 those sources. Some agencies have indicated there may be
16 federal funds available but they haven't necessarily applied
17 for the grant. And they may be able to allocate some
18 one-shot money, some general fund appropriation beyond the
19 general allocation bonds which would, again, change the
20 target.

21 So I just wanted to kind of give everybody that
22 overview of the process and kind of echo Administrator
23 Nunez's approach of prioritizing all the lists regardless of
24 the funding.

25 But, obviously, 50 million dollars is a pretty

August 25, 1600

Page 69

1 dismal figure. We can do one big new building or scratch the
2 surface of deferred maintenance and then go on. So I just
3 want to lay that out and let people think of that. I have --
4 We've provided this book to the governor's office and we've
5 had some dialogue about some of the projects he's interested
6 in considering and we're looking at all of this stuff. And
7 I'm going to keep them informed as we go through our
8 deliberation.

9 And so far what I've seen some of the projects
10 that they have some preliminary interest in, we've seen from
11 the agencies and they're ranking high, such as the Stewart
12 Historian Indian School. So I would be happy to answer any
13 questions about that.

14 CHAIRMAN CLUTTS: Thank you, Director Cates.
15 Are there any questions?

16 MEMBER TIBERTI: Member Tiberti. I don't have a
17 question just maybe a suggestion. Maybe at lunch I can do
18 some help for the governor and lobby the Stewarts out here,
19 Susan and Sean and their extended tribal family, and I think
20 I can probably get them to contribute to the renewal of their
21 school. So I'll work on that.

22 MR. CHIMITS: All in favor, please say aye.

23 CHAIRMAN CLUTTS: Okay. At this time I'm going
24 to call recess for lunch and we'll reconvene at 12:45.

25 (Lunch recess was taken)

Page 70

1 CHAIRMAN CLUTTS: All right. Thank you. We're
2 going to continue with State Public Works board meeting. Up
3 next military. Thank you, Gentlemen.

4 MR. REESE: Good afternoon, ladies, gentlemen.
5 I'm Officer Reese. I am the representative today from the
6 office up at the OTAG building here in Carson and I will be
7 presenting you with our CIP projects today.

8 (The court reporter interrupts)

9 CHAIRMAN CLUTTS: If you wouldn't mind using the
10 microphone.

11 MR. REESE: All right. First up we have our
12 number one project. It's the speedway readiness center that
13 is projected to start in 2019. It's a hundred percent
14 federal project. The federal funds are already funded.
15 They're already approved. So we are asking for project
16 management and inspection and associated fees from the state.
17 This is a huge priority because we have all of the facilities
18 down in Las Vegas are built for 1200 soldiers. Currently
19 there are 1700 occupying all of these different facilities.

20 This is a 90,000 square foot project and it's
21 located right across -- right across I-15 from the actual
22 speedway, again, the speedway readiness center.

23 What you're looking at here is the Washoe County
24 Armory. It is located at the north end of the Stead Airport.
25 And this is an over-20-year-old unit. And you can see from a

Page 71

1 recent storm the hail damage. It's a very inefficient
2 system. Being 20 years old, the maintenance costs are going
3 up. We've had hot and cold spots throughout the armory, you
4 know, where the soldiers are drilling on the weekends. We've
5 also had high carbon monoxide readings in various locations
6 in the armory. And it's not directly tied, but there is some
7 assumption that it could be tied to the gas fired make-up
8 units from this unit. And it's approximately 1.6 million
9 dollars. And it's 50 percent fed, 50 percent state. And
10 we're asking for project management and associated fees from
11 the state.

12 What you're looking at here is Clark County
13 Armory. It is located a few miles from Nellis Air Force Base
14 down in Las Vegas. It's one of our older armories, built in
15 the early nineties. And the HVAC systems down there are 20
16 years old, just like most of the things in that armory.
17 They're ending their useful service life. They're getting to
18 the end of it.

19 We're trying to get additional controls on these
20 units because, as we know, like, we all -- most of us have
21 kids, kids leave the doors open, the AC doesn't shut off.
22 The additional controls will help that unit, help this system
23 decide when those doors are open and when it needs to shut on
24 and off. Because soldiers are worse than children, I'm here
25 to tell you.

Page 72

1 And the fan coils within this system don't match
2 the current technology going in to these buildings as we have
3 to repair things. Maintenance is a huge one.

4 Right here we didn't have a chance to get the
5 pictures because it's probably too dim because the lights
6 were on at night. But this is our Las Vegas Readiness
7 Center. It's about a mile from the South Point Casino down
8 in Las Vegas off of Sarini -- I apologize. Silverado Ranch.
9 Sarini is the side street.

10 Currently it's not a very smart system. Due to
11 our staffing responsibilities down there, it doesn't always
12 get set to come on and go off when it's supposed to. So it's
13 inefficient. It's burning. Using up energy. And it's dim.
14 The lights have a temperature of 3200 Kelvin. And that's a
15 typo. We're going to bump it up to 5,000 Kelvin, more of a
16 light safety. Because where that armory is located there's
17 not a lot of street lights. It's basically for about two
18 blocks there's only residential and no street lights around
19 that armory. So it's pretty dim.

20 The important thing on this one is it pays back
21 in less than nine years. The first year savings, as you can
22 see, just under \$35,000. The SIR ratio, for every dollar we
23 put in, in the life of the project, we get \$1.50 back. And
24 this also qualifies for a sheer back rebate. So money
25 savings.

1 This is also at the Las Vegas Readiness Center
2 site off of Silverado Ranch. The site was built in 2005 and
3 has not been cracked, sealed, slurried, anything. And as you
4 can see from the pictures, it's starting to show its wear and
5 tear.

6 We're looking to crack, seal, slurry, and
7 restripe the whole facility as it is due. The whole project
8 is 173,000. 50/50 fed and state. And we're asking for PMNI
9 and additional cost associated with fees.

10 This next one, this particular picture is at
11 Anderson Armory. These doors are not insulated and there are
12 four different locations, ten doors, and they're all the same
13 type of door, really thin metal. You can see the light
14 coming through the top over there. And that's in Vegas. And
15 soldiers, that's their lockers down at the bottom. So
16 anywhere within a five or ten foot radius of that it could be
17 a million degrees down in Vegas. We all know how hot it gets
18 down there. On the flip side of that, up in northern Nevada,
19 we have some areas that get extremely cold. So it's very
20 inefficient. The doors, they're very inefficient.

21 The new doors are going to be motorized,
22 insulated, and have a reflective pattern coat finish on them.
23 And this project is 464,000, approximately. 50/50 state and
24 fed.

25 This is Washoe County Armory again at the north

1 constant extreme difference. And the equipment is not
2 handling it well.

3 Along with the renovation, it would bring new
4 zones because right now the kitchen and dining room, you
5 can't heat or cool one without the other. Kitchens are
6 typically a little hotter than the dining room. So, again,
7 it's extreme. With the locker rooms and restroom areas, you
8 know, we don't have much humidity around here, but in those
9 buildings without ventilation they do get, and then with
10 that, you could have mold. There's a lot of issues that come
11 with the high moisture. This project is 1.25 million, 50
12 percent coming from the federal government.

13 This is our Carlin Readiness Center. As with the
14 rest of them, the age is starting to show. 18 years old.
15 These heat pumps, the maintenance staff that's out there,
16 they're having to take these apart and reseal them. And it's
17 kind of abandoned what they're doing because the parts are
18 getting hard to find and the parts are expensive when they do
19 find them. So with the age of the units it's time for some
20 new ones.

21 CHAIRMAN CLUTTS: Excuse me, sir. Bryce Clutts
22 for the record. Just a quick question. I see that this one
23 is 20 percent federal. And I'm just curious what the
24 difference is between the prior project that was HVAC and
25 this project that's HVAC, why the difference in funding?

1 end of the Stead Airport. The exterior lighting, you can see
2 a trend, they're getting old. They're dim. But the high
3 pressure sodium lamps they are very dim. And the safety
4 factor of people walking to and from their vehicles,
5 especially out there in Stead, again, we're in remote
6 locations so there's no lights, there's no outside light
7 coming in.

8 This one also has a good payback of under nine
9 years and the savings to investment ratio of 1.45 is pretty
10 good. You shoot for one or above because that means you're
11 getting your money's worth. The whole project, 208,000. 50
12 percent of that will come from the feds.

13 This is the HVAC system here in Carson City where
14 the general resides. So these projects get pushed up pretty
15 quick as far as on our plate. As with the rest of them, the
16 equipment is -- it's starting to get -- it's inefficient and
17 they're getting old. They're reaching their final useful
18 life. They're in their last bits of their life.

19 And this particular one, the fans, they will cool
20 it down during the summer, the units cool it down to whatever
21 temperature it needs, but then the outside air is fed back
22 in, it's directly from the outside, to heat it back up during
23 the summer, so it's a constant spike in energy. Same thing
24 in the winter, it heats it up and then it feeds the outside
25 cold air in and just plummets it again. So, I mean, it's a

1 MR. REESE: Yes, sir. The 20 percent federal
2 versus 80 percent state is because we assumed this property
3 from UNR. So 80 percent of it is still state property. And
4 the government funds us to what we have out there. And
5 currently we have one unit out there, two and a half
6 buildings, so they fund us to that level. So this is for the
7 whole project -- or for the whole facility.

8 But for our portion we have a 5,000 foot
9 readiness center, I believe a classroom, and part of a
10 maintenance shop, which you'll be able to see the maintenance
11 shop, and you'll be able to see the maintenance shop and how
12 it's split. It will come up again the 20/80. So 20 percent
13 is because the federal government funds us for what we have
14 out there, our square footage that we have out there.

15 CHAIRMAN CLUTTS: Thank you.

16 MR. REESE: Here the Plumb Lane Armory, one of
17 the oldest ones in the state, built in the sixties. As you
18 can see, everything is full. There's no room for expansion.
19 And if you can see the fuses on there, they're old and hard
20 to come by and very expensive because they're hard to come
21 by. Supply and demand, I suppose. But it's reached its
22 capacity and we need to expand it because it was never built
23 for our high tech computers and TV's and the systems we put
24 in these buildings.

25 And here's another -- here's another split, the

August 25, 1600

Page 77

1 75/25. 75 percent federal because it's on federal land.
 2 It's an armory on federal land. So the 25 would be state.
 3 So basically the state is paying for half of the building.
 4 The feds are paying for the other half and the land.
 5 Here's another one down at the Carlin Readiness
 6 Center. This is the main storage tank, the main potable
 7 water, for the soldiers that occupy this facility. As you
 8 can see, the rust is starting to show through, the paint is
 9 peeling. And we'd like to get -- This project includes
 10 inspecting the inside to ensure that's safe drinking water
 11 for the soldiers and everyone that occupies this facility.
 12 The project is 341,000 and there's that 20/80
 13 split again. And, again, we're asking for PMNI and other
 14 associated fees from the state.
 15 This is also at Carlin Readiness Center. A
 16 little caveat to this. This readiness center was at one time
 17 the Fire Science Academy for UNR. So it was all state of the
 18 art and expected to be more than it is right now. So once we
 19 assumed, that we were using a portion but the state has it.
 20 So, as you can see, we're paying approximately a
 21 hundred thousand dollars a year to operate this. And we
 22 don't -- it doesn't get regular enough use to even keep the
 23 bacteria alive. So we have to regularly buy dog food and put
 24 it through the system to feed the system. So it's
 25 inefficient for us, inefficient for the state.

Page 78

1 We're looking to go to septic tanks. And I
 2 believe -- septic tanks and leach field. But I believe it's
 3 12. For the separate buildings it's going to go to a
 4 complete septic system so we don't have to pay somebody to
 5 maintain that and run it because it doesn't get the use it
 6 needs.
 7 The price is 895,000. But at a hundred thousand
 8 dollars a year, I mean, you can see we're going -- we're
 9 cutting cost and it's going to be efficient in a few years.
 10 Also Carlin Readiness Center. All of the water
 11 heaters are 15 years old. And I'm sure we've all had one go
 12 out. Once they start going, it's a bad deal. So they're
 13 inefficient and they're another one of the things that
 14 maintenance is costing a lot. And it's replacing -- This
 15 project is replacing them in eight buildings. So the cost is
 16 713,000 at 20 percent federal split. So the state would get
 17 the 80.
 18 This is back to the Plumb Lane Armory, the oldest
 19 one in the state, as you can see by the light over the front
 20 door. This rooftop unit is over 20 years old and is reaching
 21 the end of its useful life. The lighting is a safety hazard
 22 and it's inefficient. The exterior lights are not bright and
 23 don't -- it's a safety hazard basically. That particular
 24 armory is not fenced because that's where the recruiters have
 25 an office. So that is right off of -- It's probably a mile

Page 79

1 from 395 right beside the church. But it's also very dimly
 2 lit. And anybody can come in to that parking lot when the
 3 employees are leaving there. So that's important. It's a
 4 75/25 split, 75 federal, at 268,000.
 5 This is a picture of what we're hoping to get,
 6 not what we have. Because it would just be an empty field if
 7 that's what we took a picture of because that's what we have.
 8 This facility is the Washoe County Armory at the north end of
 9 Stead Airport. And Washoe County Armory will actually be
 10 occupied by the federal and state employees during any
 11 disasters. And currently this is next door at the Armory
 12 Aviation Support Facility. But the Washoe County Armory does
 13 not have any back-up supply right now. This is what we're
 14 hoping to get with this project. At 878,000 and 50 percent
 15 coming from the federal government.
 16 This is also out at the Washoe County Armory. We
 17 recently acquired 64 more acres and it is not fenced. And,
 18 as I stated before, the aviation support facilities out there
 19 has Chinooks and Black Hawks and it's right next to Washoe
 20 County Armory but not separately fenced. And fencing this
 21 area would give us a little more stand-off from anyone who
 22 has ill intent towards the military because it's kind of out
 23 in the middle of no where and you can get away with a lot of
 24 stuff. 562,000, 50 percent coming from the federal
 25 government.

Page 80

1 Back out to the Carlin Readiness Center. This
 2 picture is the current fence out front to deter people and
 3 it's not very -- it's not a very good deterrent. There has
 4 actually been a robbery out there before. And they're
 5 worried about people siphoning gas because they can drive
 6 right through that property. And it's 417 acres, the whole
 7 campus, but the topography doesn't allow people to come from
 8 the sides or the back, so the front is kind of the most
 9 important one. And, again, it's \$405,000, 20 percent coming
 10 from the government and 80 percent state.
 11 Power service upgrade for the Army Aviation
 12 Support Facility in Reno, up north of the Stead Airport. As
 13 you can see from the picture, everything is full. There's no
 14 room to expand. The aviators we have to send them out of
 15 state to get simulator training. But with the service
 16 upgrade we could bring the simulators here and possibly bring
 17 more soldiers from out of state in here to train.
 18 Again, 30-year-old fuses. When they blow,
 19 they're kind of expensive and hard to come by. And this is a
 20 hundred percent federally-funded at 507,000 and we ask that
 21 the state pay the PMNI and the associated fees.
 22 This is the Las Vegas Readiness Center down in
 23 Las Vegas on Silverado Ranch Boulevard. This is the back lot
 24 of that facility. And I've been down there when this is
 25 flooded. And where it sits it's kind of funneled from the

Page 81

1 mountains all the way down to this armory. And while it's
 2 not going to stop that, at least we can divert it from some
 3 drainage improvement. But, yeah, path of least resistance.
 4 You see in the middle picture it just eats away. And
 5 \$82,000, 50/50 state split, state and federal split.
 6 This is up at the AAS next to Washoe County
 7 Armory again. These bathrooms were built, I believe, in the
 8 seventies, as you can tell by the color scheme, maybe some of
 9 the fixtures. It's starting -- The maintenance cost on these
 10 is getting pretty high. So we have to shut down toilets and
 11 sinks and shower heads because they're leaking or just hard
 12 to maintain. And this is multiple bathrooms and showers, not
 13 just the one. That's why the 474,000, it looks a little
 14 high, but it's for multiple. And it's a hundred percent
 15 federally-funded, and again, the request for PMNI be paid by
 16 the state.
 17 More bathrooms, but these are down at Clark
 18 County Armory, about a mile from Nellis. And same situation.
 19 They're old. Things are falling apart. You see the shower
 20 set-up. It's the old ones in a lot of the old high schools.
 21 But same thing. You have to shut down toilets, you have to
 22 shut down shower heads and sinks. And the repairs are
 23 becoming high. And, again, bathrooms and showers for
 24 \$509,000. It's not just that one. And 50 percent coming
 25 from the state.

Page 82

1 This is a CSM shop located here in Carson City by
 2 the OTAG. It's one of the oldest facilities on that
 3 property. And the units -- It's about the same thing with
 4 the earlier project at the OTAG. It cools everything down.
 5 Soldiers leave it open and it brings in the outside air. And
 6 then the technology is catching up to these where these are
 7 becoming dinosaurs where they can't match up with what we're
 8 doing. They're inefficient and it's that air exchange from
 9 outside that's really getting these old units because they're
 10 directly attached to the outside there. So when it goes down
 11 inside, those fans just keep blowing and they rarely stop.
 12 So you have the extremes in temperature inside and the
 13 extremes from the power. At 582,000, it's 100 percent
 14 federally-funded. And, again, ask the state pay the PMNI and
 15 associated fees.
 16 Another one of our old armories, the Henderson
 17 Armory, located just off of 95. If you know where Sunset
 18 Station is, it's probably five miles from Sunset Station
 19 towards Boulder City.
 20 These bathrooms are in the same shape. Old
 21 fixtures, old urinals, old toilets, old tile. Things are
 22 starting to fall apart and the maintenance costs are going
 23 up. And that's at 339,000, 50 percent of that coming from
 24 the feds.
 25 This is the half of the maintenance shop that we

Page 83

1 had that was an old fire station, hence the eight doors. But
 2 the way this is broken down, 25/75, we have half -- half of
 3 that is ours, half is state. But it's on state grounds, so
 4 that makes up the 25 percent for the federal government.
 5 It's -- Am I right, Rich?
 6 UNIDENTIFIED SPEAKER: I believe that's correct.
 7 MR. REESE: Yeah. Basically we pay for one stall
 8 if it's broke in to four. And those glass panels, in Carlin,
 9 if you've ever been there you know that it can get negative
 10 30 there or it can get 110 there. It's a place of extremes.
 11 And glass doors are not really that efficient. So however
 12 those go up and we're looking to replace those with the same
 13 type of doors from the earlier project.
 14 They're insulated. They're on -- They're
 15 motorized and they have their reflective coating on them.
 16 And that's a total of eight doors at \$412,000. And 25
 17 percent would be the federal government.
 18 This is the field maintenance shop two at Washoe
 19 County Armory, north of the Stead Airport. The current
 20 loading dock that is there, we don't use the vehicles that it
 21 was built for. And the loading dock is actually falling
 22 apart. The soldiers are kind of leery of using it. And the
 23 new vehicles that we currently use don't match up to it. So
 24 at a cost of 200 and -- roughly 200,000, it's a hundred
 25 percent fed. And we request the state pay the PMNI and

Page 84

1 associated fees.
 2 Another loading dock, but this one is at the
 3 North Las Vegas Readiness Center, which is on the same
 4 property as the Clark County Armory, about a mile from Nellis
 5 and probably about a mile from where the new Speedway
 6 Readiness Center is going.
 7 But this facility is fairly new. But since we've
 8 gotten there, I think it was built for four units and there's
 9 six in it currently. So you can see there the number of
 10 vehicles have gone up dramatically. 796 vehicles and
 11 trailers, and 384 of them are new. So it wasn't like they
 12 had that type of volume. And on a drill weekend it can just
 13 back up, back up, back up, back up, so nothing gets done. At
 14 286,000, 50 percent federally-funded.
 15 This is back out to the Carlin Readiness Center,
 16 the central plant renovation and building remodel. If you
 17 look at the picture on the left, there's no roof. We're
 18 trying to get a roof built on there because of the extreme
 19 temperatures and snow. The equipment has actually held up
 20 pretty well for being out in the open for about 18 years.
 21 But this is another one where the parts are becoming hard to
 22 come by. They're expensive and the maintenance and staff out
 23 there is constantly having to do Band-Aids. They have to
 24 Band-Aid it.
 25 So we're looking to get a roof on to that and

August 25, 1600

Page 85

1 replace some of the pipes and all of the heat pumps. The
2 heat pumps are the issue where parts are hard to come by. I
3 don't think they even make these heat pumps anymore. At 1.27
4 million it's back to that 20/80 split. So the state picks up
5 the lion's share of it, but 20 percent does come from the
6 federal government.

7 This is back at the Armory Aviation Support
8 Facility up next to Washoe County Armory in the north end of
9 Stead Boulevard. And as you can see from the picture, the
10 pavement is cracking. You can't see where it drains in
11 there, but it does cool right there and when it becomes cold
12 up there it becomes quite a safety hazard, soldiers stepping
13 out. And I don't know that anybody has broken a leg yet, but
14 it's possible. And at 130,000, it's a hundred percent
15 federally-funded except for the PMNI and associated fees that
16 we ask the state for.

17 Back to the Plumb Lane Armory, replace the
18 kitchen tile flooring. We've all seen tile that looks like
19 this and hope to never see it again. It's old, it's dingy,
20 it's cracked, it's broken. And you can see why we're trying
21 to get it replaced. This one is the 75/25 split, 75 from the
22 federal government at \$30,000.

23 This is the floor at the Washoe County Armory.
24 And you can see the different layers of paint. I see maybe
25 three already. But the cracks, the paint. What we're

Page 86

1 looking to do is strip all of the paint off, polish the
2 concrete, and seal it. We've had good luck with that on the
3 new armories and new readiness centers. And then nobody
4 needs to pick a green color or a brown color like that
5 anymore. And the flooring is 20 years old, so this is not a
6 new development. It's got years of -- years of paint
7 build-up. And at 439,000, 50 percent of that coming from the
8 federal government.

9 And the power service upgrade at USPFO. It's
10 directly on the same property as the OTAG and the CSMS. It's
11 right here in Carson. And this is where everybody gets paid
12 out of, the soldiers get paid, everybody gets paid. So this
13 building also is -- they just put a new server, a big server
14 room in there, so it's not equipped to handle power upgrade
15 yet. So we were trying to get it to where we can handle --
16 it has more capacity. As in the event that goes down, nobody
17 gets paid. And then people get mad. At 368,000, it's a
18 hundred percent federally-funded, except for PMNI, which we
19 request from the state.

20 This concludes the presentation. I'll take any
21 questions.

22 CHAIRMAN CLUTTS: Thank you, sir.

23 Any questions? Member Gorda.

24 MEMBER GORDA: Member Gorda for the record. On
25 more than one of these projects, going back, you reference

Page 87

1 the savings to investment with some calculated amounts. Was
2 that completed on this to come up with those amounts? How
3 did you come up with those amounts? I'm guessing at some
4 point an energy efficient audit or something along that line
5 to give you that.

6 MR. REESE: Yes, sir. And I can't give you a
7 definite answer on it. I'm assuming it is. But I can get
8 back to you with that information.

9 MEMBER GORDA: And if it was done, if we can get
10 a copy of that submitted to the board.

11 MR. REESE: Okay.

12 CHAIRMAN CLUTTS: Mr. Chimits.

13 MR. CHIMITS: Thank you. Chris Chimits for the
14 record. One comment I have, depending on when the agencies
15 put together the presentation, we change the inflation on
16 this whole book. It was at four percent. And we went to
17 five percent about two weeks ago. So some of the agencies
18 have the numbers if they prepared them after that. If they
19 prepared it before that, they were operating at the four
20 percent inflation. So that's probably -- Like in this case
21 his numbers were consistently a little underneath ours and I
22 think that's why. Thank you.

23 CHAIRMAN CLUTTS: Thank you.

24 Are there any other questions? Member Hand.

25 MEMBER HAND: My question is on project 7579.

Page 88

1 You've got that there's an NV Energy rebate available on that
2 project. And I don't see that on any other projects and I'm
3 curious as to why that one is so unique And if it's part of
4 their other opportunities to get rebates from the energy
5 company.

6 MR. REESE: And with that, sir, I am not sure why
7 this particular one qualifies for that. But I can find out
8 and get that answer for you.

9 MEMBER HAND: And the other question is are there
10 other similar opportunities with some of the other projects?

11 MR. REESE: Again, I can't answer that. I can
12 get back to you. I would assume that there is. As we get
13 more efficient, they like to dangle a carrot out there to get
14 you a little more efficient or a lot more efficient in our
15 case. But we're trying to do everything we can.

16 CHAIRMAN CLUTTS: Director Cates.

17 MEMBER CATES: So I notice on all of these
18 projects you are pulling out the project management and
19 associated fees for state, hundred percent state funding.
20 And I'm just wondering what the rationale is for that because
21 I haven't seen that from other agencies.

22 MR. REESE: Sir, we are funded by the National
23 Guard Bureau and it comes from the top, big Army. And they
24 only fund brick and mortar. They don't fund the associated
25 fees like that. So they will not fund the PMNI.

1 MEMBER CATES: But they do fund the design?
 2 MR. REESE: Yes. Yes, sir.
 3 CHAIRMAN CLUTTS: Thank you very much, sir. I
 4 appreciate it.
 5 MR. REESE: Thank you, gentlemen.
 6 UNIDENTIFIED SPEAKER: I appreciate you bringing
 7 some levity to this situation too.
 8 MR. REESE: I have fun doing this stuff. Thank
 9 you, gentlemen.
 10 CHAIRMAN CLUTTS: Thank you.
 11 MEMBER GORDA: Thank you.
 12 CHAIRMAN CLUTTS: We're going to take a
 13 five-minute recess. Thank you.
 14 (Recess was taken)
 15 CHAIRMAN CLUTTS: We're returning the meeting
 16 with Health and Human Services. Welcome.
 17 MS. CRECELIUS: Good afternoon. I'm Ellen
 18 Crecelius. I'm the deputy director for fiscal services at
 19 DHHS. And I'll start out the presentation.
 20 Just for a little background, what DHHS does is
 21 we promote the health and well-being of Nevadans through
 22 services to strengthen family, protect public health, and
 23 allow individuals to achieve their highest level of
 24 self-sufficiency.
 25 And you can see on the second line in our packet

1 that we've handed out, we have six divisions, and all of the
 2 divisions have nearly inter-related goals and often we serve
 3 the same clients. So we have aging and disability services.
 4 We work with children and adults with developmental
 5 disabilities. We work with the disabled and elderly. Child
 6 and family services, which focuses on child welfare,
 7 children's mental health and juvenile justice. Health care
 8 financing and policy, which is Nevada Medicaid. That
 9 provides health coverage for needy Nevadans. Public and
 10 behavioral health, which works to improve public health, but
 11 also has several and forensic adult behavioral health
 12 services. And then welfare and supportive services that does
 13 eligibility for Medicaid and cash assistance.
 14 And so, like I said, all of our divisions really
 15 have inter-related goals. And we have a lot of the same
 16 clients. Clients might come in through welfare, apply for
 17 Medicaid, and then receive some services paid for by Medicaid
 18 by the other divisions. So I think more so than some other
 19 departments we really all need to collaborate a lot.
 20 And so that leads us to our first request. It's
 21 number 7888. It's on page three of our handout. And this is
 22 the DHHS office buildings. And Chris put up a lovely picture
 23 of what they should look like. So this CIP is for planning
 24 through construction of two buildings on the Capitol Complex
 25 here in Carson City. It's 104.6 million, about 11 million of

1 that is state funding, and the rest would be revenue bonds.
 2 And the justification for this is that currently
 3 DHHS is located in 14 leased facilities here in Carson City.
 4 And if you turn to page four of the handout we gave you, it
 5 shows all of our different locations in Carson City. And
 6 this really creates a lot of challenges for us to do the
 7 collaboration that we need to do to serve our clients. It
 8 takes about 20 minutes to get from where many of us are
 9 located in the north part of the city at Technology Way, it
 10 takes 20 minutes for us to get down here to the Capitol
 11 Complex one way.
 12 And we did time track or monitoring people's
 13 calendars for about four weeks this summer to see how much
 14 time our directors, the deputy directors, and administrators
 15 spent traveling between the Capitol Complex and our leased
 16 locations and to other DHHS locations here in Carson City.
 17 And we spent 57 hours traveling, which, you know, it creates
 18 a lot of inefficiencies and it makes our collaboration
 19 difficult.
 20 Another reason why we're requesting the building
 21 is that our office of vital records, which provides copies of
 22 birth and death certificates to the public, is located at our
 23 Technology Way location. It's not convenient for the general
 24 public to get out there. And, unfortunately, it's not on
 25 public transportation lines. So many of our low income

1 clients can't get out there to get birth and death
 2 certificates they need. And so for all of those reasons,
 3 this project is our highest ranked project for the
 4 department.
 5 If you turn to page five, we have a couple of pie
 6 charts that are summarizing the other projects that our
 7 department is requesting. We have one pie chart that shows
 8 the projects by region. About 47 percent of them are in
 9 rural areas, 32 percent in the south, 21 percent in the
 10 north.
 11 And then we also divided up projects by purpose.
 12 And so most of the projects, 48 percent, are juvenile
 13 justice. 34 percent are related to adult behavioral health
 14 facilities. 13 percent are related to developmental services
 15 facilities. And then the remaining five percent are related
 16 to children's mental health. And these projects that were
 17 presented on today, 37 of our highest ranked projects, we
 18 view as essential and would really hope to get them started
 19 in the upcoming biennium.
 20 So I'm going to hand it off now to Julie
 21 Kotchevar, the deputy administrator at Aging and Disability
 22 Services to start with the Aging and Disability Services
 23 projects.
 24 CHAIRMAN CLUTTS: Excuse me, ma'am, before you
 25 get started, Member Stewart has a question.

August 25, 1600

Page 93

1 MEMBER STEWART: Yeah. Member Stewart for the
2 record. I just noticed the funding breakdown on the priority
3 number one and it has 93 million coming from the agency and
4 11 million from state. What agency -- Where is that 93
5 million coming from?

6 MS. CRECELIUS: I believe that's revenue bonds.
7 The remaining costs are paid with revenue bonds. And the
8 funding for the bonds is building and grounds rent.

9 MR. NUNEZ: Gus Nunez for the record. It would
10 be lease purchase type financing. Revenues that come from
11 the backed up by the -- what they're currently spending.

12 Chris wanted me to mention that that's the --
13 what you're seeing there that's green is just the part of the
14 master plan for the Capitol Complex and this is just a
15 prospective dealing with use and how the buildings would be
16 located.

17 If you look to where the, kind of like to where
18 the lower left, that would be where the -- that building
19 there, that would be where the DCNR building currently is or
20 the Bryan Building that was so far since the master plan was
21 done the only building that was done at the Capitol Complex.
22 And that one is a lease purchase also with special type
23 funding finance. And the two new ones for DHHS would be
24 those two now that Ward is pointing out there with a pointer.
25 They would be two approximately 120,000 square foot buildings

Page 94

1 each tied together. I believe that the counsel was a time
2 together on the second floor for now that will probably be
3 looked at as in the design process again.

4 CHAIRMAN CLUTTS: Member Gorda.

5 MEMBER GORDA: Member Gorda for the record. Do
6 you know what you're currently spending annually on leases?

7 MS. CRECELIUS: You know, I do not have a total,
8 but I could compute it and provide it to you.

9 MEMBER GORDA: When you provide it, could you
10 also provide us the terms of those leases, the end dates of
11 those leases?

12 MS. CRECELIUS: Yes, certainly.

13 CHAIRMAN CLUTTS: Bryce Clutts for the record.
14 Along with that same line of thinking, do you happen to know
15 the anticipated savings to the state to have all of these
16 programs housed in one place with respect to staff
17 efficiency? I know that you talked about the driving. But
18 have we done an assessment of what the state might say in
19 doing this that would really help us kind of justify it?

20 MS. CRECELIUS: We haven't done that type of
21 analysis yet, but that would be a good approach to take,
22 you're correct.

23 MEMBER GORDA: Thank you.

24 CHAIRMAN CLUTTS: Yeah. I would just say that
25 that is definitely something that would help me as we look at

Page 95

1 building hundred and -- or 260,000 square foot buildings and
2 we're housed in different lease spaces and all of a sudden
3 the state becomes the landlord and we talk about the
4 maintenance again and again and again, knowing what we might
5 say that housing all of these agencies are entities in one
6 building would be very helpful.

7 MS. CRECELIUS: Okay. Thank you.

8 CHAIRMAN CLUTTS: Member Tiberti.

9 MEMBER TIBERTI: Gus and Chris, is there some
10 paradigm of formula that is accepted in the nation to get
11 what Chairman Clutts is asking? That would be a rubbery
12 surface if we're not careful as to how you -- I think there
13 must be some kind of system to do that, but I really think it
14 would have to be pretty well-preserved for the time to come
15 up with something really you could believe in. But I think
16 it's very important. I think it's a great question. I'm
17 just not quite sure what the formula would be.

18 CHAIRMAN CLUTTS: Mr. Chimits, would you like to
19 address it?

20 MR. CHIMITS: Thank you. Chris Chimits for the
21 record. There are probably formulas out there. But because
22 of the specifics to this locale, to this agency, to the fact
23 that they're spread all over, on page five I think it was in
24 their presentation, it would be difficult to borrow some
25 formula from Utah or Minnesota that would apply directly to

Page 96

1 them. So I don't think -- I mean, it would have to be a
2 business plan that would be put together to really establish
3 the true level of efficiency that you're looking for. I
4 don't think that we could scoop up a formula from another
5 state.

6 One other thing I wanted to just point out that
7 the rents right now in Carson City, anywhere from a buck-45
8 to a buck-70 a square foot in Carson City. This project,
9 looking at, like, a 30-year payback, probably around two and
10 a quarter square foot, so we're not quite there in terms of a
11 building that can sustain itself. It would need a little bit
12 of a booster shot to get there.

13 So we think it's a good idea to pursue. But at
14 the time until lease costs come up a little bit more in
15 Carson City, which they are doing right now, this would need
16 a little bit of assistance with state funds.

17 CHAIRMAN CLUTTS: Thank you. And just a counter
18 on that, I think it's just helpful for us in terms of knowing
19 what are we spending, what are we going to spend, and what's
20 the difference and why. Our job is to support you if we can
21 in knowing that we can save the state money in one place and
22 use that money to improve our facilities. It just makes our
23 job easier.

24 Member Gorda.

25 MEMBER GORDA: One last question. Do you know

Page 97

1 the approximate square footage of what you are leasing today?
 2 MS. CRECELIUS: Yes. Currently we're leasing
 3 273,000 square feet in Carson City, but about 50,000 of that
 4 are locations that provide direct services, and those
 5 locations wouldn't be pooled in. Those are five locations
 6 where we have direct service with specific clients.

7 CHAIRMAN CLUTTS: So 220,000 square foot
 8 building?

9 MS. CRECELIUS: Approximately, yeah.

10 CHAIRMAN CLUTTS: Mr. Chimits.

11 MR. CHIMITS: Thank you. Chris Chimits. The
 12 building that you're looking at there, I think that total is
 13 about 240,000 square feet -- I'm sorry. 260,000 square feet,
 14 which would accommodate all of their leased space that could
 15 be centralized and another little bit of room to grow. And
 16 we would bring in other state agencies that could lease
 17 there, back lease it.

18 CHAIRMAN CLUTTS: Thank you. We were actually
 19 just curious if there was room for future growth or else we
 20 would have this problem so many years down the road. So we
 21 have accounted for that?

22 MR. CHIMITS: Yeah.

23 CHAIRMAN CLUTTS: Thank you. Sorry to interrupt
 24 you.

25 MS. KOTCHEVAR: Good afternoon. I'm Julie

Page 98

1 Kotchevar. I'm the deputy administrator of the Aging and
 2 Disability Services Division. And as Ellen said, we provide
 3 life services to everyone from infants and toddlers with
 4 disabilities to people with developmental disabilities, to
 5 seniors, and our frail elderly people with physical
 6 disabilities.

7 The program that we're actually presenting on
 8 here is our developmental services. They provide services to
 9 individuals who have intellectual disabilities and related
 10 conditions. We have two actual state-owned locations, the
 11 Sierra Regional Center, which is located in Sparks, and the
 12 Desert Regional Center, which is located in Las Vegas. And
 13 in our Desert Regional Center, we also have our intermediate
 14 care facility, which provides an institutional level of care
 15 for 48 individuals who live there.

16 We have three projects that we're going to be
 17 presenting on, so we'll be nice and quick. And on page ten
 18 we also have 11 projects that are on the statewide. So we
 19 have a number that are on the statewide ADA and a number that
 20 are on the statewide paving, so we just wanted to mention
 21 that those are those two buildings.

22 On page 11 of the power point is our first
 23 project, DRC emergency generator replacement. So this is to
 24 replace a 24-year-old generator that was modified to have --
 25 to be able to use propane and it reduce its capacity, that

Page 99

1 modification. It's also reached its ends of its useful life.
 2 So it's department rank number ten. It's located in your
 3 book on page 560. And it is to -- The cost of this is to
 4 replace that as well as some of the main panels in buildings
 5 1307, 1310, and 1300. And on page 12 is a lovely picture of
 6 the generator.

7 Our next project is on page 13. It's the DRC
 8 security system installation. This project is to provide
 9 additional security for our facility. One of the primary --
 10 We have a couple of problems in the facility. One is that it
 11 uses all keys. And so that has become a little bit of an
 12 administrative nightmare when you have just tons and tons of
 13 actual physical keys to all the residences, as well it does
 14 not have any cameras in any of the living units. And we've
 15 had some incidents in the facility, and there isn't any
 16 recording that we can verify that the incident either
 17 happened or it didn't happen and why. It would also provide
 18 additional security lighting for the street and the building
 19 areas. And so the transitioning from keys to the badge entry
 20 would be -- would make things a lot easier and more secure
 21 for the facility. And that is department rank number 23.

22 Our next project is our lobby expansion. This
 23 is, again, related to security to provide a secure barrier
 24 between the main lobby and office area, administration
 25 building. We've had some incidents, which is not atypical to

Page 100

1 Health and Human Services, where you have a person who comes
 2 in who is hostile or has -- is threatening. And we've had
 3 capital police do a number of assessments.

4 And on page 15 you can see when you enter the
 5 building you can head down either hallway without ever
 6 entering the reception. And that gives you a hundred percent
 7 access to the entire building. So someone can come in even
 8 behind a group, scoot down the hallway, and there's no
 9 stopping them.

10 So what this would do would be to rearrange the
 11 lobby and provide a barrier so that people would have to
 12 check in before they're able to enter the building.

13 And that concludes our projects.

14 CHAIRMAN CLUTTS: Thank you very much.

15 Are there any questions or comments from the
 16 board? Thank you.

17 MS. COULOMBE: Good afternoon. My name is --
 18 (The court reporter interrupts)

19 MS. COULOMBE: My name is Kirsten Coulombe,
 20 K-i-r-s-t-e-n C-o-u-l-o-m-b-e. And I'm the deputy
 21 administrator over administrative services with the Division
 22 of Public and Behavioral Health. Our administrator is Cody
 23 Phinney. And we are a position that provides behavioral
 24 health services for adults.

25 And so on slide 18 we basically have ten total

August 25, 1600

Page 101

1 projects for our division, one that will go in to Lake's
2 Crossing Center. That's our forensic facility up in the
3 north. And then we have five for our Northern Nevada Mental
4 Health Services campus, which is also in the north end. And
5 the south we have four projects for our Southern Nevada Adult
6 Mental Health Services.

7 And then we also have some statewide projects.
8 And I apologize, there's a typo. We have statewide projects
9 for roofing, also for paving, and then our ADA projects,
10 which are listed there.

11 And so to begin on slide 21, our Lake's Crossing
12 Center, just to give you a really quick overview. That
13 facility is our maximum facility hospital for forensic
14 patients. And that serves all 17 counties in Nevada. And
15 it's for inpatient and outpatient services.

16 And so the first project for Lake's Crossing --
17 Actually the only project for Lake's Crossing is 7649 and
18 this is to replace our air handler unit number two. And this
19 was a -- sort of a continuation of a project that was done
20 last -- This is phase two -- that was done last biennium. So
21 our goal is to have more consistent heat for our patients but
22 also that was serving our lobby area, administrative offices,
23 and also for our outpatient services.

24 And then there's a picture of what that air
25 handler unit looks like on page 23.

Page 102

1 And then moving on, if there's no questions on
2 that. So page 24, just a little overview of our Northern
3 Nevada Adult Mental Health campus. And so this has our civil
4 rights hospital. Not civil rights. Excuse me. Our civil
5 hospital, which is for the north, and that's our state
6 hospital. And then we also have our outpatient services.

7 So one thing that I think that's important to
8 note for the Division of Behavioral Health projects is that
9 these facilities are critical because there's no alternative
10 for placement, particularly for our forensic center. There's
11 no place that you can take those patients to, as well as for
12 our civil psychiatric hospital. There's not really an
13 alternative. So they're critical for many reasons.

14 And so the first project for our Northern Nevada
15 Adult campus is really a life and safety issue. That's
16 project 7368 on page 25. And this is to replace the door
17 access control in our secure psychiatric facility. And so we
18 have had several occurrences of the doors not locking
19 properly or not opening. And so when these doors don't
20 function in the way that they should, it really is taking
21 staff away from providing treatment and care and observation
22 of the patients and they have to kind of guard the door so
23 that there's not any elopements and so that we are protecting
24 the patients as well as the community from that.

25 And then the other thing is that sometimes we

Page 103

1 have doors that don't lock at all and so that creates a
2 barrier for staff to respond to critical events in the
3 hospital.

4 And we have had one instance in March of this
5 year where a staff was physically assaulted and also suffered
6 serious injuries as a result of a patient pushing through the
7 security doors because the electromagnetic locks weren't
8 engaged properly. So we obviously don't want to have any
9 harm done to the patient as well as to our staff. And I
10 think any areas that we can mitigate any potential litigation
11 is also a benefit to us as well if anything happens in the
12 future. So that is a picture of that access control system
13 is on page 26 there.

14 So moving on to the second project for our
15 northern campus, that's 7374. And this is our chiller
16 replacement. It replaces existing air-cooled chiller piping
17 and other costs. And this would be for our building eight,
18 which is outpatient services, medical records, and then it
19 also houses a residential program for children. And there's
20 a picture of that on slide 28.

21 We also have an air handler replacement which
22 would be for existing multi-zone air handler units in our
23 administration building in building one. And so that unit is
24 20 years old. And we have a lot of -- You may or may not be
25 familiar with our campus. But NNAMHS was created in 1882.

Page 104

1 Not this building per se, but we have a lot of buildings that
2 we have repurposed and have been using. And so that is a
3 common theme across our projects that many of the units are
4 outdated. We have issues with replacing them as far as
5 manufacturers replacing costs and the parts and having that
6 be available.

7 So the air handler replacement for our admin
8 building, a picture of that is on slide 30.

9 And then our next project for our northern campus
10 is 7373. And that replaces the existing direct digital
11 control system, the hardware and software. So again this is
12 20 years old. It's difficult to maintain and repair. And a
13 picture of what that looks like is on 22, slide.

14 We also have requested project 7358. And that is
15 for an upgrade to our entire electrical system in building
16 two to meet the needs of the building but also bring it up to
17 modern code standards. And so this building and its
18 electrical services was built before the need for computers,
19 gas fire heaters, evaporative coolers, life safety devices
20 and modern devices. So that's bringing it up to -- That's
21 department ranked 26, bringing it up to modern technology.
22 And a picture of that what it looks like is on 34. And so
23 that's all for our northern campus.

24 And then moving on to our southern campus.

25 Again, the same type of services down at Southern Nevada

1 Adult Mental Health. We have a civil hospital and we also
2 have a forensic hospital. But we don't have any requests of
3 that. I'm sorry. We do have a request for that one as well.

4 So the first project for our Southern Nevada
5 Adult Mental Health is 7409, slide 36, department ranking
6 number five. And this is to replace our emergency generator
7 and automatic transfer switch for building three, which is
8 our Stein Hospital, which is our forensic hospital down there
9 in the south. And so that has the existing emergency
10 generator and automatic transfer switch has exceeded its
11 useful life and is only capable of holding very minimal
12 building loads. And a picture of what those look like are on
13 slide 37.

14 And then moving on to our second project, which
15 is for our civil hospital, which is Rawson Neal Psychiatric
16 Hospital, 7344. This one is to replace our -- replace and
17 augment our failing access control system. So, again,
18 equipment failure manufacturer is no longer able to make
19 those parts. And so we've had some difficulty with technical
20 support as well from third parties. And there on slide 39
21 will show you the card reader, the intelligent controller
22 with LAN, and then the remote reader electronics, which I'm
23 sure is much more familiar to you than it is to me, because
24 that looks Greek. The terms and the pictures look Greek to
25 me.

1 Also for Southern Nevada campus, 7435, this is to
2 replace the temperature control replacement for buildings one
3 and 3A and so that will replace the direct digital HVAC for
4 the SNAMHS campus. Again, 17 years old, no longer able to
5 obtain parts. And as is included in the background
6 information when they renovated Stein it looks like the
7 system that was put in was a master control system. And so I
8 think our hope is to be able to control that system
9 internally and regain control access for the building. So
10 there are three pictures on slide 40 that show that, the
11 typical control components.

12 And then our last one, which I think is the most
13 obvious to me that impact it will have on staff, again, it's
14 a life, safety issue for our Southern Nevada campus. And
15 this is 7443, our protective barriers at nursing at Rawson
16 Neal. So, again, trying to mitigate any potential injuries
17 that could occur to patients when they are having an episode
18 that is causing them to have an outburst or an issue with
19 staff. And so this is our protective barriers at the nursing
20 station. And so, as you can see, it's very evident on slide
21 43. And so the slide below, the picture below, shows what
22 our current system is as far as the nursing station and what
23 we hope to obtain for our Rawson Neal reception desk and what
24 it would look like for the barriers to protect the patients
25 and also to protect the staff.

1 And so with that, if there's any questions, we do
2 have our agency managers here to answer specific questions
3 about the programs. Thanks.

4 CHAIRMAN CLUTTS: Thank you very much.
5 Member Gorda.

6 MEMBER GORDA: Are there any codes that are being
7 broken at this time or regulations that are being broken at
8 this time that require any of this work to be completed?

9 MS. COULOMBE: You know, I'm looking to agency
10 managers who will come up and give you a better answer than I
11 can provide.

12 MS. SHEREK: Hello. My name is Lisa Sherek. I'm
13 the agency manager for DE Townsend State Psychiatric
14 Hospital. So we fall under several CMS and joint commission
15 accreditation standards and regulations. And when it comes
16 to speaking for the doors and the security, those would fall
17 under the environmental care standards and life standards for
18 the commission.

19 CHAIRMAN CLUTTS: Bryce Clutts for the record.
20 On the projects regarding access, controls, front desk,
21 security, things like that, have there been any incidents
22 over the last several years where safety was compromised and
23 thus really expediting the need to do these?

24 MS. SHEREK: Are you talking about the SNAMHS or
25 NNAMHS? I'm sorry. Are you talking about the doors or the

1 protective barriers? We both have experienced in the south
2 and the north incidents where folks have come in highly
3 agitated or suicidal and we've had to respond and get
4 assistance. I don't have those numbers for you specifically
5 today, but if you'd like that, we can see if we can pull some
6 numbers for you.

7 CHAIRMAN CLUTTS: Okay. Thank you. I'm just
8 curious -- Again, Bryce Clutts for the record. I'm just
9 curious whether -- I understand that it's critical and we're
10 looking at these. Are there potential liabilities in each
11 case, have we seen examples of that over the last several
12 years where this is continuing to be a problem and so if
13 there's any data or statistics to support or if lawsuits in
14 the state or something to say this is a continuing problem,
15 it would be helpful.

16 MS. MALAY: Hi. Joan --

17 (The court reporter interrupts)

18 MS. MALAY: Joan Malay, M-a-l-a-y. And I did
19 want to address one earlier question I believe you asked the
20 hospital administrator.

21 CHAIRMAN CLUTTS: Ma'am, if you would put the
22 microphone a little closer.

23 MS. MALAY: So the emergency generator is not
24 currently in code. Our seismic braces currently are not up
25 to code. So that was one of the questions that you had, I

August 25, 1600

Page 109

1 believe, about the coding, okay. And then yes, to your
2 question also about the barriers, we have had staff injured
3 so egregiously, I guess, is the word that they are no longer
4 able to work. And they're discipline nurses and other staff
5 nurses as well.

6 CHAIRMAN CLUTTS: Okay. Thank you very much.

7 MR. NUNEZ: Mr. Chairman.

8 CHAIRMAN CLUTTS: Mr. Nunez.

9 MR. NUNEZ: Thank you. For the record Gus Nunez.
10 What's been reported to us by mental health is that in the
11 last five years they have experienced 274 incidents involving
12 assaults on staff and 158 incidents of patient-caused
13 property damage. And that's in your book, sir.

14 CHAIRMAN CLUTTS: I'm sorry, Mr. Nunez. I was
15 having a hard time hearing you. Did you say that's in the
16 book?

17 MR. NUNEZ: Yes. It is on page 591 of your book.

18 CHAIRMAN CLUTTS: Thank you.

19 MR. NUNEZ: And, again, that's what's been
20 reported to us by Health and Human Services.

21 CHAIRMAN CLUTTS: That's great information.
22 Thank you very much.

23 MS. KLUEVER: Okay. We're the final division
24 under DHHS and this is for the Division of Child and Family
25 Services.

Page 110

1 CHAIRMAN CLUTTS: Would you state your name.

2 MS. KLUEVER: Oh, I'm sorry. Danette Kluever.

3 I'm the deputy administrator. The last name is

4 K-l-u-e-v-e-r. First name D-a-n-e-t-t-e.

5 And our presentation starts on page 45. On page
6 46 you'll see that we have 20 capital improvement project
7 requests that we're going to be highlighting for you today.

8 On page 47 we have eight projects that have been
9 moved to the statewide projects, so they're Public Works.

10 And then I will go ahead and start our
11 presentation on slide number 48. And we'll start with our --
12 We're made up of -- Division of Child and Family Services is
13 made up of three separate program areas. Facility wise we
14 have children's mental health. And we'll start out with
15 children's mental health. We have one in the north and one
16 in the south. And then we also have our juvenile justice
17 facilities. We have three juvenile justice correctional
18 facilities. Youth centers. Sorry.

19 So for the first one on page 48, the Northern
20 Nevada Child and Adolescent Services Center, this is an
21 outpatient counseling, targeted case management, and
22 residential treatment services for children under the age of
23 18.

24 If you go to slide 49, our first project will be
25 in your packets on page 588. And it is project number 7092.

Page 111

1 It's an emergency generator upgrade for our residential
2 treatment homes. The current generator was installed in the
3 1990s and does not have the capacity to power our treatment
4 homes fully. So there is a picture there of the residential
5 treatment homes that are about 4,000 square feet each that
6 were constructed in 1976.

7 And then if you look at slide 50, it's the
8 emergency generator that we would like to have replaced.

9 And that's the only project for our Northern
10 Nevada Child and Adolescents.

11 And then moving on to slide 51, we have our
12 Southern Nevada Child and Adolescent Services. Again, this
13 is for our West Neighborhood Care Center, our Desert Willow
14 Treatment Center, which is a hospital, serving mental health
15 services for kids that are under 18.

16 On page 52 we will start with our first project.
17 And it is on your packets in page 572. It's number 7116,
18 chiller replacement for building number seven. Building
19 number seven is our West Neighborhood Family Services Center.
20 12,500 square feet and was constructed in 1974. The chiller
21 is over 20 years old and has reached the end of its useful
22 life. You can see a picture of that chiller on page 53.

23 And then moving on to the next one we have. On
24 your packets it's page 576 and it's project number 7117.
25 It's HVAC replacements for three of our Southern Nevada adult

Page 112

1 service campus locations for our residential treatment homes
2 that are over 20 years old. The HVAC units have obviously
3 reached their useful life for our Oasis program and so we
4 would be looking at HVAC replacement for buildings 11, 13,
5 and 14. If you go to slide 55 you can see the layout of the
6 buildings and the number that would have to be replaced at
7 each of those buildings.

8 And then moving to slide number 56. In your
9 packets it's on page 556. It's project number 7115,
10 replacement of two boilers that are -- Do you have a
11 question?

12 CHAIRMAN CLUTTS: Yes, ma'am. Bryce Clutts for
13 the record. Chris, maybe you could answer this. On slide 55
14 there's a total of 13 units but on page 576 it looks like we
15 have eight units. Am I missing something there?

16 MR. CHIMITS: Which are the page numbers?

17 CHAIRMAN CLUTTS: The packet page number 576 and
18 slight 555.

19 MR. CHIMITS: Okay. So in the CIP book we're
20 replacing -- I'm sorry. Chris Chimits for the record. We're
21 working in buildings 11, 13, and 14, which is what she's
22 showing on page 55. So could you repeat the question,
23 please.

24 CHAIRMAN CLUTTS: Yes. Bryce Clutts for the
25 record. On the cost detail we outline two, four, and two

Page 113

1 units totalling eight, yet on the slide 55 we show 13. Are
2 we only replacing eight of the 13?

3 MR. CHIMITS: Chris Chimits. Yeah. We're not
4 replacing all of them. We're replacing the units that are
5 specified on page 578. I'm sorry. I didn't understand your
6 question.

7 CHAIRMAN CLUTTS: Thank you.

8 MS. KLUEVER: All right. So now we'll return to
9 Desert Willow Treatment Center, the replacement of the two
10 boilers. This is our psychiatric care hospital down south.
11 It is a 58-bed, 24-hour children's psychiatric hospital.
12 It's approximately 58,400 square feet and it was constructed
13 in 1994. And this is to replace two of the boilers at that
14 hospital, which you will see on page 57.

15 And that concludes all of our projects for our
16 children's mental health facilities. But then we'll be
17 working in to our juvenile justice facilities. So did you
18 have any questions? Okay.

19 So then moving right along. On page number 58,
20 we will start with our Nevada Youth Training Center. Our
21 Nevada Youth Training Center is a residential correctional
22 facility that houses male juvenile delinquents between the
23 ages of 12 and 19 out at Elko. That facility was -- has been
24 in existence since 1913, was reconstructed with most of our
25 buildings being done between 1962 and the early seventies.

Page 114

1 We also run Independence High School out there.

2 And so if you move to number 59 or page 59, on
3 your State Public Works packet, it's page 544, it's project
4 number 7499. And this is for the NYTC domestic water system
5 upgrade. We have current wells that we have out there. One
6 of our wells has dried up. We have another well that we're
7 primarily using. And we had a well redone or redrilled
8 recently and it is now contaminated. So we have to look at
9 what we're going to do with our water system out there.

10 If you go to page 60 you'll see a complete
11 picture of how big this campus is. We're on over 500 acres
12 with about 25 acres of the property being developed for the
13 facility itself. We are working with State Public Works to
14 look at our options for the water issue out there. We did
15 have a well that is no longer going to be able to be used.
16 So we're looking at possibly getting on to the City of Elko
17 water. There is some questions on whether we want to do
18 annexation with the City of Elko or not. At this time the
19 division's desire is not to do so, no annex to the city, but
20 go ahead and go on with the city water. But we need to be
21 able to maintain our wells and the water storage tank for
22 irrigation purposes. We have about 25 acres of land that has
23 got manicured lawns, trees, shrubs, out of the 500 acres.
24 But what we're most concerned about is the safety of the
25 domestic well for the kids.

Page 115

1 MEMBER GORDA: Member Gorda for the record. So
2 you're sitting out in the desert with 25 acres of manicured
3 lawn, trees, and shrubs --

4 MS. KLUEVER: This is in Elko.

5 MEMBER GORDA: I know. I lived in Elko for a
6 year and a half.

7 MS. KLUEVER: Okay.

8 MEMBER GORDA: Any thought to reducing the amount
9 of irrigation that you have running?

10 MS. KLUEVER: You know, honestly, we have not
11 discussed reducing it. We have been able to maintain it with
12 our current well system and the irrigation water that comes
13 down for that campus. And there has never been a CIP put
14 forward to change it to a zero scape or anything out there.
15 Usually with some good winters we maintain that land pretty
16 well. It's a little bit higher in the summer to water it,
17 but most of that is done through irrigating off of the well
18 water.

19 MEMBER GORDA: I thought your well went dry.

20 MS. KLUEVER: No. There's two wells. We
21 actually have three wells out there. One is contaminated.
22 One is currently in use. And one has dried out. And our
23 hopes when we -- No matter what, the facility is going to be
24 open, and the biggest concern about going on the city water
25 is making sure that we use that for the domestic water but

Page 116

1 not wanting to impact either the City of Elko or financially
2 running the maintaining of the current property with domestic
3 water for the City of Elko.

4 MEMBER GORDA: So not knowing where your
5 buildings are situated or what you use your grounds for,
6 you're irrigating a lot of land. And I'm just asking, you
7 know, is there a reason? Could we look at a cost savings to
8 reduce that?

9 MS. KLUEVER: I think we could do that. I mean,
10 we haven't changed that property pretty much since its
11 existence. So that is an option to be looking at. There
12 would still be some irrigation that would need to occur
13 there. You know, the football field is maintained. This is
14 an active campus that's much like a college campus with lots
15 of lawn and stuff and children residing there.

16 MEMBER GORDA: And certainly I understand
17 football fields, soccer fields, that type of thing. I'm just
18 asking the question.

19 CHAIRMAN CLUTTS: Bryce Clutts for the record.
20 Just as a follow-up to that, I think to piggy-back on Member
21 Gorda's question, we heard a presentation earlier in the day
22 about going from domestic irrigation to a well because of the
23 extreme cost to the state. And so here it looks like we're
24 looking to go from a well for irrigation to domestic. Am I
25 misunderstanding that? Are we still going to irrigate with

August 25, 1600

<p style="text-align: right;">Page 117</p> <p>1 the well?</p> <p>2 MS. KLUEVER: The intent is to irrigate with the</p> <p>3 well and only put the domestic lines in for the housing</p> <p>4 units.</p> <p>5 CHAIRMAN CLUTTS: Okay. Thank you. That helps</p> <p>6 clarify things for me.</p> <p>7 MS. KLUEVER: Anymore questions?</p> <p>8 So then we'll move on to our next project for</p> <p>9 NYTC. You'll find that in your State Public Works packet on</p> <p>10 page 558, project number 7501. It's to upgrade our exit</p> <p>11 signs and egress lighting. This was original construction in</p> <p>12 1962 to the buildings, the cottages where we have. This</p> <p>13 project would provide proper egress lighting in all cottages,</p> <p>14 classrooms, gym, the industrial vocation room, administration</p> <p>15 warehouse areas, to meet the current standards.</p> <p>16 On slide 62 you will see there is just an example</p> <p>17 of one of the exit signs. All the lights are burning out and</p> <p>18 they are up high enough that you can't always see them from</p> <p>19 across the room.</p> <p>20 And the next project you'll find in your State</p> <p>21 Public Works packet on page 566. It's project number 7502.</p> <p>22 And it's the NYTC communications system upgrade. This</p> <p>23 project will overhaul the entire communications system in the</p> <p>24 classrooms and infirmary and phone wiring intercom and paging</p> <p>25 system along with the bell clock systems that have all passed</p>	<p style="text-align: right;">Page 119</p> <p>1 coolers and exhaust fans in the six dormitory buildings. The</p> <p>2 project includes replacing existing evaporative coolers,</p> <p>3 restroom and shower area exhaust fans, the domestic water</p> <p>4 piping, duct work, air distribution and related controls.</p> <p>5 The evaporative coolers are not sufficient when the outdoor</p> <p>6 temperature gets above 85 degrees. We have lots of</p> <p>7 condensation that's building up.</p> <p>8 And if you turn to slide 68, you'll see a picture</p> <p>9 of one of the cottage's exhaust fans and how we are now</p> <p>10 starting to get rust in the window frames and on our drain</p> <p>11 floors from excessive moisture build-up in that area.</p> <p>12 Moving on to page 69, again in your State Public</p> <p>13 Works packet, it's on page 580. This is project 7512, NYTC</p> <p>14 backflow prevention installation. Currently right now for</p> <p>15 our domestic lines we do not have a backflow prevention. So</p> <p>16 I entered on page 69 a pretty picture of a brand new backflow</p> <p>17 prevention because we would like to have one that looks that</p> <p>18 nice on this facility.</p> <p>19 Okay. Moving on. In your State Public Works</p> <p>20 packet page 598 we'll find project 7514 for NYTC restroom</p> <p>21 fixture replacement. This would replace all of the sinks,</p> <p>22 faucets, and shower valves in six cottages. They're past</p> <p>23 their useful life. Most of these were originally installed</p> <p>24 in 1995. We have some that have totally completely failed</p> <p>25 and are rendered useless while others just have leaking</p>
<p style="text-align: right;">Page 118</p> <p>1 their useful life. This is the -- The majority of the system</p> <p>2 was originally installed in 1962.</p> <p>3 And on slide 64 is just a couple pictures of the</p> <p>4 school intercom switch board and a picture that represents</p> <p>5 the library intercom and clock that we had to replace a store</p> <p>6 bought clock over the top of a clock because they're no</p> <p>7 longer working.</p> <p>8 And this is our facility where we house our youth</p> <p>9 and have major activity going between the cottages and the</p> <p>10 school and needing to have that communication.</p> <p>11 The next project is State Public Works packet --</p> <p>12 on page 570. It's project number 7506 for your NYTC HVAC</p> <p>13 renovation of our gym building. We currently have a new NIAA</p> <p>14 sports program out there, so we are very actively using our</p> <p>15 gym again. The equipment in the gym is more than 30 years</p> <p>16 old. The building is approximately 14,900 square feet and</p> <p>17 its original -- the cooling system was originally installed</p> <p>18 in 1976. There's not a true air conditioning system in</p> <p>19 there. If you switch to page 66, you'll see the outdated fan</p> <p>20 that is used. So it's just a fan cooling system. And the</p> <p>21 heater is deteriorating past its useful life. You can see</p> <p>22 that it's leaking all over. So we don't really have a good</p> <p>23 heating or air conditioning system out there at all.</p> <p>24 And then moving on to your packet on page 578,</p> <p>25 we'll go over project number 7513, replace the evaporative</p>	<p style="text-align: right;">Page 120</p> <p>1 valves. And you'll find that both on the showers and the</p> <p>2 toilet areas. And you'll see those pictures on page 71.</p> <p>3 The next project is in your State Public Works</p> <p>4 packet on page 600. It's project 7498. It's the NYTC</p> <p>5 exterior lighting upgrade that needs to be done. The</p> <p>6 lighting is all original from the 1962 construction. On page</p> <p>7 73 you'll see where we have had to just abandon some lights</p> <p>8 where we have missing light poles. We've had to show unsafe</p> <p>9 electrical junctions that have been entered on some of the</p> <p>10 light poles or that we have removed them and capped them off</p> <p>11 completely out there. There is a distance, you can see</p> <p>12 between buildings, the sidewalks are not lit up without this.</p> <p>13 And then moving on for State Public Works page</p> <p>14 number 604, you'll find project number 7518, NYTC magnetic</p> <p>15 door lock system. This is to replace the door lock system in</p> <p>16 only two of our cottages, two of the six. The door locks and</p> <p>17 controls have reached their useful life and are not designed</p> <p>18 for current application. We are going to replace two of the</p> <p>19 housing units that are 3,847 square feet each and were</p> <p>20 constructed in 1962.</p> <p>21 On page 75 you'll see where the magnetic door</p> <p>22 upgrades are needed. The little arms that stick out that the</p> <p>23 doors are supposed to come to, if they don't stick there and</p> <p>24 the kids are going in and out, the doors will slam shut on</p> <p>25 them. We need to replace door locks that are just worn out</p>

1 and past their useful life. Doors can actually just be
2 kicked open at this point.

3 Moving on, State Public Works page 606, you'll
4 find project 7500, for the NYTC interior lighting upgrades
5 that needs to occur. This will be covering any of the indoor
6 lighting fixtures that we have, where the lights are out in
7 the picture, the ballast can't be replaced, so they're on or
8 they're off, and when they go off, we're done, lights out.

9 On page 608 of your packets you'll find project
10 number 7507 for the NYTC exterior energy retrofit, and that
11 is to cover two of our cottages, Adventure and Mountaineer
12 Buildings. The scope of this project is to do the exterior
13 walls, windows, and doors with putting an insulation barrier
14 on the outside of the wall and replacing the windows with
15 double pane windows. The cottages are over 50 years old and
16 lack the energy conservation. We have moisture that will
17 come in and out because there is no barrier there or
18 insulation.

19 If you go to slide number 78, you can see an
20 example of just the block walls and the windows that we have.
21 There's also a picture of a window. This is a typical window
22 out at the buildings where you can't even see through them
23 anymore.

24 So that wraps up the projects for NYTC out in
25 Elko. And we'll be moving on to Caliente Youth Center, which

1 is located down south.

2 So Caliente Youth Center is a staff-secured
3 juvenile correctional facility that houses 140 males and 60
4 females, ages 12 to 19. The campus is located approximately
5 on 35 acres with buildings situated on about ten of those 35
6 acres. The school is run by Clark County School District.
7 And other than that we maintain all of the housing units.
8 That facility was originally built in 1962 with additional
9 living units added in 1972.

10 Project number one for this facility you'll find
11 in your Public Works packet on 562. It's project 7427. And
12 it's to update the Caliente communication system. We have
13 intermittent communication that works on -- that works out
14 there. It frequently has interruptions to it or it doesn't
15 work at all. It's a high security risk for us while we have
16 our youth out there.

17 This project or a portion of it was previously
18 recommended on the facility condition analysis report from
19 2002 and it's been amended according to the current surveys
20 from 2010.

21 So if you go to slide number 81 there's just some
22 pictures. We have radio towers that we put up to try and
23 help with the communication. We have piping and stuff that's
24 been added to just try and, you know, get wires and access
25 the system.

1 On page 82, I went ahead and combined two HVAC
2 projects. We have HVAC replacement phase one and phase two.
3 These will be on State Public Works packet 564 and page 594
4 respectively. There's project numbers 7425 and 7426. This
5 would be taking care of all of our old HVAC units that are
6 still running the R-22 refrigerant and it would cover our
7 culinary, dining, gym, kitchen, laundry, and administration
8 buildings.

9 On slide 83 you'll see pictures of where we're at
10 with those HVAC projects.

11 And then on page 84, State Public Works, page
12 602, we have project number 7146, the Caliente flooring
13 replacement for our gym and dining and food services area.
14 This is a 50-year-old facility with some original flooring in
15 those areas. The gymnasium and dining food service areas are
16 in the replacement and beyond their useful life. The gym is
17 getting cracked and worn down where the kids are just sliding
18 through on the soft spot or the slick spots that have all
19 been worn out in there. And egress lighting is cracked and
20 worn. If you go to slide 85, I've given you some examples of
21 the current flooring conditions throughout that area.

22 And that wraps up the projects for the Caliente
23 Youth Center.

24 And I have one left and it's our Summit View
25 Youth Center. Summit View is our physically secure juvenile

1 correctional facility that houses up to 96 males, ages 12 to
2 19, located in Southern California -- Southern California?
3 Southern Nevada. And that facility has had its ups and
4 downs. It was originally constructed in 2000. We went
5 through some major renovations of it in 2016 for the
6 reopening. And the only thing that is major outstanding for
7 this facility which has caused us a lot of problems is found
8 on your project page 548. It's project number 7475. And
9 it's for the doors, locks and mechanism replacement. The
10 scope is to replace doors, locks, and mechanism controls for
11 the sleeping rooms, medical area sleeping rooms, and secure
12 area entry points for about approximately 20 percent of the
13 doors. So it's not a complete overhaul. It's just trying to
14 get the priorities done.

15 If you go to slide 88, you will see what the
16 mechanical doors look like. Don't let these pictures fool
17 you. They have fresh paint on them. But they're still
18 extremely old. And then we run everything through a computer
19 system with the old controls.

20 So that completes our projects for the Division
21 of Child and Family Services.

22 CHAIRMAN CLUTTS: Thank you, ma'am.
23 Are there any questions or comments from the
24 board?

25 Thank you very much.

Page 125

1 MS. KLUEVER: Thank you.

2 CHAIRMAN CLUTTS: Department of Administration,
3 are you here and ready to go?

4 MR. NUNEZ: Yes, we are. A couple of things --
5 Gus Nunez for the record -- that I wanted to bring to your
6 attention while things are fresh in our mind with respect to
7 NYTC and Elko. Currently, the current water system that we
8 own there that the state operates cannot take care of fire
9 flow. So right now Elko is already on campus with a water
10 line and fire service through the building for fire
11 protection, number one.

12 Number two, I wanted to bring to your attention
13 the last well that we drilled, there is an issue that seems
14 to be in the aquifer with iron bacteria. And right now this
15 is a problem obviously. And the -- the current system, no
16 issues with the current system with respect to being able to
17 irrigate there. And the concept is only for -- with respect
18 to going with Elko, it's only for domestic just to -- And
19 domestic versus irrigation, obviously there's quite a jump
20 there. So we would be, obviously our recommendation and what
21 we've been discussing with HHS is just leave everything on
22 the irrigation system, just leave it the way it is.

23 But with respect to domestic, I think the most
24 feasible way for us to go right now instead of replacing that
25 well and potentially running in to the issue with the iron

Page 126

1 bacteria in the aquifer again is to basically just connect to
2 the City of Elko and go on from there.

3 And then you've got -- Like I said, right now,
4 they're already on campus with respect to fire flow. And
5 they get no income from them unless there's a fire, because
6 there's no water. So they're already providing the
7 protection with the storage now, so for nothing in return at
8 this point.

9 So I think for everyone this would be a win-win
10 to go ahead and bring in domestic only again, very important,
11 keep it to domestic only, as long as there is already a water
12 line in there on campus. If you have any questions I would
13 be happy to answer.

14 CHAIRMAN CLUTTS: Thank you, Mr. Nunez, for
15 clarifying that.

16 MR. WELLS: For the record, my name is Keith
17 Wells, administrator, for the Fleet Services Division. I do
18 have a power point if you want or I can just -- Exactly the
19 same thing that's in here. It will be quick.

20 This is CIP project 7637, the advantage planning
21 to build a secondary facility for the Fleet Services Division
22 in Las Vegas. Currently we have a facility in south Vegas
23 and we want to build one in north Vegas. And that's what's
24 illustrated on this map.

25 The current facility sits adjacent just south of

Page 127

1 the airport and the secondary facility we want to build will
2 be at the Grant Sawyer Complex in north Las Vegas. That's a
3 distance of approximately 12 miles and a travel time of
4 approximately 30 minutes.

5 The challenge that we have right now is Las Vegas
6 is such a large geographic footprint, our customer base that
7 resides in the northern part of the city has extensive travel
8 time to get to our facility. So the cost that the travel
9 time, the loss of productivity for that staff to make that
10 travel time is significant.

11 At our current facility we run a maintenance
12 center and a short term rental center. Our short term rental
13 program doesn't really fit well for north, all the agencies
14 operating in North Las Vegas, and that's because it doesn't
15 make economic sense for them to drive all the way across town
16 to get in.

17 There's a high concentration of state work force
18 residing in North Las Vegas. There's approximately 8,000
19 state workers residing in Clark County. Having a facility
20 based at the Grant Sawyer Complex would allow us to take our
21 services and expand in to that northern corridor and provide
22 a short term rental center. The goal behind operating a
23 short term rental center, the theory is if you have a
24 centralized facility there for employees to use for travel
25 needs, you can reduce the number of vehicles permanently

Page 128

1 based at that agency. So in theory you should reduce the
2 size of the fleet that's managed on a long term basis, not
3 expand it right there.

4 We want to run a car share program out there and
5 our maintenance center. Our maintenance teams provide the
6 full life cycle maintenance needs for all of our state
7 vehicles. And those vehicles include everything from a large
8 truck to a small truck. I mean a large truck to a compact
9 sedan.

10 In my packet here, I just want to give you
11 something to take away as a brief background of what this
12 division does. Our mission is to provide safe, efficient,
13 cost-effective, environmentally health-conscience vehicles
14 for state workers. Essentially what we do is we provide
15 comprehensive fleet management services for state agencies.
16 We partner really close with the private sector. So we go
17 through and we review all the services we can do internally
18 cost-effectively. If we can't do it, we outsource. That
19 includes our maintenance center and short term transportation
20 program.

21 This facility is a long-term strategic goal of
22 this division to, as was stated before, to expand our
23 services in to the northern corridor. There's a high
24 state -- high concentration of state workers there and one of
25 the key elements of this project is this division would fund

1 this program, fund this component of the project. So we're
2 not asking for any money for the project. We're just asking
3 for the authority to move forward to do the project.

4 A little bit of background on the State Fleet
5 Services Division. When we built our current facility, it
6 was built in 2007, and we built it with the intent to expand
7 for a minimum of ten years. But prior -- In 2010 there was
8 an audit done on the state fleet, the executive branch audit,
9 number 10-07. That audit advised the state to start
10 transferring agency-owned vehicles in to the Fleet Services
11 Division. And what that has done is it's been increasing our
12 fleet size year over year. Last year we grew by 115 units
13 approximately. And we -- I'm projecting that growth to
14 continue.

15 Because of that audit, we will outpace the
16 life -- the expected lifecycle capacity of our current
17 facility.

18 One of the -- To give you an idea of how many
19 state workers -- how many state vehicles that potentially
20 could be. There's approximately 6,000 state vehicles in the
21 system right now. This division manages approximately 1100
22 of those. Approximately 1500 are not managed by fleet.
23 They're just intermittently operated by agencies. That 1500
24 is what that audit was targeting. So we potentially could
25 move from 1100 unit fleet to a 2600 unit fleet in less than a

1 decade. And that growth will -- we will exceed the capacity
2 of our current facility.

3 So what I've included in this packet, just to be
4 real brief, was a quick background of who we are and what we
5 do, a map of the location. We want to be in the Grant Sawyer
6 Complex. We chose that location, the Public Works team chose
7 that. We wanted to be near the Grant Sawyer Complex. They
8 identified a spot currently there that's occupied by a solar
9 panel system. And they would just take, lift that solar
10 panel system up and build a building. So we're not changing
11 the footprint of that facility. We're just utilizing it.

12 The key components of this project in my opinion
13 are this is -- we're doing long range forecasting for this
14 division. We have the money to pay for it. We have the
15 justification showing what -- and demonstrating why our fleet
16 is going to expand. And the division does a -- the division
17 focuses on the tasks that are cost-effective for the state to
18 do and we outsource many, many components for operation. So
19 it's a partnership between the state and the private sector
20 to create efficiencies. And that project will bring
21 long-term ground transportation solutions to the Clark County
22 area. And that concludes my presentation.

23 CHAIRMAN CLUTTS: Thank you.

24 Are there any questions? Mr. Tiberti.

25 MEMBER TIBERTI: Tito Tiberti for the record. I

1 heard that you're not asking for the money. That's really
2 impressive. If you have the money it's more impressive.
3 But, number two, you said you going to -- or you do use
4 combination partnership with the public or private. What are
5 you doing and how are you doing that? Give me a couple of
6 examples of what you mean by that.

7 MR. WELLS: What I mean by that is to begin with
8 our short term rental program we've gone through and
9 identified all the different vehicle types that are not
10 cost-effective for the state to own internally in a short
11 term rental program. We don't own large vans. We don't own
12 specific types of trucks, unique vehicles. So we only own a
13 high volume, high frequency use vehicles, like sedans and
14 sport utilities. Everything else we outsource to Enterprise
15 or to Hertz. And we work very close on a daily basis with
16 Hertz and Enterprise to make sure that that's a seamless
17 experience for the customer. They don't know that they're
18 going to Hertz or Enterprise, typically. They may in Las
19 Vegas because we'll send them directly to there. For
20 example, in Reno, the customer just gets in the car.

21 On the repair side, we've identified the same
22 task. We've looked at what's cost-effective, what's the high
23 volume, routine, cost-effective repairs that we can do
24 internally to keep the vehicle in service as much as
25 possible?

1 The repairs require specialized, advanced
2 training or advanced tools that are expensive. We outsource
3 that. So we outsource probably 25 percent of our vehicle
4 repairs. And we have a network of vendors we work really
5 close with them. And that relationship has allowed us to
6 have cost-effective fleet that's in service a high percentage
7 of the time.

8 MEMBER TIBERTI: Congratulations. That's great.

9 MR. WELLS: Thank you.

10 CHAIRMAN CLUTTS: Member Gorda.

11 MEMBER GORDA: With the new building would you be
12 able to reduce some of the outsourcing?

13 MR. WELLS: With the new building, it wouldn't
14 per se outsource any more repairs. It would just -- We would
15 be serving a larger section of fleet with the same type of
16 approach.

17 CHAIRMAN CLUTTS: Bryce Clutts for the record. I
18 see that the state funding says zero and agency funding says
19 541,783. So it's all agency-funded on the design portion?

20 MR. CHIMITS: Chris Chimits for the record. Yes,
21 it is.

22 CHAIRMAN CLUTTS: Thank you. I appreciate it.
23 You're good.

24 MR. WELLS: Thank you.

25 MR. CHIMITS: All right. My name is Chris

1 Chimits. I'm the deputy administrator for the State Public
2 Works Division. All day today this board has seen pictures
3 and heard stories of rusty mechanical electrical parts and
4 pieces. And so I'm here to entertain you with some
5 architectural excellence and some fun projects to fund it.
6 So here we go. The first one is on page 726 of your binder.
7 It's a new administration building built on the Capitol
8 Complex and I'm going to point about where it's going to be.
9 Right there. Right now the Kinkead Building exists there.
10 It's been unoccupied for approximately ten years because the
11 floors are sagging and creaking.

12 So this project when constructed will design and
13 construct a new 100,000 square foot office building right
14 about where the Kinkead building currently exists. We're
15 going to tear that down. It would house several different
16 state agencies, the Department of Administration. The
17 director's office would be an opulent and luxurious space and
18 we would include that for the director of administration.

19 MEMBER CATES: Spartan.

20 MR. CHIMITS: Administrative services, fleet
21 services would go there, grant management, hearings and
22 appeals, human resources. Purchasing would go there. Risk
23 management, state library of archives with their
24 administrative staff would go there, and actually a Spartan
25 space for the State Public Works Department would be there.

1 As I mentioned, it's a hundred thousand square
2 feet, and the funding mechanism would be that the soft cost
3 would be asked for, 5.1 million dollars, asking for state
4 money here and that the remainder of the funding, the 36
5 million dollars construction costs, would be a lease purchase
6 program. Any questions?

7 CHAIRMAN CLUTTS: Bryce Clutts for the record.
8 Mr. Chimits, could you explain the lease purchase program and
9 how that works for all of our benefit?

10 MR. CHIMITS: The funding mechanism to pay for
11 the bonds there, what we're proposing, and our director has
12 indicated it might not be able to do it in this -- in the
13 climate that we're in right now, but currently Buildings and
14 Grounds charges 96 cents a square foot for all state-owned
15 facilities, all the state agencies. And if that rent were to
16 increase by approximately ten cents a square foot to \$1.06 a
17 square foot, that would fund the funding mechanism to pay
18 back the bonds for this.

19 We felt the Bryan Office Building, which is right
20 here under a similar mechanism. Not by reason of the stated
21 amount but through a lease purchase program.

22 So what we're proposing here is a similar process
23 to what we did to build the Bryan Building and then possibly
24 entertaining the idea of funding or paying it back through an
25 additional ten cents a square foot on state-owned buildings.

1 CHAIRMAN CLUTTS: Thank you.

2 Member Tiberti.

3 MEMBER TIBERTI: What is the interest rate in
4 today's market for that type of even or odd or whatever
5 you're calling it? I'm just curious. Today you must have
6 good credit and tremendously low rates. And how long a term
7 is it, ten years, 15 years?

8 MR. CHIMITS: Chris Chimits for the record. It's
9 four percent is what we're anticipating. It might not be
10 quite as good, but we're thinking around four percent, and
11 that would be probably a 30-year term.

12 MR. NUNEZ: Mr. Chairman.

13 CHAIRMAN CLUTTS: Mr. Nunez.

14 MR. NUNEZ: I don't know if you'll recall that
15 the proposal from governmental, I think it was governmental
16 services design -- I mean development group. I don't know if
17 you'll recall that. I can't recall right now the
18 presentation that they made. I think at that time they were
19 projecting 4.125. And they did have a lender as part of
20 their team and that's some financing 30 years that they were
21 proposing at that time. Obviously we would have to get an
22 exact number on interest rate. We would have to consult with
23 the treasurer who would be actually selling the paper in the
24 open market. But if you need -- if you need an update on
25 that as to what the treasurer's guesstimate would be, we

1 could contact the treasurer's office and come back with an
2 accurate number, a more accurate number from them if you
3 would like.

4 CHAIRMAN CLUTTS: Thank you.

5 MR. CHIMITS: Okay. Chris Chimits for the
6 record. The next project, I'm going to direct your attention
7 over to the screen here. Right now Sahara Boulevard runs
8 right over across the lower right hand diagonally, that's the
9 south end of the city block in Las Vegas. And the building
10 is the new DMV that's currently under construction right now.

11 It will be completed in late November. And the new building
12 to the right of that just to the east of the DMV is the one
13 that I'm going to talk to you about right now.

14 It's a new administration building and it's
15 provided for 130,000 square feet of new office space for the
16 State of Nevada. And the big difference between this one and
17 the last one I just spoke to you about is that in Las Vegas
18 right now the leases that we're seeing are ranging around two
19 dollars a square foot. Some more. Some a little less. But
20 by the time this building would be constructed, we would
21 easily see leases approaching two and a quarter, maybe more,
22 two dollars and 30 cents a square foot. If the state were
23 able to pay for the costs here like we're showing you, 6.2
24 million dollars contribution by the state and a 45 million
25 dollar contribution through the lease purchase program, this

1 building, unlike the previous one, has the ability to stand
2 alone. So for someone, say, like business and industry, a
3 big state agency, you can move them in there and move other
4 state agencies in here that are currently leasing in Las
5 Vegas and between those without having to affect the
6 buildings and grounds state rate.

7 So we like this project here. It would be a neat
8 opportunity. The site is already kind of laid out and
9 planned for, as you can see. The DMV is constructing
10 according with that photograph. So it would provide all of
11 the necessary parking.

12 And then in the lower left-hand corner of that
13 site, what you don't see in that photograph, is the Bradley
14 Building, which is currently existing right now. And that's
15 not a good building. We're currently avoiding putting any
16 money in to that. Our analysis is saying that that's not a
17 good investment for putting good dollars in to a bad
18 building. So we're currently letting that wind down. And on
19 that slide you can see where we're winding all the way down
20 to where it would not be there anymore because we would use
21 it for DMV that needs the additional parking. And in its
22 place we would build that new building, 130,000 square foot
23 building. This has the potential to pay for itself on its
24 own without adjusting the state rate. Any questions?

25 CHAIRMAN CLUTTS: Bryce Clutts for the record.

1 Again, with respect to long-term maintenance, how are those
2 built in to this? The state now owns the building. State
3 agencies lease the building. How do we avoid the situation
4 we're in 20 years from now?

5 MR. CHIMITS: I'm grateful that you asked that
6 question and I'm going to take just a minute to talk a little
7 bit about the system that we've been advocating. And we've
8 talked to the director about this. We would like to see the
9 State of Nevada develop a culture of funding deferred
10 maintenance separately from capital construction. We would
11 like to see bonds sold to build new buildings that have a
12 50-year life span to them. We would like to see ten to 14
13 cents a square foot set aside and paid for every month per
14 square foot by the agency using the space for the life of the
15 building to pay for deferred maintenance.

16 And so for this project here we've kind of
17 already thought of that. And what we've done in that \$2.26 a
18 square foot, which is what this building would need to make
19 it go up, if the state would pay for the soft cost, that
20 includes sufficient money to pay for deferred maintenance for
21 this building for its entire life. That includes in the
22 \$2.26.

23 The building here has been designed to meet state
24 standards and meet all of our adopted standards and so it's
25 got good central plan equipment. It's got high energy, HAV

1 systems in this strip mall stuff. And so for \$2.26 a square
2 foot I see us landing kind of right in the middle of what Las
3 Vegas is going to be charging in a couple years from now.
4 And it's got a mechanism built in to that price point that
5 pays for the deferred maintenance of the building.

6 CHAIRMAN CLUTTS: Bryce Clutts for the record.
7 So you were talking about a dollar six or so per square foot
8 for less. So you would raise that up to a dollar -- about a
9 dollar 20 to 2.26 or so and be competitive with the private
10 sector, but yet utilize those additional funds that the
11 agency is paying rent to fund the deferred maintenance over a
12 period of time? Did I understand you correctly?

13 MR. CHIMITS: Uh-huh.

14 CHAIRMAN CLUTTS: Thank you.

15 MR. CHIMITS: Give me the money. Okay. Now I'm
16 going to introduce Tom Federici, who is going to take over --

17 CHAIRMAN CLUTTS: I'm sorry. I didn't see you
18 waving your hand over there.

19 MR. NUNEZ: For the record Gus Nunez. The
20 director from the DMV is here right now, Mr. Chairman, and
21 they only have one project. So with your permission, I just
22 wanted to request we would be happy to let DMV go right now
23 and then we'll finish our presentation afterwards since
24 they're already here and I assume that they're ready to go,
25 I'm sure. And they only have one project. We can get them

1 out of the way quickly.

2 CHAIRMAN CLUTTS: I think we can handle that,
3 Mr. Nunez.

4 DMV, proceed.

5 MEMBER TIBERTI: We can take their cell phone
6 number and text them.

7 MEMBER GORDA: Make them wait in line.

8 MS. ALBERTSON: That was a good one. Good
9 afternoon. For the record, my name is Terri Albertson. I'm
10 the director of the Department of Motor Vehicles. I would
11 like to start by thanking you for allowing us this
12 opportunity.

13 I will share a little bit of history with you.
14 It wasn't until two weeks ago that I learned of this
15 opportunity. So I'm going to share, again, some additional
16 history with you as we go through the power point
17 presentation. And, again, thank you so much for this
18 opportunity.

19 With me today is Tanya Laney. She is our
20 administrator of field services, which is the face of the
21 Department of Motor Vehicles.

22 So what we're here to talk to you a little bit
23 about today is current standards at the Reno Galetti office.
24 On Saturday, August 6th, the Reno DMV opened at 8:00 a.m.
25 with 320 customers in line. Customers line up three-quarters

August 25, 1600

Page 141

1 of the way around the building almost daily.

2 When the Galetti office was originally
3 constructed in 1979, the population in Washoe County was
4 approximately 187,000 residents. Today we're looking at
5 451,000 residents. And we're still operating in that
6 existing facility that was built to handle the capacity from
7 1979. We've also included in here the projections based on
8 our demographer's growth rates and expect the population in
9 Washoe County will exceed 475,000 by 2019.

10 So by the numbers in 2016. And this is only at
11 the Galetti Way location. The average customer wait time is
12 57 minutes. There are currently 36 customer service windows
13 available. We have 159 employees that service that facility
14 who serve approximately 893 customers per day. And this is a
15 real important point. We have 152 parking spaces there. So
16 we have more employees than we have parking spaces, while
17 we're also trying to meet the capacity for 893 customers per
18 day.

19 The lack of parking has caused many problems to
20 our customers and constituents. There have been 1125
21 citations issues from September of 2015 through July of 2016.
22 320 customer vehicles have been towed in FY 16 and cost
23 customers between 188 and \$200 each. Employees are written
24 up for lateness due to insufficient parking. And they do not
25 feel that they can leave for lunch over concerns that they

Page 142

1 can't find a parking place when they do return to work. And
2 there's also a concern over safety.

3 Following that incident on Saturday with the 320
4 customers in line, there was a letter to the editor that was
5 written on August 10th where the customer herself wrote in
6 saying at 7:15 in the morning the individuals were requiring
7 service wrapped around the DMV building when it opened at
8 8:00 a.m. The line inside the building to get to the cue to
9 see a representative extended to almost twice the length of
10 the building with no place to sit if you wanted to stay in
11 the line. After approximately an hour and a half in line, a
12 representative reviewed her renewal paperwork, took her phone
13 number and told her she would be called. After another hour
14 and a half, I was called and taken care of by a knowledgeable
15 representative.

16 Changes for Washoe. Again, Galetti office opened
17 in 1979. The population of Washoe County was less than half
18 of what it currently is now. In the photos that you're
19 looking at this presentation were photos that were taken in
20 the last few weeks.

21 All of Washoe County continues to be served by
22 one main DMV facility. That is the only metropolitan office
23 that DMV has to service all of Washoe County, including
24 Sparks and the outlying areas.

25 Currently, the Sparks location is only for

Page 143

1 processing commercial driver's license transactions. Many
2 commercial driver's license customers come to the Galetti
3 office only to be turned away, causing frustration and
4 confusion.

5 Expanding Sparks to be full service is not an
6 option, as there are less than five windows and parking
7 spaces in that facility.

8 So the customer experience. Customer wait areas
9 and lines are uncomfortably congested. Free customer wi-fi
10 access could not be provided and it is already operating at
11 maximum capacity for data and electrical infrastructure at
12 this current facility. Restroom facilities cannot
13 accommodate customer demand.

14 It's time to meet the growing demand of the
15 Washoe County population, to provide a more efficient and
16 responsive state government, to reduce customer and employee
17 frustration, for a new northern Nevada DMV service center.

18 Here is an architecture rendition of a combined
19 DMV emission and commercial driver's license facility. A
20 one-stop service center reducing confusion and frustration
21 while improving customer experience.

22 The DMV currently owns 15 acres that was
23 purchased back in 2003 that today sits vacant. So you can
24 see from the map that is up on the screen with the addition
25 of the new Veterans Freeway, the extension of that, it's a

Page 144

1 little difficult to see, but you can see the current DMV
2 location on Galetti Way as opposed to the new location and
3 it's approximately four minutes in additional travel time.

4 So we can share with you from our experiences
5 here in Carson City because there were some concerns
6 previously about the people that live in the north of Reno
7 having to travel out in to this location out in the south
8 when in fact we know that these customers are traveling to
9 Carson City to avoid the situation that they have to deal
10 with when they're at the Galetti Way facility.

11 The advanced planning and schematic design have
12 already been completed. And, again, it wasn't until two
13 weeks ago, a little over two weeks ago, when Chris Chimits
14 and Gus Nunez says, DMV, why are you not on the CIP list. So
15 being new to my position as director, I said, please come and
16 fill me in. And when we learned of this opportunity, decided
17 to go forward with the presentation and our request for
18 this -- the building today. The.

19 Plan was approved in 2013 but did not move
20 forward. The delay of the project has already increased the
21 cost over ten million dollars. Further delays obviously will
22 equate to even higher costs.

23 It's important for us to point out that as a
24 highway fund agency, our building would be paid for using
25 highway funds and part of the emission control funds. So

1 this would not impact in any way the general fund request
2 that you may have received from other agencies.

3 And although I don't see him in the room, I spoke
4 with director, NDOT Director Rudy Malfabon prior to coming
5 forward with this request today. He provided his support for
6 the Department of Motor Vehicles to move forward with this
7 new facility. Again, it is his intention that they would
8 take over the current Galetti property once that is vacated
9 by the Department of Motor Vehicles that he could use for his
10 administration and also the parking that is currently there.
11 He, again, knew that this was originally planned for 4:00
12 o'clock so Mr. Malfabon could appear. So I just want to
13 assure you that I do have his support as far as moving
14 forward with this project because obviously it impacts the
15 highway fund. And I think it was important to reach out to
16 him and get his support before moving forward.

17 And, again, this talks about the Veterans Parkway
18 extension project, which would provide easy accessibility to
19 the new site in minutes, reducing customer concerns and
20 increase in convenience.

21 If approved, the Northern Nevada DMV Service
22 Center would offer enough parking to accommodate the needs of
23 the staff and customers, including 330 parking spaces. So
24 we're going from 159 that we have today to 330 for just the
25 customers. 134 spaces designated for our employees. And we

1 would be able to have 23 designated disabled parking spaces
2 where today the Galetti office has four. And I can tell you
3 that one of the -- Again, going back to the citations that
4 have been issued, that is one of the primary reasons that
5 people are cited is for illegal parking in the handicap zones
6 at that facility.

7 I can also share with you that three Fridays ago
8 I drove down to the Galetti office and I played drive around
9 the parking lot just like our customers do. It took me three
10 circles in the back of the parking lot actually stalking a
11 customer if you would as I saw him walking out with his
12 paperwork and sat in my car with the blinker on so that I
13 could have a parking space in order to get in to the
14 facility. So I've experienced this personally.

15 So increasing capacity and impact. So we would
16 go from the 39 windows that we have today to 49 to service
17 our customers, decreasing our wait times. It would provide a
18 secure break room and work conditions for employees. And it
19 would increase the restroom facilities to accommodate our
20 customers and staff. And we would also have improved safety
21 and meet all ADA features and requirements.

22 As you can see, it's time and we're ready. I'd
23 be happy to answer any questions you might have.

24 CHAIRMAN CLUTTS: Thank you.

25 Are there any questions? Member Hand.

1 MEMBER HAND: Member Hand for the record. I
2 think you probably answered this, but you said that the staff
3 would increase or you would have 49 windows rather than 39
4 windows and when you talked about wait times. Would that
5 increase be added -- What would that get wait times down to?

6 MS. ALBERTSON: Terri Albertson for the record.
7 We don't intend on adding any staff. We do have staff that
8 work back office functions at this time. We would simply put
9 them at the front windows in order to service our customers.
10 I don't know if Tanya can make any correlation between the
11 number of staff windows and wait times.

12 MS. LANNEY: For the record Tanya Laney,
13 L-a-n-e-y. And I'm the administrator of field services for
14 the DMV.

15 As Terri has already said, at this point we
16 wouldn't be able to estimate what that wait time would go
17 down to. The issue that I can tell you that we are running
18 in to now is we only have 36 available service windows. We
19 would be able to pull staff from other areas and spread them
20 out too because there just isn't enough room for them now to
21 be at a window. They would be able to be at one of those
22 available 49 windows and that would work out too when we have
23 320 customers in the morning when we open the doors, we can
24 get those customers to windows faster and get them out of the
25 building faster so that we don't have that residual effect

1 all day.

2 We have implemented an appointment system like we
3 have in our other offices across Nevada. And one of the
4 issues is the customers are still trying to get used to that
5 system. They're used to walking to the DMV, coming early in
6 the morning, they know they'll get in and get out and they
7 don't have to worry about making an appointment. We're still
8 trying to change that culture. But until we get through that
9 change, we don't see the numbers going down drastically at
10 any point.

11 So being able to have those additional windows to
12 serve the customers in the morning, one of the things that we
13 do now is we have an information counter and we have the main
14 line with approximately 300 people almost every day coming in
15 to the building. We could direct them from the information
16 counter to one of those available 49 windows, check in them
17 in to the system that way, and then have them wait and then
18 the other half of the building actually starts calling
19 customers to get them out of the building faster.

20 So with those additional windows, we do foresee
21 that we would decrease the wait time. We just don't know at
22 this point what that number would be.

23 We don't have any other offices that are
24 comparable window size. Galetti has 36. And our other metro
25 office has about the same number of windows, so we don't have

August 25, 1600

Page 149

1 any data yet to be able to effectuate that. The new Sahara
2 building will have a comparable number of windows, so when
3 that opens we will know a little bit more.

4 MEMBER HAND: For the record Member Hand again.
5 Just the reason for my question is make this facility not the
6 customer -- The reason for my question is to make this
7 investment in this facility and not have the customer
8 experience be significantly different doesn't make a lot of
9 sense to me. So I guess I would ask of you that you come up
10 with some method of estimating what the customer wait time be
11 reduced by with the building this facility.

12 MS. LANEY: And that is something we can
13 absolutely look at and come up with a guesstimate of what
14 that reduction would be. Again, we do know there would be a
15 reduction. We can do a time study on Galetti and see how
16 long it takes those initial 330 customers to get through the
17 information counter first thing in the morning and then add
18 those additional numbers and come up with a number that way.

19 CHAIRMAN CLUTTS: Bryce Clutts for the record. I
20 would imagine I'm not the first person to ask this question.
21 But I also wonder with respect to the DMV as a state agency,
22 it's one of the few agencies where I believe we can actually
23 do less in a building than more, unlike a lot of the other
24 agencies. And so I wonder what the DMV is doing and how
25 you're looking forward to reduce the amount of people or

Page 150

1 services that need to be performed in the building versus on
2 line? Because I can tell you personally when I go to the DMV
3 for some of the things that I do, I ask myself why am I here
4 doing this when this could be done on line. And I don't know
5 what percentage of the population that reduces or the number
6 of people you service. It's just really difficult to put my
7 head around another 42 million dollar project when I wonder
8 if a lot of those folks even need to be there.

9 MS. ALBERTSON: Terri Albertson for the record.
10 So what I can share with you is that we do keep statistics on
11 the use of our alternative services, whether that be by web,
12 kiosk, or mail. So we continue to see a growing trend where
13 customers are using those alternative services in order to
14 interact with Department of Motor Vehicles.

15 Unfortunately, as our efforts have greatly
16 improved in that arena, there are some things that just
17 require you to have to be at the DMV. When staff have the
18 ability to interact with them, again, they try and direct the
19 customer to the kiosk or to open up a live DMV portal
20 account. And so that's why we're seeing that growing trend.
21 But obviously to establish your identity with us for the
22 first time or to register a new vehicle from out of state,
23 we're always going to have those face-to-face transactions
24 that can't be done alternatively. But, again, when I look at
25 the growing trends, the alternate services that are being

Page 151

1 used by our customers, I'm very happy with the results that
2 we're seeing because it's a continual climb to do that. I
3 don't ever see the DMV or the face-to-face interaction will
4 ever completely go away.

5 I talk with many other jurisdictions throughout
6 the United States, other DMV directors, as far as what
7 they're doing. Some are implementing mobile units. As a
8 matter of fact, Nevada DMV did have mobile units years ago.
9 And during the downturn in the economy, those were actually
10 taken away.

11 So we will continue to look for those areas of
12 improvement and apply them as we can. But, again, I think,
13 you know, having the history of the Galetti facility and the
14 growth in Washoe County, which we have no control over, I
15 think helps support the need for us to have this facility to
16 meet the demand of the customers here in the north.

17 CHAIRMAN CLUTTS: Thank you.

18 Member Stewart.

19 MEMBER STEWART: Member Stewart for the record.
20 I'm just not sure -- I see that the request for the funding
21 is coming from the highway fund. Do DMV fees go in to that
22 highway fund? Or where do DMV funds that are generated go
23 to?

24 MS. ALBERTSON: Thank you for the question.
25 Terri Albertson for the record. Depending on what the

Page 152

1 legislature does -- Here's a little bit of history -- it is
2 100 percent of the highway fund, the fees that we collect
3 that are distributed to the highway fund. But there are also
4 portions that go to the counties and the schools. So the DMV
5 receives a commission on the portion of the fees that we do
6 collect and then there has also been times when the money has
7 been directed to the general fund. And this is where we sit
8 today, 50 percent of what we collect comes through the
9 highway fund and 50 percent goes to the general fund. So,
10 again, that's all controlled by the legislature.

11 The DMV is also unique in that we are kept up to
12 a 22 percent cap of the revenue that we collect. There's no
13 other state agency that has to fall under those restrictions.
14 And so, again, like with the Sahara office that's being
15 constructed, that is actually done outside of the cap and the
16 funds come directly from the highway fund.

17 And, again, to that question is why I felt it was
18 important to reach out to the NDOT director to make sure that
19 he would be in support of this measure, because obviously the
20 funds that could potentially be used for other road projects
21 would now go towards paying the cost of the DMV.

22 So I only know at a very high level again with
23 our meeting with Chris and with Gus that our proposal here
24 would be much like it is for the Sahara office, that we would
25 pay this over a 30-year term. So it's not like we're asking

1 for 43 million dollars out of the highway fund up front to
2 fund us. And, again, that's why I asked Chris if he could
3 stay at the table because I have not fully wrapped my head
4 around that. But if you have more specific questions
5 regarding that funding, then we could answer those questions
6 for you.

7 MEMBER STEWART: Just a follow-up question This
8 is Sean Stewart for the record. Do you know by chance how
9 much 50 percent of the fees from DMV that goes in to that
10 fund?

11 MS. ALBERTSON: Terri Albertson for the record.
12 Again, I can only share with you that on average the
13 Department of Motor Vehicles collect 1.3 billion dollars a
14 year from our various funds that we provide with the Nevada
15 DMV that are then distributed based on statute to the
16 respective entities, whether that be the schools, the
17 counties, the highway fund, the general fund. And again, we
18 deal with motor fuel taxes. So I can tell you I know overall
19 it's 1.3 billion dollars a year.

20 CHAIRMAN CLUTTS: Are there any other questions?
21 Member Tiberti.

22 MEMBER TIBERTI: Member Tiberti for the record.
23 I'm just curious, I know it's a security-type question, but I
24 want to know the average time that it takes to process
25 somebody walking up to the window. Now, I know you're

1 dealing with a car registration or something, I'm just trying
2 to get an average time. If you got 300 people. And I'm not
3 talking about they all wake up in the morning and be there.
4 Just all day long, what's the average that it takes to
5 process each one?

6 MS. ALBERTSON: Thank you for the question.
7 Terri Albertson for the record. That is a statistic that we
8 have. And on average it's 11 minutes.

9 MEMBER TIBERTI: Congratulations.

10 MS. ALBERTSON: And that's historic.

11 UNIDENTIFIED SPEAKER: And I understand you've
12 been in line since the Beatles in 1964.

13 CHAIRMAN CLUTTS: Are there any other questions?
14 Mr. Chimits, do you have a comment?

15 MS. ALBERTSON: Actually, if I could, if you'll
16 indulge us for a moment, Director Malfabon has joined us. I
17 would like for him to be able to go on the record regarding
18 his feelings.

19 MR. MALFABON: Thank you. For the record Rudy
20 Malfabon.

21 (The court reporter interrupts)

22 MR. MALFABON: M-a-l-f-a-b-o-n. And I'll leave a
23 business card. It is hard to spell. I just wanted to
24 testify in support of the project. I know that at the higher
25 level I think that probably the testimony did talk about the

1 parking issues there. And it creates a problem for NDOT.
2 Our facility is co-located. We have maintenance and training
3 in the back there on that side of Galetti. And when people
4 can't find parking spaces at DMV, they're going to try to
5 park at the NDOT spaces, and it creates a problem.

6 But I think at the higher level it's just really
7 about public accommodation and serving the public. It's
8 really necessary and, in my opinion, overdue.

9 I remember back in the day when I lived in Reno
10 it was tough to go there. You know, it had all the
11 connotations of going to a DMV office.

12 So I think if you consider what we have in Las
13 Vegas for DMV facilities, it's definitely a lot more
14 selection and population obviously. But I think it's
15 overdue.

16 And in looking at the highway fund, it's in very
17 good shape. We bonded our projects in Las Vegas, Project
18 Neon, the largest project to date. So that gave us some
19 additional capacity, I think, in the highway fund. And this
20 is what Director Albertson has explained to me is this is
21 between two and three million a year as over that 30-year
22 period to pay for that facility, the new facility.

23 So I think it's a reasonable request and I think
24 that it serves the public well. And I believe that the
25 highway fund can handle that initial commitment for a new

1 building in Reno.

2 And we have other issues that would help NDOT.
3 We have a new storm water group in not only Carson City but
4 also Reno and we could use that extra building space, put it
5 to use for NDOT as well. So I think that all in all it's
6 generally supported by NDOT and the highway fund could handle
7 that initial cost on an annual basis. And I can answer any
8 questions.

9 CHAIRMAN CLUTTS: Thank you, sir.

10 Member Gorda.

11 MEMBER GORDA: Rudy showed up after all the hard
12 questions. I just want to ask the shape of your property.
13 Is that the property you own or do you own the corner in the
14 green as well?

15 MS. ALBERTSON: Terri Albertson for the record.
16 Actually that is the one corner that we do not own. So that
17 would remain as a vacant plot until such time they decide to
18 construct on it. But, again, we do have 15 acres there that
19 will accommodate not only the main DMV building but the
20 emissions as well as the commercial lot, the commercial
21 driver's license building. And you can see up there toward
22 the top of that is where the actual pad is where they would
23 do the commercial test drives, so we would have everything in
24 one stop. One stop shop.

25 MEMBER GORDA: Is the amount that's considered,

August 25, 1600

Page 157

1 is that considering the off-site improvement that would need
2 to be made as well?

3 MR. CHIMITS: Chris Chimits for the record. Yes,
4 it does.

5 MS. ALBERTSON: If I could also add one thing.
6 Terri Albertson for the record. What I did ask Mr. Chimits
7 to include in this estimate is the F F and E. So the
8 original estimate was less than that because we're obviously
9 not going to need that for a couple of years. But I wanted
10 to be transparent in the total cost up front. And so that
11 does include F F and E going forward.

12 CHAIRMAN CLUTTS: Thank you very much. I
13 appreciate it.

14 MS. ALBERTSON: Thank you for your time.

15 MR. FEDERICI: Good afternoon. My name is Tom
16 Federici. I am the deputy administrator for Buildings and
17 Grounds. And my background is that I'm a mechanical
18 engineer. And as such, I'm quite used to following
19 architectural presentations. And as a matter of fact, I'm
20 quite used to being the last presenter of the whole thing.
21 The mission of B and G is to provide maintenance
22 and repair services for approximately 85 buildings owned by
23 the State of Nevada. These buildings are in Carson City,
24 Reno, and Las Vegas. And we provide general maintenance for
25 the buildings, anything from a door repair to lighting

Page 158

1 repairs. We also provide janitorial services for those
2 buildings. We provide HVAC services. And we also provide
3 grounds services.

4 The first project I would like to show you -- By
5 the way we also in the Carson City area we also provide
6 maintenance services for the Stewart Indian Facility. And
7 that's the first project I'd like to talk to you about today.
8 And that has to do with the water service currently at the
9 Stewart Facility.

10 This map shows, and it's not important to get in
11 to all of the detail of it, but the facility is served
12 primarily through a well and the Clear Creek Water System.
13 That water provides irrigation for the facility and domestic
14 water and some fire protection for a lot of the facility.

15 In fact, the picture to the right there shows a
16 water tank, a water storage tank, that stores water for fire
17 protection services. However, that tank is a 75,000 gallon
18 capacity tank. But because it's not seismically designed
19 to -- designed to be seismically protected, it only has about
20 a quarter of its capacity filled at any time. So our ability
21 to provide fire service protection for the facility is
22 greatly diminished.

23 Right now there's a -- Is there a pointer? This
24 blue line right here shows the Carson City 12-inch water main
25 that runs through the facility right now. Of that there is a

Page 159

1 loop that takes off right around here, the core of the
2 facility, that serves about six fire hydrants. What our plan
3 is to do is to actually connect to that service so that that
4 Carson City would actually be providing the water for
5 domestic and fire protection for the entire facility. The
6 well and Clear Creek System would then provide just the
7 irrigation services. By doing that we'll also have to run
8 new water services in to each building and have to provide
9 backflow protection for each of those services.

10 Anyway, this project is -- has -- is
11 approximately 80 percent through its design phase. And this
12 project now is looking for the construction of that project.
13 Hey, Ward, I seem to be stuck already.

14 MR. NUNEZ: Mr. Chairman, if I may while he's
15 taking care of that.

16 CHAIRMAN CLUTTS: Please.

17 MR. NUNEZ: I just wanted to mention one thing.
18 While that elevated tank obviously there are seismic issues
19 with it that have been identified. That's why we don't fill
20 it. But one of the things that I think should be also
21 pointed out is that even if you could fill the entire tank,
22 that's 90,000 gallons, for that Stewart Facility, we need
23 about 360,000 gallons to meet the fire marshal -- fire code,
24 fire marshal requirements. And so the fire hydrants now
25 supported by the Carson City system, no problems there. But

Page 160

1 the fire hydrants that are on our system, they're highly
2 inadequate at this point.

3 MR. FEDERICI: The next project I'd like to talk
4 about is at the Grant Sawyer Facility in Las Vegas. And
5 there are several projects that I'll be speaking of at this
6 particular building. But the first one is dealing with
7 security. What we're looking to do is provide a card access
8 system for the entire building. Right now there are only a
9 few areas in the building that are accessed by card access.
10 And capital police has a presence in the facility. But to
11 provide the more adequate security for all of the division
12 within the complex, we are proposing to put in a card access
13 for the entire building.

14 Also at the Grant Sawyer building there is a
15 current design project that is completing right now to
16 replace the entire mechanical systems in the central plant.
17 They are also doing a number of upgrades out in the building
18 of the mechanical distribution equipment. But this project
19 would be to modernize, replace all of the central plan
20 equipment, which includes boilers, chillers, pumps, cooling
21 towers, and all of those kind of pieces of equipment. This
22 will not only update, upgrade, and improve the efficiency of
23 the equipment, but it will also -- it will also improve the
24 reliability of the system, which has come in to problems here
25 in the last few years. Part of that -- Part of that system

1 will be to replace the energy control system for the
2 building.

3 A similar project is planned for the Supreme
4 Court here in Carson City. And that is replacing all of the
5 central plan equipment with new high efficiency equipment to
6 improve the reliability and efficiency of the system.

7 The next project I'd like to talk about is back
8 out at Stewart. There is a desire to make the -- not
9 modernize, but to repair a lot of the historic buildings at
10 the Stewart Complex. And this facility, the old gym, is one
11 that is viewed by the Indian Commission as being the most
12 important project on the site.

13 Now, the building is, as you can see from that
14 picture, is very old and in a very poor state of decay. This
15 project right now looks for funds to improve or to repair and
16 replace the roof structure and the roof system. And that is
17 to hopefully prevent any further decaying inside the
18 building. Because right now, as you can see from that one
19 picture on the right, the roof is extremely deteriorated and
20 there is a great amount of weathering that occurs inside the
21 building. So right now what we'd like to do is stabilize it
22 from further decay, but future -- at a future time there will
23 probably be a much more expensive project that has to be
24 brought forward. And that's to stabilize the entire
25 structure because it's an un-reinforced construction.

1 efficiency and reliability.

2 DMV and Public Safety here in Carson City has had
3 some settlement over the years, differential settlement, and
4 it is caused -- Over on the left side we see the main entry
5 at the doors and the glass there. And basically what has
6 happened is the differential settlement has caused a great
7 problem, cracking of the glass over there and misalignment of
8 the doors. And we also have that problem of glass over on
9 the right side also, the west end of the facility. So this
10 project would completely replace those systems so that we
11 don't have those kind of problems with misalignment anymore.

12 Back to the attorney general's complex. We would
13 like to upgrade the closed circuit TV system within the whole
14 complex to provide adequate coverage of the entire complex.
15 Right now the capital police has problems in a lot of the
16 areas and they can't maintain the 24-hour surveillance on
17 those. In fact, a lot of times if they want to know what's
18 going on, they have to go over there and physically look. So
19 this project would provide a new closed circuit TV system.

20 The NHP headquarters in Reno is now of the age
21 where the equipment is beginning to fail and we spend a lot
22 of time and money in maintaining that equipment. And so this
23 project would basically replace all of that central plan
24 equipment just like in the other projects I described.

25 Back at the AG's complex here in Carson, we --

1 The next project is at the attorney general's
2 complex here in Carson City. And that is to upgrade the
3 electrical distribution system within the complex. It will
4 improve the safety of the building, the building electrical
5 system, and improve the safety of the building entirely.

6 A similar project will upgrade the electrical
7 power and transformers and distribution system within the
8 Stewart Complex. Right now we continually have outages out
9 there from old equipment. And this project will upgrade that
10 equipment, update it, to provide better communications and
11 electrical systems at the complex.

12 The next project is here at the Capitol, the
13 Capitol and the annex. And that is a project that needs to
14 be done ever so often to keep the building looking very nice
15 and what it should be. Right now we need to completely
16 repaint, which means there's a lot of infrastructure that
17 needs to be or base preparation that needs to be done before
18 that painting.

19 The next project is to provide some -- to conduct
20 some electrical coordination studies at the Bryan Building
21 here in Carson City and at the Grant Sawyer Building in Las
22 Vegas. What we have to do is go through the buildings with a
23 study and a consultant to actually do the study to look at
24 the systems and see what needs improving and what needs
25 replacing. We need to do this to improve the system

1 the Heroes Building is the oldest building over there and
2 it's unreinforced basically construction also. This project
3 would provide the planning and the study of that building for
4 what needs to be done to seismically retrofit that building.
5 It's, again, I point out that it is a planning project only
6 at this point.

7 At the Stewart Campus there is a great need to
8 improve the communications within the entire complex. There
9 are several other agencies that have their operations out
10 there, Department of Corrections being one. And we need to
11 improve the entire infrastructure out there for
12 communications since many of it doesn't exist at all in some
13 areas.

14 At the Bryan Building there is a need to improve
15 the envelope. There have been some problems recently. I'm
16 not sure what they're exactly due to. We just know that we
17 have water infiltration through some of the areas, the roof
18 structure and the envelope itself. We have done many repairs
19 to the roof structure. I shouldn't say many. We've done
20 some repairs in certain areas. But this project would
21 hopefully complete that work and make the building tight.

22 Here at the Capitol, there was a study done
23 approximately a year ago, a year to two years ago on the
24 Capitol fence. And found that it's not so much the cast iron
25 fencing but it's the sandstone that it's attached to that has

August 25, 1600

Page 165

1 degraded so much. The fence itself also has a lot of repair
2 work that's needed. And there was a study done, of which is
3 on the Capitol website, and that's the cover of it that
4 basically describes the entire work of the project that needs
5 to be done to bring a -- bring the fence up to historic
6 standards.

7 Back again to the AG's complex. And what we have
8 over there is a site storm water drainage issue. I don't
9 know how it was originally designed. We only know that in
10 the last several years every time we have a storm event of
11 pretty much any size, we do tend to get flooding around the
12 basement of that building. So what we were looking at with
13 our civil engineer was to do some regrading of the parking
14 lot out to make sure that we don't get any storm water back
15 to that area.

16 The Eicon building where we currently reside,
17 that's the parking lot needs to be replaced. There is a lot
18 of -- You can see kind of in the foreground of the picture a
19 lot of alligator, they call it, of the concrete -- I mean of
20 the asphalt. And that's prevalent throughout the entire
21 parking lot. In fact, at the very back, there are some major
22 cracks I guess you would say, separations of the asphalt.

23 The Stewart Complex, when it was originally
24 constructed so many years ago, apparently didn't have too
25 much planning in site drainage, because every storm water

Page 166

1 event that we have causes a great deal of ponding at many of
2 the streets throughout the facility. It's a very flat
3 facility and it needs to be regraded or whatever would have
4 to be done. We need to improve the drainage on the entire
5 site.

6 Buildings six and 107, six houses the POST
7 administration facilities. And building 107 is the state
8 fire marshal's office. And basically what they have is a fan
9 boil system that is in great need of replacement. And this
10 project would replace entirely those systems in those
11 buildings.

12 And lastly, at the DMV NHP facilities here in
13 Carson City, we're looking to upgrade the lighting systems in
14 those buildings. The current systems use a combination of
15 fluorescent, the older fluorescent technologies. And what we
16 would like to do is replace them all with LED. That has the
17 advantage of greatly reducing the energy consumption and
18 greatly reducing the maintenance cost.

19 And that summarizes the projects that B and G is
20 proposing. And at this time if you have any questions I
21 would be happy to answer them.

22 CHAIRMAN CLUTTS: Are there any questions?

23 MEMBER BENTLEY: The question I have is on your
24 Stewart project for the water, domestic water mainly,
25 replacement, do all of those fire hydrants have to be

Page 167

1 relocated?

2 MR. FEDERICI: Not relocated. But the plan --
3 the plan the civil engineer has done right now shows where
4 they would be. That plan shows where they are intended to
5 go. And the older fire hydrants that are part of the
6 existing Stewart Facility system would need to be replaced
7 because they don't have -- provide the adequate fire flow.

8 CHAIRMAN CLUTTS: Thank you very much.

9 MR. FEDERICI: Great. Thank you very much.

10 CHAIRMAN CLUTTS: Member Tiberti.

11 MEMBER TIBERTI: I would be remiss if I didn't
12 bring this up. We have a youth culture, very highly
13 sensitive and Member Stewart has been reluctant to mention it
14 if he can mention his granddad's homestead on the Stewart
15 Ranch, I think he would be very happy. Could you comment on
16 that, please?

17 CHAIRMAN CLUTTS: Okay. At this time we move in
18 to Mr. Chimits.

19 MEMBER TIBERTI: Sorry about that. I thought we
20 were done.

21 MR. CHIMITS: Chris Chimits for the record. For
22 that I'm going to go very quickly. Statewide programs, I'm
23 going to take them in general, are really nothing more than
24 deferred maintenance. What we've done is at a convenience
25 for our staff, the way we staff our group over there is that

Page 168

1 we've grouped similar projects that can all be done by
2 someone with a specific set of skills or experience. So we
3 put them in to a statewide program.

4 And the first one is the statewide roofing
5 program. And all throughout these last two days you've seen
6 agencies come before you with roofs that have problems that
7 are leaking. And so you get an idea of the depth and breadth
8 of all of the roofing issues that we have as a state.

9 Our staff, we've got guys over there that are
10 experts in this, and they go out and verify each of these
11 roofs and how bad they really are. And they took a look at
12 where they are with the 20-year warranty that Gus mentioned
13 to you earlier. And then we put them in to a priority that's
14 really based on exact knowledge of the condition of the roofs
15 and when they need to be replaced or can they just be
16 repaired. So that's the statewide roofing program. And
17 we'll be presenting that to you at your next board meeting in
18 a priority order which takes care of the worst ones and then
19 stages them out so that we're in 2019 we deal with the next
20 set.

21 The next statewide program is the ADA program.
22 And, again, it's nothing more than deferred maintenance.
23 We've got a person over on our staff who's got expertise in
24 the ADA, so they go around and pick up ADA projects according
25 to the -- We've got a criteria for prioritization where we

Page 169

Page 171

1 take care of Department of Justice items first and then we
2 look at any risk or degree of exposure. If it's the State
3 Museum here in Carson City and has a high degree of elderly
4 people who are going to visit, that's maybe more important
5 than out in Moapa that doesn't have the volume through it.
6 So we prioritize ADA so that we can take care of the highest
7 risk first. And that's what's done in that statewide
8 program.

9 The project you heard at NNCC, Northern Nevada
10 Correctional Center, that's large enough that it was brought
11 before you on its own merit. But the person who manages the
12 state agency program will be managing that for you.

13 Then we have the statewide fire and safety
14 program, basically putting fire extinguishers and smoke
15 detectors in. And, again, what we do there is
16 prioritization. And we're taking care of human life first.
17 The occupants come first. And then we look at property and
18 saving state property second and we prioritize that according
19 to the value and the quantity that's contained. So that's
20 the next statewide program.

21 We have a statewide planning which is not
22 deferred maintenance. It's a program and I'd like to point
23 out Mr. Ward Patrick sitting over here, he's our statewide
24 planner. That's right, Ward Patrick. And so what he does is
25 he helps us look ahead. And really what I just would like to

1 run in to in the course of daily business.

2 And then the last one, the statewide building
3 official program, where we anticipate the amount of work that
4 we're going to take in on B projects through our statewide
5 building permits and we just give legislative authority to do
6 that function.

7 So that wraps up my brief presentation that I
8 know I'm trying to garner favor with you of being done
9 quickly. So I'm done.

10 I'm back again for just a brief minute. Over at
11 the governor's office we had a meeting over there and they
12 indicated they wanted us to -- they were interested in taking
13 a look at the NNAMHS property on Galetti Way over in Sparks,
14 that that's a very old facility with a lot of buildings that
15 are well past the end of their useful life over there. And
16 we did do a master plan that really established the use for
17 the north side of that campus. But they were interested in
18 kind of taking a look at Enterprise Road, the property by
19 UNR, being a little more comprehensive and updating it. So I
20 believe we're going to add money in to the statewide plan to
21 go take a look at the NNAMHS campus and particularly the
22 south and do a comprehensive land use analysis to see what
23 else we can do in Reno, what might benefit the state best.
24 So I think we're going to add that in and we'll have that at
25 your next meeting.

Page 170

Page 172

1 tell you that we're working towards eventually we would like
2 to get to a proactive plan rather than a reactive, where
3 instead of having all of these state agencies coming before
4 you and presenting their needs, we would be going out in that
5 full period and rounding up those needs and presenting them
6 to the agencies. And that's going to take some time to get
7 to that, but I think that's going to make a better system.
8 But Ward does a fabulous job in terms of taking care of and
9 managing the CIP process and all of the projects that you're
10 seeing.

11 We have our statewide paving program. Again,
12 more deferred maintenance. I know I'm going to catch heck
13 for this, but our statewide paving program is not as high of
14 a priority as our statewide roofing program. I'm just going
15 to leave it at that.

16 We do in the statewide paving program, we do try
17 to expend money to -- for an ounce of prevention is worth ten
18 pounds of cure. So we do try to be proactive in
19 interpretation of taking care of that. And I've already
20 offended our planner right now.

21 We have a statewide indoor air quality program.
22 And that's in our office. And it's basically risk management
23 funds this and it's just to take care of issues that crop up
24 as we see. Those are hard to predict in a two-year period.
25 So this is definitely a responsive program to issues that we

1 Thanks, Ward, for reminding me. Now I'm
2 finished.

3 CHAIRMAN CLUTTS: Your brevity is greatly
4 appreciated. Thank you.

5 So I do believe at this time we are moving in to
6 Agenda Item Number 9, unless I'm missing something. Director
7 Cates has a question.

8 MEMBER CATES: There were a couple of items here
9 that were ranked high for the Department of Administration
10 that we didn't hear about. I was just wondering the
11 consolidated warehouse, state records, I thought Jeff Kintop
12 was going to be here to present that. I'm not sure what
13 happened.

14 MR. CHIMITS: Okay. Chris Chimits for the
15 record. I'm back again. Jeff didn't show up because I think
16 he had gained -- he understood the board's representation for
17 being tough on people at the end of the day or so. But what
18 I'd like to do is present this building in his stead because
19 it is a chance for doing some architecture and not just
20 repairing mechanical projects.

21 But the scope here is to provide the designs
22 through construction documents for a new 30,000 square foot
23 warehouse facility in Las Vegas. It's page 724. I'm sorry.
24 I apologize. I got so caught up in going fast here that I
25 shouldn't have done that. You can get to page 724. And what

Page 173

1 it is is it's on that same block that we're building the new
2 DMV down there, the Sahara DMV, it's in the northwest corner.
3 It would be right there at the south of the new agriculture
4 building we just remodeled, the old metro building, for the
5 police down there, and we would put it right along the edge
6 of the wash, a 30,000 square foot building, and accommodate
7 space for state archives. It would accommodate purchasing
8 and the agriculture commodities food program. So a two-story
9 building there on 30,000 square foot. That would be just
10 planning project at this time. So that's what he was going
11 to present for you.

12 CHAIRMAN CLUTTS: Director Cates.

13 MEMBER CATES: One other one that wasn't
14 mentioned that I just wanted to put out was advanced planning
15 for computer room cooling system. It's page 734. I know
16 Public Works had that kind of a leading rank. And I bumped
17 it up for the department just because we are talking about
18 the state's server forum. And the facility condition
19 analysis has recently been done to identify the need to
20 upgrade that system. And it's not just the office. It's the
21 state server forum, so I was a little nervous about that.

22 MEMBER TIBERTI: Take it home and put it in your
23 basement.

24 MEMBER CATES: Yeah. I just wanted to point that
25 project out. I don't know if you want to say anything about

Page 174

1 that.

2 MR. CHIMITS: Chris Chimits for the record. This
3 is a project that, as I mentioned to you, Director Cates,
4 that we will be filing our prioritization. You'll see in the
5 next meeting that you have your recommendation will be
6 followed. So not to worry for today.

7 But this project is an advanced planning project
8 to do the cooling system at the computer room and we have
9 moved it up in priority so that we will be presenting this in
10 one of the higher, in the group 1-A category for the deferred
11 maintenance.

12 We're reporting this as a state-funded project,
13 this \$74,000. And I believe that their enterprise fund where
14 they can pay for it out of money aside from the general fund.
15 And what we're going to go back and look at since this is not
16 a great big project, I'm going to go back and ask our project
17 manager why we don't just do the construction too, why this
18 is a planning project. We may come back to you and change
19 this to a construction project. But either way, it will be
20 ranked high and we'll perform it in the next if the
21 legislature approves it.

22 MEMBER CATES: Thank you.

23 CHAIRMAN CLUTTS: Okay. Are there anymore
24 questions? Hearing none, I'm going to move in to Item Number
25 8 -- 9, administrator's report on agency activities.

Page 175

1 MR. NUNEZ: Mr. Chairman, Gus Nunez for the
2 record. I'll make this quick. I have right now, except for
3 getting ready for the September 8th meeting, that's my main
4 focus right now between now and then. That's all I'll be
5 working on besides daily activities. I have nothing else to
6 report.

7 CHAIRMAN CLUTTS: Thank you.

8 Agenda Item Number 10 for possible action, board
9 comments and discussion. Are there any board comments on any
10 agenda item? Items to be included in future agendas, are
11 there any items? Member Gorda.

12 MEMBER GORDA: At some point we're going to go
13 back and take a look at how we rate the score or change the
14 scoring for the Public Works.

15 (The court reporter interrupts)

16 CHAIRMAN CLUTTS: Bryce Clutts for the record.
17 If I can jump in here to help, Member Gorda. We had
18 discussed at the last Public Works Board meeting that we were
19 going to take another look at the pre-qualifications scoring
20 process. And I believe that that's a future agenda item to
21 be noted.

22 MEMBER GORDA: Thank you.

23 CHAIRMAN CLUTTS: Are there any other future
24 agenda items?

25 September 8, 2016, will be our next board meeting

Page 176

1 for the administrator's recommendation to the board for the
2 2017 CIP.

3 September 15, 2016, board meeting for the State
4 Public Works Board recommendations to the governor for the
5 2017 CIP.

6 Any review of action items for State Public Works
7 Division and Management? Hearing none, move on to Item
8 Number 11, public comment. Is there any public comment?
9 Hearing none, this meeting is adjourned.
10 (Hearing concluded at 4:05 p.m.)

1 STATE OF NEVADA }
2 CARSON CITY } ss.
3

4 I, CHRISTY Y. JOYCE, Official Court Reporter for
5 the State of Nevada, State Public Works Board, do hereby
6 certify:

7 That on Thursday, the 25th day of August, 2016, I
8 was present at The Capitol Building, Assembly Room, Carson
9 City, Nevada, for the purpose of reporting in verbatim
10 stenotype notes the within-entitled public meeting;

11 That the foregoing transcript, consisting of pages
12 1 through 176, inclusive, includes a full, true and correct
13 transcription of my stenotype notes of said public meeting.

14
15 Dated at Reno, Nevada, this 16th day of September,
16 2016.

17
18
19
20 CHRISTY Y. JOYCE, CCR
21 Nevada CCR #625
22
23
24
25

This Page Intentionally Left Blank