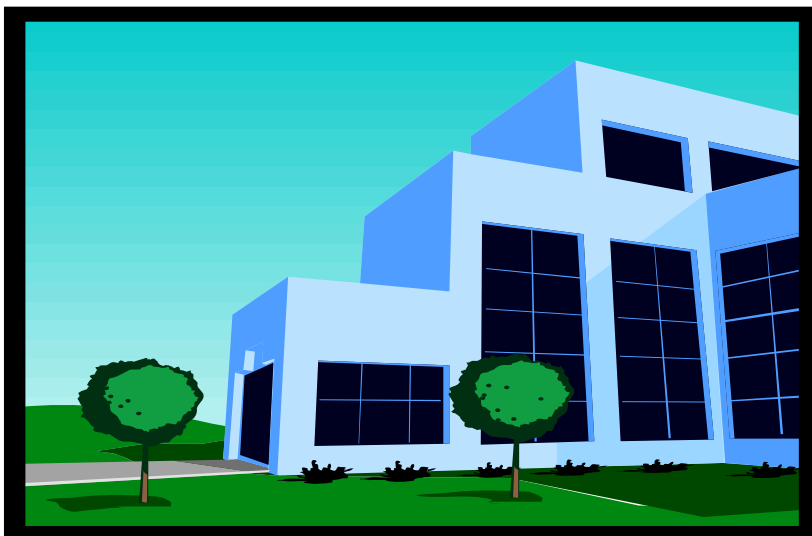


NEVADA LEGISLATURE'S INTERIM FINANCE COMMITTEE'S SUBCOMMITTEE TO REVIEW PUBLIC WORKS BOARD MATTERS



**Thursday, September 9, 2010
1:30 p.m.**

**Legislative Building
401 South Carson Street
Carson City, Nevada
Room 2134**

***Videoconference to:
Grant Sawyer State Office Building
555 East Washington Avenue
Las Vegas, Nevada
Room 4401***

**STATE OF NEVADA
LEGISLATIVE COUNSEL BUREAU**

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MEETING NOTICE AND AGENDA

Name of Organization: NEVADA LEGISLATURE'S INTERIM FINANCE
COMMITTEE'S SUBCOMMITTEE TO REVIEW PUBLIC
WORKS BOARD MATTERS (NRS 218E.405)

Date and Time of Meeting: September 9, 2010 – 1:30 p.m.

Place of Meeting: Legislative Building
Room 2134
401 South Carson Street
Carson City, Nevada

Note: Some members of the committee may be attending the meeting and other persons may observe the meeting and provide testimony through a simultaneous videoconference conducted at the following location:

Grant Sawyer State Office Building
Room 4406
555 East Washington Avenue
Las Vegas, Nevada

If you cannot attend the meeting, you can listen to it live over the Internet. The address for the legislative Web site is <http://www.leg.state.nv.us>. For audio broadcasts, click on the link "Listen to Meetings Live on the Internet."

Note: Please provide the secretary with electronic or written copies of testimony and visual presentations if you wish to have complete versions included as exhibits with the minutes.

AGENDA

Note: Items on this agenda may be taken in a different order than listed.

*Denotes items on which the Subcommittee may take action.

I. ROLL CALL.

*II. APPROVAL OF MINUTES OF THE APRIL 28, 2010, MEETING.

*III. APPROVAL OF MINUTES OF THE JUNE 22, 2010, MEETING.

- *IV. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON SEPTEMBER 10, 2010, REGARDING THE REQUEST TO CANCEL CIP PROJECT 09-C01, RETROFIT HOUSING UNIT NUMBER 11 AT HIGH DESERT STATE PRISON TO CREATE THE SOUTHERN REGIONAL MEDICAL FACILITY.
- *V. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON SEPTEMBER 10, 2010, REGARDING THE REQUEST TO ALLOW THE STATE PUBLIC WORKS BOARD TO ACCEPT AND EXPEND FEDERAL FUNDING OF \$321,497 FOR AGENCY PROJECT 10-A021, REMODEL FLOYD EDSALL TRAINING CENTER – ADVANCE PLANNING, LAS VEGAS, FOR COMPLETION OF THE PROJECT THROUGH THE CONSTRUCTION DOCUMENT PHASE (NRS 341.121).
- *VI. DISCUSSION REGARDING THE STATUS OF CIP PROJECT 09-C02A, NEW 36-BED CHILD AND ADOLESCENT HOSPITAL – SOUTHERN NEVADA CHILD AND ADOLESCENT SERVICES.
- *VII. DISCUSSION REGARDING THE SYSTEMS USED TO PLAN, ORGANIZE, AND CONSTRUCT CAPITAL IMPROVEMENT PROJECTS, INCLUDING INFORMATION ABOUT THE ADVANTAGES AND DISADVANTAGES OF THESE SYSTEMS.
- *VIII. PRESENTATION REGARDING THE NEVADA EARTHQUAKE SAFETY COUNCIL AND THE EFFECT OF SEISMIC ACTIVITY ON BUILDING CONSTRUCTION IN NEVADA, DR. JONATHAN G. PRICE, STATE GEOLOGIST AND DIRECTOR, NEVADA BUREAU OF MINES AND GEOLOGY, UNIVERSITY OF NEVADA, RENO.
- *IX. DISCUSSION REGARDING THE INVENTORY OF STATE-OWNED UNREINFORCED MASONRY BUILDINGS.
- X. INFORMATION REGARDING THE NEVADA SYSTEM OF HIGHER EDUCATION'S STUDENT RECREATION AND WELLNESS CENTER BUILDING LOCATED ON THE UNIVERSITY OF NEVADA, LAS VEGAS, CAMPUS.
- XI. PUBLIC COMMENT.
(Because of time considerations, the period for public comment by each speaker may be limited, and speakers are urged to avoid repetition of comments made by previous speakers.)
- XII. ADJOURNMENT.

Note: We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend the meeting. If special arrangements for the meeting are necessary, please notify the Fiscal Division of the Legislative Counsel Bureau, in writing, at the Legislative Building, 401 South Carson Street, Carson City, Nevada 89701-4747, or call Patti Sullivan, Management Assistant at (775) 684-6821 as soon as possible

Notice of this meeting was posted in the following Carson City, Nevada, locations: Blasdel Building, 209 East Musser Street; Capitol Press Corps, Basement, Capitol Building; City Hall, 201 North Carson Street; Legislative Building, 401 South Carson Street; and Nevada State Library, 100 Stewart Street. Notice of this meeting was faxed for posting to the following Las Vegas, Nevada, locations: Clark County Office, 500 South Grand Central Parkway; and Grant Sawyer State Office Building, 555 East Washington Avenue. Notice of this meeting was posted on the Internet through the Nevada Legislature's Web site at www.leg.state.nv.us.

MINUTES OF THE APRIL 28, 2010, MEETING

MINUTES OF THE
INTERIM FINANCE COMMITTEE'S
SUBCOMMITTEE TO REVIEW PUBLIC WORKS BOARD MATTERS
(NRS 218E.405)
April 28, 2010

The Interim Finance Committee's Subcommittee to Review Public Works Board Matters (NRS 218E.405) held its third meeting of the 2009-11 Interim on April 28, 2010, in room 4401 of the Grant Sawyer State Office Building, 555 East Washington Avenue, Las Vegas, Nevada. The meeting was videoconferenced to room 2135 of the Legislative Building, 401 S. Carson Street, Carson City, Nevada.

SUBCOMMITTEE MEMBERS PRESENT IN LAS VEGAS:

Senator Bob Coffin, Chairman

SUBCOMMITTEE MEMBERS PRESENT IN CARSON CITY:

Senator Bernice Mathews
Assemblyman Tom Grady
Assemblyman Joseph Hogan
Assemblywoman Debbie Smith

SUBCOMMITTEE MEMBERS ABSENT:

Senator William J. Raggio

STAFF MEMBERS PRESENT IN LAS VEGAS:

Eric King, Program Analyst, Fiscal Analysis Division

STAFF MEMBERS PRESENT IN CARSON CITY:

Mark Krmpotic, Senate Fiscal Analyst, Fiscal Analysis Division
Tracy Raxter, Assembly Fiscal Analyst, Fiscal Analysis Division
Brenda Erdoes, Legislative Counsel, Legal Division
Eileen O'Grady, Chief Deputy Legislative Counsel, Legal Division
Patti Sullivan, Secretary, Fiscal Analysis Division

EXHIBITS:

Exhibit A – Agenda and Meeting Packet
Exhibit B – Attendance Record
Exhibit C – Letter from Richard H. Bryan regarding the Fire Sciences Academy Task Force
Exhibit D – Article – *University Claims Structure Fails to Meet Seismic Code*
Exhibit E – Article – *Carpenter Warns Against Fire Science, Guard Co-location*
Exhibit F – Memo – Facility, Program and School District Tours – Spring 2010

I. ROLL CALL.

From Las Vegas, Chairman Coffin called the regularly scheduled meeting of the Subcommittee to Review Public Works Board Matters to order at 1:34 p.m. and asked for the roll call. Chairman Coffin conducted the meeting from Las Vegas. All other members were present in Carson City except Senator Raggio who was excused absent from the meeting.

II. APPROVAL OF MINUTES OF THE FEBRUARY 2, 2010, MEETING.

Chairman Coffin asked the Subcommittee for approval of the minutes of the meeting held on February 2, 2010.

ASSEMBLYWOMAN SMITH MOVED FOR APPROVAL OF THE MINUTES OF THE FEBRUARY 2, 2010, MEETING.

SENATOR MATHEWS SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

***The following agenda item was taken out of order and was discussed for informational purposes only.**

VIII. INFORMATION REGARDING THE NEVADA SYSTEM OF HIGHER EDUCATION'S STUDENT RECREATION AND WELLNESS CENTER BUILDING LOCATED ON THE UNIVERSITY OF NEVADA, LAS VEGAS CAMPUS.

Chairman Coffin started the meeting with agenda item VIII regarding the Nevada System of Higher Education's Student Recreation and Wellness Center located on the University of Nevada, Las Vegas campus. The issue surrounding the recently completed building came to Chairman Coffin's attention through a news story in the *Las Vegas Review Journal* dated March 18, 2010. He pointed out the issue had been circulating for a couple of years, but the *Las Vegas Review Journal* brought the issue to the public's attention in March. Chairman Coffin thought it was an important enough issue to discuss before the other agenda items. He explained the article indicated there were some questions about the safety of the Student Recreation and Wellness Center Building. The news story stated there was a design error made during the facilities construction that may require a major retrofit of the building in order to meet the building codes related to seismic activity.

Chairman Coffin said the news story on March 18 was published at a time when seismic activity was prevalent in the public's mind due to the devastating earthquakes in Haiti, Chile and Baja, California. He stressed that anytime safety

was an issue, the state had to consider its responsibility to the public and to the occupants of any state building. Even though this building was constructed by NSHE versus an ordinary capital improvement project, he felt the state had responsibility to the public regarding safety. Chairman Coffin explained that the discussion at the meeting was for informational purposes only and the Subcommittee would not be taking any action. Since litigation was pending, he recognized it was not the Subcommittee's intent to cover any sensitive areas that could conceivably prejudice the outcome of negotiations or a subsequent court case. He thought the Subcommittee had an obligation to look at the issues surrounding the controversy and ask questions.

Continuing, Chairman Coffin said the Student Recreation and Wellness Center Building was controversial from the beginning. He thought Senator Mathews would recall that the 2005 Senate Committee on Finance voted to increase the size of the bonding capacity for revenue bonds for construction and renovation of the student union at the University of Nevada, Las Vegas (UNLV), the construction of the Recreation and Wellness Center at UNLV, and the construction of the Joe Crowley Student Union at the University of Nevada, Reno. He said the Senate Committee on Finance carefully considered the action because the Student Recreation and Wellness Center Building at UNLV was controversial. The UNLV administration pushed hard for the building despite public criticism it seemed like a very large health club and would compete with other health clubs within a five-mile radius of the campus. Chairman Coffin further explained the Board of Regents had also expressed concern about the building, but approved it anyway. He said the legislators were inundated with mail about the project and the need for the building was called into question, which made it a large and important issue for the 2005 Legislature. However, after much dispute and debate, the approval for the entire package passed by just one vote in the Senate Committee on Finance and then moved to the floor where it was passed unanimously. Chairman Coffin summarized that the building had a history of controversy before it was even built. He commented it was a shame a building built in this century was not up to code regarding seismic risk, especially since Nevada was the second most seismically active state in the continental United States.

Chairman Coffin said the Subcommittee wanted to hear information from the State Public Works Board (SPWB) first and then representatives from the Nevada System of Higher Education or UNLV could testify. He asked Gus Nunez, Manager, SPWB, to explain the role the SPWB played in the construction of the Student Recreation and Wellness Center, because the role was considerably different than usual. Mr. Nunez asked the Chairman's permission for Craig Marshall, Deputy Manager for Code Compliance, SPWB, who was also the designated Building Official for all projects on state lands, to testify regarding the status of the facility from the perspective of the Building Official. Mr. Nunez explained that Mr. Marshall as the Building Official issued the original Certificate of Occupancy for the building, and to date it had not been revoked.

Mr. Marshall testified that in his role as the Building Official he made the decision not to revoke the Certificate of Occupancy allowing the building to remain occupied. He based his decision on meetings, conversations and documents from two structural engineers who had reviewed the building and indicated there was no need for evacuation of the building and no danger of imminent catastrophic failure of the building.

Assemblyman Hogan asked if the seismic experts were able to quantify the level of seismic activity at which the risk would become more serious. Were they able to anticipate that a certain strength tremor or a certain characteristic would make the building an immediate hazard?

Mr. Nunez said the structural engineers who consulted with Mr. Marshall looked at the status of the issues related to the alleged code deficiencies of the building and, if there was a failure, how it would affect the rest of the building. The engineers did not determine what would happen during a seismic event of a certain magnitude, but just looked at the code requirements. It was determined that under code a seismic event would not cause a complete catastrophic failure and the building could be evacuated without subjecting the occupants to injury.

Chairman Coffin asked Mr. Nunez to describe what was wrong with the building. Mr. Nunez said Craig DeFriez, Structural Engineer, SPWB, would clarify a statement extracted from the *Las Vegas Review Journal* article contained in the meeting packet (Exhibit A), which read "a mandatory preconstruction check of plans by the Nevada State Public Works Board did not uncover the seismic design errors either." Mr. Nunez said Mr. DeFriez, would report on the plan check that was done by the structural plan checker outsourced by the SPWB for this particular project, and make a statement in relation to the quote in the newspaper article.

Mr. DeFriez, said he was given several documents to review to determine whether the SPWB in its capacity as plan checker did a reasonable job on the original plan check. In reviewing the plan checkers' comments to the structural engineer on the project, he stated it seemed that it was a reasonable plan check based on the fact that many significant errors were caught and later corrected. Some of the errors related to the seismic design were corrected before the building was constructed. For example, the engineer used incompatible frame systems. Mr. DeFriez said, in his opinion, the plan check was performed in a professional and reasonable manner.

Chairman Coffin asked for clarification on how the plan checking process worked on this project. He wondered how there were errors in the completed building that were identified during the plan check process.

Mr. Nunez first wanted to explain the difference between a capital improvement project (CIP) versus the project that completed the Student Recreation and Wellness Center Building before discussing the plan checking process on this

building. A CIP project is managed by the SPWB, which includes overseeing the plan checking process along with various stages of design such as schematic design, design development and construction documents. The SPWB holds formal meetings with the design team including the architect, the civil engineer, the structural engineer, the mechanical engineer, the electrical engineer and any specialties as part of the management of the project. In addition, the SPWB's own in-house engineers oversee the design not only for code compliance, but also to make sure that the design complies with the adopted standards. After completion of the in-house review, the design is given to a third party for an independent review plan check, which is mandated by the *Nevada Revised Statutes*. Because the Student Recreation and Wellness Center Building was not a CIP project managed by the SPWB, the first part of the in-house process was not performed. The SPWB was a participant only in outsourcing the third-party evaluation and Mr. Marshall, in his capacity as the Building Official, outsourced the independent review plan check. The rest of the process was managed by UNLV. He said that this was the difference in how the project that completed the Student Recreation and Wellness Building was handled versus a CIP project, which would have been managed by the SPWB.

Mr. Nunez explained additional discovery and investigation was needed in order to find out why there were still issues that were not caught after all the plan checking processes took place. The structural plan checker assists the design engineer in making sure that code provisions have been met and then signs off on the plans when he is satisfied that the design engineer has met all code requirements. The structural plan checker is not the designer, so concerns are addressed by the structural plan checker but the design engineer is ultimately responsible for the design. The design fee for this project was over \$2 million, but the entire plan check fee, not just the structural, was only \$160,000. Therefore, the level of effort for the plan check was not equal to the level of effort for the design. He explained that for \$160,000 one could not expect the plan checker to conduct a review with the detail necessary to certify the design. All that could be expected of the plan checker was a reasonable effort to make sure the designer met the code requirements, especially for a non-symmetrical building, which would have required a time consuming and difficult three-dimensional analysis. The plan checker could not be expected to regenerate that work as it would have required another design fee.

Mr. Nunez explained the SPWB looked at the analysis and thought the masonry walls might not be compatible with the moment resistant frames. In order to determine what really happened, additional research and discussion with the structural engineer, the plan checker and the architect, DMJM Design would be needed. The SPWB was only able to review documents available in its office for this project; the information provided in testimony was all that was found so far.

Chairman Coffin commented that there was a place for Construction Manager at Risk construction, which shortened the time of construction and reduced the cost,

and that was used for the completion of the project to construct the Student Recreation and Wellness Building. He thought it might be valid for the SPWB to play a role toward the middle of the process instead of just a simple plan check in the beginning. He said the SPWB should look at the plans in order to not abandon the public responsibility to the taxpayers for these buildings.

Chairman Coffin noted that by statute, Mr. Marshall's position title was Deputy Manager, but his position was actually independent of Mr. Nunez, the Manager of the SPWB. The title "deputy" usually signified a subordinate position to the manager, but in this case the title was misleading: although Mr. Marshall was in the chain of command, he did not report to the manager in his role. Chairman Coffin thought the language in the statute should be changed to give the Deputy Manager a different title.

Mr. Nunez explained that prior to the 2007 Session the Manager of the SPWB was also the Building Official. One of the tasks of the SPWB was to develop projects on behalf of the state of Nevada and before the 2007 Session the Building Official was in charge of managing the schedule and budget of projects, as well as making sure the code was followed. Mr. Nunez thought one person managing both the schedule and budget, as well as the code, was a conflict of interest. Mr. Nunez said the Manager should manage the budget and schedule, and the Building Official should make sure that the code was followed on SPWB projects; therefore, he worked with Senator Raggio to separate the roles into two positions. The 2007 Legislature split the roles into two positions making them independent within the SPWB in order to remove the conflict of interest, but unfortunately, the way the law was ultimately written removed the Building Official from the chain of command under the Manager. For office budget issues or administrative items, Mr. Marshall worked within the SPWB, which Mr. Nunez oversaw, but when Mr. Marshall made a decision as the Building Official he was completely independent from the Manager. Whatever decision Mr. Marshall made as the Building Official was the final word.

Chairman Coffin commented that Mr. Marshall had an ombudsman role, and some thought should be given to changing the title of his position. He thanked Mr. Nunez and the SPWB staff for their testimony.

Richard Linstrom, Vice President and General Counsel, UNLV, testified on behalf of the university. He clarified the statement he made in the *Las Vegas Review Journal* newspaper article regarding the SPWB not catching the design error in the mandatory plan check. He said the point he tried to make was that no building official would have been in a position to catch the error due to the level of detail required. If UNLV had not hired a consultant to investigate the construction delays, the design flaw may not have been discovered. The university's first concern was safety. The consultants hired by the university to analyze the design, a professor from the University of California, Berkeley, and Dr. Bill Carron, Loxa Engineering, indicated that seismic failure was not the issue. Rather the issue was performance

in an extreme event, and from that standpoint the university could not justify not using the building. Those reports were given to Mr. Marshall as the Building Official and after his analysis the university was comfortable with Mr. Marshall's decision to continue to occupy the building and not revoke the Certificate of Occupancy. Mr. Linstrom explained that as a matter of transparency and fairness, the students, who paid for the building needed to be notified of the issue and that the university intended to have it repaired. He explained the university intended to have the building repaired by the design professionals responsible for the mistake, or their insurance companies. After safety, the most important concern for the university was to make sure that money provided by student fees was spent appropriately and efficiently for a quality building. The university was in mid-litigation to solve this issue and had currently settled with the general contractor regarding the additional costs due to delays associated with the design flaw. The university had also issued a request for proposal (RFP) for the seismic redesign. During the course of the RFP, the new owners of the company that designed the building DMJM and their insurance companies agreed to work with the SPWB, pay for another plan check fee and redesign the building to meet the seismic code with a permanent fix, all while causing as little disruption of the function of the building as possible. The university was insistent to DMJM that the design and the mechanisms for putting the design into effect would result in the loss of student access to the building, if it comes to that, for the least amount of time with possible retrofitting over a summer or part of a semester. Mr. Linstrom stressed It may not be the cheapest fix, but having the building offline for the shortest amount of time possible was as important as working toward meeting the code requirements. He wanted to make clear to the Subcommittee and the public that the university was not criticizing the SPWB for not finding the design flaw, and that nobody would have found the flaw if the university had not sought analysis for the construction delays.

Continuing, Mr. Linstrom said it was the university's intention that nobody in the state of Nevada would pay for any of the mistakes on this building, including the money paid to the general contractor to settle the mediation and hard costs related to the delay of the use of the building. He said the university was expecting the insurance companies and/or the principals who made the mistakes to pay for all the related costs of fixing the flaw.

Chairman Coffin pointed out the students were paying over \$300 each for the cost of the Student Recreation and Wellness Center and the Student Union. If the students failed to have access to the facilities it was definitely a cost to them.

Mr. Linstrom agreed and said because the building was a bonded indebtedness of the state the students would be paying regardless of whether they exercised in the Student Recreation and Wellness Center or in an alternate facility during the retrofit. He found it hard to imagine retrofitting a building without some restrictions on its use, and it would be an unfortunate inconvenience for the students. In terms of actual cash money for the retrofit, it was the university's intention to have the

parties that caused the problem pay for it. Mr. Linstrom thanked the Chairman for the opportunity to address this issue because it was a matter of concern for the students of UNLV and the larger community.

Chairman Coffin told Mr. Nunez he was probably happy to hear that the attorneys had cleared the SPWB. Mr. Nunez did not have anything else to add on this matter.

Chairman Coffin said he was still worried about the safety of this building. He hated to think that there was a known flaw in the building, but the severity of the flaw would not be known until an earthquake of a certain unknown magnitude caused the building to partially or completely fail. It made him nervous that people were still occupying the building. He closed the hearing on this informational item and moved to agenda item III.

III. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON APRIL 29, 2010, REGARDING THE REQUEST TO APPROVE THE SITE PLAN FOR CIP PROJECT 09-C15, NEW ELKO COUNTY READINESS CENTER, PURSUANT TO SECTION 13 OF A.B. 564 (2009 SESSION) AND TO MODIFY THE SCOPE OF THE PROJECT TO ADD CONSTRUCTION OF A NEW 5,517 SQUARE FOOT BUILDING FOR THE NEVADA ARMY NATIONAL GUARD AND TO ELIMINATE THE RENOVATION OF THE ADMINISTRATION AND FOOD SERVICE BUILDINGS.

Chairman Coffin asked Eric King, Program Analyst, Fiscal Analysis Division, to explain why the Elko County Readiness Center was on the agenda and report of the status of the project since the previous Subcommittee meeting held on February 2, 2010.

Mr. King said agenda item III was a request by the SPWB for approval of the site plan for CIP project 09-C15, the Elko County Readiness Center. The Elko County Readiness Center was originally planned by project 07-P06 in the 2007 CIP. Recommended by the Governor and included in the 2009 CIP was a 31,000 square foot Elko Readiness Center to be built at the Elko Airport; however, the 2009 CIP was approved without indicating a specific site in Elko County for the new Elko Readiness Center. The 2009 Legislature was uncertain whether the project would actually move forward, and decided to conditionally approve the 2009 CIP without naming a specific site for the armory. The Legislature thought that once a site plan was determined for a location in Elko County, the SPWB could request approval for the site from the Interim Finance Committee (IFC). The Governor also recommended the sale of the University of Nevada, Reno, Fire Science Academy (FSA) in Carlin and the renovation of certain buildings at the FSA for use by the Nevada Army National Guard in the 2009 CIP. Mr. King explained agenda item III requested the approval of the site plan for the new Elko Readiness Center; the purchase of the FSA by the Nevada Army National

Guard from the Nevada System of Higher Education; and, the remodel of the facility for use by the Nevada Army National Guard.

Chairman Coffin asked Mr. Nunez for the status of the project. Mr. Nunez said the request was to site the Elko County Readiness Center at the FSA in Carlin in accordance with the requirements of A.B. 564, Section 13. He reported the Nevada Army National Guard requested approval from the National Guard Bureau to site the Elko Readiness Center at the FSA in Carlin, and also requested reauthorization of the funding for the project for this new location. In addition, the Board of Regents authorized the sale of the FSA for \$10 million and authorized the Chancellor to execute the finalized sales and purchase agreement. He noted a meeting had been scheduled for the University of Nevada, Reno (UNR), State Lands and the SPWB to work on the sales and purchase agreement. Mr. Nunez said the Guard indicated it was acceptable to collocate the FSA adjacent to the Elko Readiness Center; however, the Bryan Task Force would continue to study the viability of the FSA. A detailed scope of the construction project at the FSA was located in the meeting packet (Exhibit A) starting on page 20. Mr. Nunez said representatives from the Guard and UNR were available to testify on this project.

General Bill Burks, Adjutant General for the state of Nevada said the Guard, willingly participated in all the proceedings that had taken place regarding the FSA site in Carlin. He realized it was a controversial item on the IFC's agenda; however, the property held many useful possibilities for the Guard. For him, the site had a "wow factor" when first visited and he thought of at least ten ways for utilization of the facility with or without the FSA housed on the property. General Burks, a native Nevadan, wanted a situation in which all parties would benefit, including the residents of Elko and Carlin, the university, and the Nevada National Guard.

Milton Glick, President, UNR, thanked Mr. Nunez, the SPWB staff, and General Burks and his staff for working closely with the university, the Board of Regents and the Legislature on this project. He also thanked former Senator Richard Bryan, Chairman of the Bryan Task Force. President Glick expressed the university was excited about the partnership with the National Guard through the sale of the FSA land. He thought the sale of the land also benefited Elko County and the cities of Elko and Carlin. The students at UNR had been paying on the FSA capital debt through a mandatory imposed fee, but through the sale the capital debt would be reduced by \$10 million. Another issue, however, was still looming: whether the university could find a steady revenue stream to continue the operation of the FSA. The university planned to recommend a way to finance the FSA operations to the Board of Regents no later than the December 2010 meeting.

Assemblywoman Smith asked for an overall explanation. She wanted to know what was going to happen to the FSA, how the university's bonding obligation would work with the sale to the Guard, and how the \$10 million would be utilized.

President Glick explained the sale of the FSA was for \$10 million; however, the students were paying off a capital debt of \$28 million. After the \$10 million was applied to the capital debt a balance of \$18 million remained, plus approximately \$12 million in operating debt. He said the university committed to the IFC and Speaker Barbara Buckley to use the money from the sale to pay down the capital debt. After approval of the sale, a lease agreement would be developed with the Guard, which would allow the university to continue operating the FSA. To continue to operate the FSA, not only would the university need to establish a lease agreement with the Guard, but also a revenue stream would be needed by December 2010 to finance the operating debt. President Glick said the sale of the land accomplished a \$10 million reduction to the capital debt and provided an extraordinary piece of property for the National Guard to develop into a regional training center. He said the bonding was guaranteed by the Nevada System of Higher Education's credit and was not dependent upon the change in ownership of the property.

Assemblywoman Smith thought the Bryan Task Force had done what the legislators had asked regarding the FSA property and she appreciated their work. She wondered though if there was a fully vetted plan and if it was in writing. President Glick said yes there was a plan and invited General Burks to explain the details.

General Burks explained the Guard planned to have a full armory facility in Carlin. He envisioned the facility in Carlin to be utilized for critical skills training for Nevada soldiers scheduled to go overseas. Presently, Nevada soldiers were sent out of state for this type of training to either Camp Roberts in California, Fort Leonard in Missouri or Camp Atterbury in Indiana. General Burks had asked the Governor's Blue Ribbon Panel to consider using the facility in Carlin for critical skills training rather than sending soldiers out of state, which would allow for closer monitoring of the training. He thought the Carlin facility would be ideal for critical skills training because it was located on 460 acres and surrounded by Bureau of Land Management (BLM) property to act as a buffer. General Burks pointed out the BLM could be petitioned for permission for the Guard to develop a maneuver zone, which would include building facilities in Carlin in addition to existing ones. He thought teaming the military with the FSA would provide a unique training facility unlike any other in the nation. Firefighters and police, who were the typical first responders in a state emergency, could train alongside the military's first responder, the National Guard, for specialized training in the event of a terrorist incident like the Oklahoma City bombing or the Pentagon and World Trade Center attacks.

General Burks stated he also planned to build a facility at the Elko airport in the future. He said the transportation company housed in Elko was scheduled to leave the area in 2015 as mandated by the National Guard in Washington D.C. However, General Burks and his staff were seeking alternative plans for the transportation company to stay in the area and move to Carlin. His long-range

idea was to build a facility at the Elko airport to house helicopters by fiscal year 2015 or earlier. General Burks said helicopters were stationed in Reno and Las Vegas, but the Guard lacked a presence in the northeast. He indicated in addition to the helicopters stationed in Elko, the aviators and maintenance staff of those helicopters would also reside at the facility.

Assemblywoman Smith asked what would happen to General Burks plans if the IFC did not approve of the sale of the FSA to the Guard.

General Burks said if the plan for Carlin was not approved the Guard would lose \$11 million because the money from the National Guard was a five-year appropriation given in fiscal year 2009. One and one-half years had already passed, leaving little time to formulate a different plan if this one were not approved. He stressed it was an all-or-none situation.

Assemblyman John Carpenter from Elko was quoted in a newspaper article (Exhibit E) warning against the FSA and the Guard collocation. Chairman Coffin thought Mr. Carpenter raised a good point in opposition to the plan. Mr. Carpenter said it was not guaranteed the Guard would follow through with collocating with the FSA at the Carlin site if the state gave the money to the university for the sale of the land. Mr. Carpenter wanted an agreement between the two parties, including details of the arrangement and an assurance the money already appropriated for the Elko airport would be re-appropriated by the federal Guard Bureau for utilization at the Carlin facility.

General Burks explained that only Congress had the authority to approve the re-appropriation of the money from Elko to Carlin and added that Senator Reid and Senator Ensign were in favor of the modification. He said the Guard Bureau would grant its approval to get the process started with Congress. His staff had been working diligently to keep the Guard Bureau informed of the progress of the plans and the outcome of meetings with the Bryan Task Force and the SPWB. General Burks expressed he was 95 percent sure the Guard Bureau would grant approval of the re-appropriation of funds and pass the request to Congress for the final approval.

Chairman Coffin asked President Glick if the property were to be sold whether the bonds were callable, and if the university could use the \$10 million to pay off the debt, subsequently reducing the payments by the students.

President Glick affirmed the bonds were callable and the money could be used to reduce the debt. However, the university was undecided whether it was better to reduce the debt, or put the money into an escrow account and use it to reduce the annual payment. He explained that the student contributions would be reduced because the money could be used to offset what the university was taking out of the student fees. However, the actual student fee would not be reduced because the Board of Regents approved the fee for all the institutions in the state, including

UNR. The difference was the other institutions were using the student fee for things the students used and wanted, but the UNR student fees were diverted to the FSA. The students at UNR would not use the FSA and were not interested in the facility.

The Chairman noted that the students were still going to pay. President Glick agreed the students would still be paying; however, instead of paying for something the students were not interested in, the student fees would go toward something the students wanted for the campus.

Assemblyman Grady said he had spoken with Mr. Carpenter who was in opposition of the sale of the FSA and wanted assurance that the money would be appropriated from the Elko facility to Carlin. Mr. Grady thought the \$10 million should be used to pay down the debt and would be opposed to holding it in a trust account to use for future payments.

President Glick said the university would use the \$10 million to pay down the debt if that was what the IFC wanted. He added that the university continued to identify mechanisms to pay down the operating debt. Even though the university was committed to paying down the debt, it was not easy since the university had to reduce its budget. The university hoped to receive a long-term federal appropriation to use for the operating debt since the FSA was an important national facility. President Glick also said he had great respect for Assemblyman Carpenter and would contact him. He also appreciated Mr. Grady's concern and would take his point to pay down the debt as a directive.

Chairman Coffin said that since Mr. Carpenter was the representative for the Elko area and was vehemently opposed to the transaction it was hard to go against him. He did however think there had been substantial testimony from the university and the Guard and he was willing to give them the benefit of the doubt. He asked the Subcommittee for a motion, whether it was for full approval or another suggestion to be given to the IFC.

Before the motion, President Glick added that the Elko County Commission, the City Council of Elko, the Mayor of Elko and the Mayor of Carlin had all supported the sale of the FSA and the Guard collocation. He said he respected Chairman Coffin's concern for Mr. Carpenter's opinion but thought the university had considerable knowledge of the situation in Elko and in Carlin with much support.

Senator Mathews motioned to go forward with the recommendations of the Bryan Commission. Chairman Coffin asked Mrs. Mathews to rephrase the motion because the Bryan Commission had only submitted a letter sanctioning the sale of the FSA to the Guard and did not address the other part of the request.

SENATOR MATHEWS MOVED TO SITE CIP PROJECT 09-C15, NEW ELKO READINESS CENTER AT THE UNIVERSITY OF NEVADA, RENO, FIRE SCIENCE ACADEMY SITE AND TO MODIFY THE SCOPE OF THE PROJECT TO ADD CONSTRUCTION OF A NEW 5,517 SQUARE FOOT BUILDING FOR THE NEVADA ARMY NATIONAL GUARD AND REDUCE RENOVATIONS AND ON-SITE IMPROVEMENTS APPROVED FOR THE PROJECT.

ASSEMBLYWOMAN SMITH SECONDED THE MOTION.

Assemblyman Grady said although he was not present at the Elko City Council meeting on April 27, 2010, it was his understanding the city of Elko did not support this move and did not take any action. Mrs. Smith understood that the city of Elko was supporting it financially. Senator Mathews said since there was no action at the meeting to reverse the previous action, the city would still be on record as supportive. Chairman Coffin thought that Councilman Jay Elquist was opposed, but he did not propose a motion at the April meeting for the city to reverse its position.

Dr. Glick said his understanding was the city of Elko did not hear any motions on the issue at the April 27, 2010, meeting. Mr. Carpenter had made a strong statement opposing the issue after the formal meeting during the public comment period. The city had taken action for financial support at previous meetings, but did not take any action at the April meeting.

Mrs. Smith thought the Bryan Commission had done everything asked of them and had put a great deal of effort into the process. She appreciated Mr. Carpenter's concerns for Elko County, but thought it was time to move on with this issue. She wanted the FSA to do a better job of attracting participants and get the best use out of the facility, so she supported Senator Mathews' motion.

Assemblyman Hogan said Mr. Carpenter's concern centered on the inability to agree upon certain details of the plan, especially the collocation. He agreed it would be preferred for those close to the situation to have the details settled and in writing, but from what he had heard and read, all of those commitments and actions could not be finalized at this time. It seemed to him the Subcommittee would have to take a chance on motioning for approval based on the best information available, along with strong assurances from the parties engaged in working out the details. He thought everyone involved was proceeding in good faith and would accommodate the needs of the people of Elko, as well as the university and the National Guard. He voiced his support of the motion.

Mr. King asked for clarification on the motion. He understood that Senator Mathews included in her motion the Bryan Commission recommendation to sell the FSA to the National Guard, but he said the request also included modification of the scope of the project that was already approved. He asked

Senator Mathews if her motion included the modification of the scope of the project. It seemed that if the military was going to buy the site the buildings should be renovated and/or a new building should be built.

Mrs. Mathews said she appreciated Mr. King being so thorough and said that was the intention of her motion.

Chairman Coffin said he supported the motion and would make sure Mr. Carpenter's remarks were entered into the record. He asked for a vote. Senator Raggio was marked absent for this vote.

THE MOTION PASSED UNANIMOUSLY.

IV. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON APRIL 29, 2010, REGARDING THE REQUEST TO MODIFY THE SCOPE OF CIP PROJECT 09-C18, SOUTHERN NEVADA VETERANS' CEMETERY EXPANSION, TO REPLACE THE EXISTING ADMINISTRATION BUILDING, CONSTRUCT A NEW ENTRANCE AND OTHER TRAFFIC FLOW IMPROVEMENTS, DEMOLISH AND RELOCATE A COMMITMENT SHELTER, AND DELETE A COLUMBARIUM WALL ADDITION.

Mr. Nunez said this request was to change the scope of project 09-C18, Southern Nevada Veterans' Cemetery Expansion. The original scope of this project included expansion and renovation of the existing Administration Building. However, the Office of Veterans' Services had requested demolition of the existing Administration Building and construction of a new 3,400 square foot Administration Building with other associated site changes to meet the agency's current requirements. The revised scope also included construction of a new entrance, demolition and relocation of the existing commitment shelter and deletion of the columbarium wall addition. He said the Veterans' Administration feasibility study confirmed the effectiveness of construction of a new building versus the renovation of the existing building. The study also showed the necessity of changes to the site in order to improve the vehicular circulation within the cemetery.

Chairman Coffin said he agreed with the proposal of the scope change to build a new facility rather than remodel the existing building because of the limited space.

Assemblyman Grady said he was a member of the Veterans' Cemetery Advisory Board for the Fernley Cemetery and reported that the columbarium wall in Fernley was being used extensively. He asked what would be done to replace the columbarium wall proposed to be eliminated in southern Nevada.

Tim Tetz, Executive Director, Office of Veterans' Services said that circumstances regarding the columbarium wall were unique in southern Nevada compared to northern Nevada. He explained when the columbarium wall was built in the south

interment ratios in the wall versus in-ground interments were expected to reflect the pattern in Fernley, but the ratio never caught up. For some unknown reason the Southern Nevada Veterans' Cemetery did not follow the trend of the western United States and interred more cremated remains of veterans and spouses in the ground rather than in the wall. Mr. Tetz explained the ratio in the 2007 CIP was based on information from the north, but since the trend was different in the south a columbarium wall was not needed at this time. In about four years there would be a need and therefore a request for expansion would be submitted in the 2011 CIP. At this time the federal government was willing to pay for interment areas that are needed in the south; in-ground cremain interment was needed instead of the columbarium wall or single vaults.

ASSEMBLYMAN GRADY MOTIONED TO MODIFY THE SCOPE OF CIP PROJECT 09-C18, SOUTHERN NEVADA VETERANS' CEMETERY EXPANSION, TO REPLACE THE EXISTING ADMINISTRATION BUILDING, CONSTRUCT A NEW ENTRANCE AND OTHER TRAFFIC FLOW IMPROVEMENTS, DEMOLISH AND RELOCATE A COMMITMENT SHELTER, AND DELETE A COLUMBARIUM WALL ADDITION.

ASSEMBLYWOMAN SMITH SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

V. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON APRIL 29, 2010, REGARDING THE REQUEST TO MODIFY THE SCOPE OF CIP PROJECT 07-C05, INDIAN SPRINGS CONSERVATION CAMP EXPANSION, TO RENOVATE THE CULINARY, STORAGE, AND TIRE SHOP STRUCTURES AT THE SITE. WITHDRAWN APRIL 6, 2010.

Chairman Coffin explained this agenda item was withdrawn on April 6, 2010. Mr. King noted it had not been determined whether the project would be deferred indefinitely. The SPWB was investigating options and it had not been determined if there would be a request in a future CIP or if there was some other means for the renovation of the buildings.

VI. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON APRIL 29, 2010, REGARDING RECEIPT OF \$104,000 OF AMERICAN RECOVERY AND REINVESTMENT ACT FUNDS BY THE STATE PUBLIC WORKS BOARD ON BEHALF OF THE UNIVERSITY OF NEVADA, RENO, EARLY HEAD START INFANT AND TODDLER PROGRAM TO ESTABLISH AN AGENCY PROJECT TO REMODEL THE NORTHERN NEVADA EARLY INTERVENTION FACILITY IN RENO ON ENTERPRISE ROAD.

Mr. Nunez said agency project 10A-004, University of Nevada, Reno (UNR), Early Head Start Infant and Toddler Program was new and the project was funded through an American Recovery and Reinvestment Act (ARRA) grant in the amount of \$104,000. The scope of the work for the project was to remodel existing space at the Northern Nevada Early Intervention Facility at 2667 Enterprise Road. The remodeled space would allow UNR to expand its Early Head Start Infant and Toddler Program at the facility. The project would include the remodel of four treatment rooms into infant and toddler daycare rooms, the retrofit of four glass sliding doors to swing and entry egress doors; and, the addition of an exterior ramp to access an egress from the exterior patio to the south side of the facility.

Chairman Coffin commended the staff on the good use of ARRA money and said the facility would be an asset for the community in Reno.

Mrs. Smith said she had not heard of this project, but was very happy about improving the child care facilities in that area. She was happy the university was aggressive in the pursuit of ARRA funds for the project and she motioned for approval.

Chairman Coffin asked how long the project would take from start to completion. Chris Chimits, Deputy Manager, SPWB, expected the project to take three months for the design and an additional four months for the construction, for a total of approximately of seven months.

ASSEMBLYWOMAN SMITH MOTIONED TO APPROVE RECEIPT OF \$104,000 OF AMERICAN RECOVERY AND REINVESTMENT ACT FUNDS BY THE STATE PUBLIC WORKS BOARD ON BEHALF OF THE UNIVERSITY OF NEVADA, RENO, EARLY HEAD START INFANT AND TODDLER PROGRAM TO ESTABLISH AN AGENCY PROJECT TO REMODEL THE NORTHERN NEVADA EARLY INTERVENTION FACILITY IN RENO ON ENTERPRISE ROAD.

SENATOR MATHEWS SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

VII. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON APRIL 29, 2010, REGARDING THE CIP PROJECT EXCEPTION REPORT PURSUANT TO NRS 341.100(8)(g).

Mr. Nunez testified on the CIP Project Exception Report starting with project 07-C05, Indian Springs Correctional Center Work Camp. He said Phase I was completed and occupied. The SPWB was proceeding with Phase II; however, Phase II may require certain modifications based on current existing conditions.

The SPWB was working with the Department of Corrections for solutions and information would be provided for the Subcommittee at a future meeting.

Mr. Nunez said projects 09-C15, New Elko Readiness Center and 09-C18, Southern Nevada Veterans' Cemetery Expansion were on the CIP Project Exception Report, but the status of both projects had already been discussed during the meeting with subsequent approvals by the Subcommittee.

Project 09-M12, Replacement of Boiler Number 3 at the Lovelock Correctional Center was proceeding with slight modification. The correctional center had problems with the malfunction of certain equipment including the freezing of the heating coil at the air handler, which sent out cold water when it thawed and shocked the boiler. He explained it was not good for a boiler to be shocked. A three-way valve with a loop system and a sensor would be added to this project to alleviate shocking the boiler. Also, three smaller boilers would replace the one single large boiler, which would allow for higher efficiency as well as more flexibility and redundancy to the system

Assemblyman Grady asked if a hot water on demand system was ever considered. He stated a business owner in Carson City had brought to his attention the idea of hot water on demand, which could be less expensive since it would use less natural gas, and perform better than the three boilers proposed for this project. Mr. Grady also inquired if the hot water on demand would be considered for future buildings.

Mr. Nunez said hot water on demand systems were for domestic use only; for example, hot water on demand was used for showers and sinks but not normally used for heating purposes. The boilers for the Lovelock Correctional Center served a dual purpose by supplying domestic hot water as well as heating the plant facility. Mr. Nunez said the SPWB always looked for the most efficient way to provide heat and hot water on any of its projects. If the hot water on demand system fit into a future building project as the most efficient, it would be considered in the planning process.

Chairman Coffin added he had seen a residential installation of a hot water on demand system and said it was efficient and saved power, but he was not sure if the system would transfer into an institutional setting. He relayed a story about staying at the Ormsby House Hotel when its boiler broke during freezing weather. When the heat in the building was gone the structure started to fail because the temperature could not be controlled. He thought redundancy with a boiler system was very important. There were no further questions or comments on the CIP Project Exception Report so the Chairman asked for a motion.

ASSEMBLYWOMAN SMITH MOTIONED TO APPROVE THE
CIP PROJECT EXCEPTION REPORT.

SENATOR MATHEWS SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

IX. DISCUSSION REGARDING TOURS OF CURRENT AND PROSPECTIVE CIP PROJECTS BY SUBCOMMITTEE MEMBERS.

Chairman Coffin informed the Subcommittee of the tours of current and prospective CIP projects scheduled for May 2010. He encouraged members to attend any or all of the tours planned by staff, and recommended members tell other legislators serving on different committees that they were welcome to participate. Chairman Coffin thought the tours were a good opportunity to educate the newer members of the legislature on planned or contemplated projects, whether it was a new project, a remodel of a building or an expansion of a structure. He said great information could be obtained from the on-site visits, especially for the money committee members. The 120-day session made it impossible to tour the potential projects and impossible for the committee members to see how the money was being utilized.

Mr. Grady said he was interested in the tours, but unfortunately would not be able to go due to the June 2010 primary election, in which he was a candidate.

Mrs. Smith said staff had been working hard to coordinate the tours and she also encouraged members to participate. She wanted to see each tour filled with legislators, but if IFC members could not go, then policy committee members would be invited to attend. Chairman Coffin thanked Mrs. Smith for her comments especially because she was part of leadership.

Mrs. Mathews said she planned to go on some of the tours. Mr. Hogan thought it was a great idea and also planned to participate. He planned to talk to other legislators in southern Nevada to generate interest and said that everyone was busy with other obligations, but they should try to reschedule and attend the tours.

Chairman Coffin thought it was important to notify and invite the press to attend the tours. He wanted to make sure the press would be welcome to attend but at their own expense. Chairman Coffin said inviting the press would alleviate the idea that the legislators were making decisions outside the open meeting law.

Tracy Raxter, Assembly Fiscal Analyst, Fiscal Analysis Division, pointed out there would be tours scheduled in northern Nevada in June 2010. He said staff would make a concerted effort to schedule the tours after the June primary election to make it easier for members to attend. He reminded the members to let staff know if they were interested in attending. Chairman Coffin thanked Mr. Raxter and Mr. King for organizing the tours.

Returning to a previous agenda item, Mr. Nunez asked for clarification on the motion for the University of Nevada, Reno, Fire Science Academy. He explained that the bill was written in such a way that the SPWB needed approval for the siting

for the new Elko Readiness Center before any money could be expended on the project. Since the charge for SPWB services for CIP projects was fee based, the SPWB had not been able to charge for any of the work done on this project to date, including cost estimating and attending meetings with the Bryan Commission, the Guard and others. Mr. Nunez needed to clarify that if the IFC approved the project modification at the April 29, 2010, meeting, the SPWB could start spending the allocated money like any other CIP project. He expressed that it was a burden for the SPWB to continue to work on this project without funding; however, the SPWB was committed to meet the needs of the Guard and would continue to work closely with them. Mr. Nunez was hopeful the IFC would approve the sale and the project modifications so the SPWB and the Guard could move ahead as with any other CIP project.

Chairman Coffin wanted the minutes to reflect his opinion as the Chairman that the SPWB was entitled to the reasonable and customary fees it usually incurred on these types of projects. He asked Senator Mathews, Co-Chair of the IFC, if she agreed and she said yes.

X. PUBLIC COMMENT.

No one came forward for public comment.

XI. ADJOURNMENT.

Chairman Coffin adjourned the meeting at 3:30 p.m.

Respectfully submitted,

Patti Sullivan, Committee Secretary

APPROVED:

Senator Bob Coffin, Chairman

Date: _____

Copies of exhibits mentioned in these minutes are on file in the Fiscal Analysis Division at the Legislative Counsel Bureau, Carson City, Nevada. The division may be contacted at (775) 684-6821.

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MINUTES OF THE JUNE 22, 2010, MEETING

**MINUTES OF THE
INTERIM FINANCE COMMITTEE'S
SUBCOMMITTEE TO REVIEW PUBLIC WORKS BOARD MATTERS
(NRS 218E.405)
June 22, 2010**

The Interim Finance Committee's Subcommittee to Review Public Works Board Matters (NRS 218E.405) held its fourth meeting of the 2009-11 Interim on June 22, 2010, in room 4412 of the Grant Sawyer State Office Building, 555 East Washington Avenue, Las Vegas, Nevada. The meeting was videoconferenced to room 2135 of the Legislative Building, 401 S. Carson Street, Carson City, Nevada.

SUBCOMMITTEE MEMBERS PRESENT IN LAS VEGAS:

Senator Bob Coffin, Chairman
Assemblyman Joseph Hogan

SUBCOMMITTEE MEMBERS PRESENT IN CARSON CITY:

Senator William J. Raggio
Senator Bernice Mathews
Assemblyman Tom Grady
Assemblywoman Debbie Smith

SUBCOMMITTEE MEMBERS ABSENT:

None

STAFF MEMBERS PRESENT IN LAS VEGAS:

Eric King, Program Analyst, Fiscal Analysis Division

STAFF MEMBERS PRESENT IN CARSON CITY:

Mark Krmpotic, Senate Fiscal Analyst, Fiscal Analysis Division
Tracy Raxter, Assembly Fiscal Analyst, Fiscal Analysis Division
Brenda Erdoes, Legislative Counsel, Legal Division
Eileen O'Grady, Chief Deputy Legislative Counsel, Legal Division
Patti Sullivan, Secretary, Fiscal Analysis Division

EXHIBITS:

Exhibit A – Agenda and Meeting Packet
Exhibit B – Attendance Record
Exhibit C – SPWB Project Budget and Schedule – Phase I and II Plans – Southern
Desert Correctional Center Core Expansion
Exhibit D – University of Nevada, Las Vegas, Student Recreation and Wellness Center
Update
Exhibit E – PowerPoint Presentation – SPWB – Earthquake Design Criteria
Exhibit F – Article – California Watch – *Public Universities Slow to Address Seismic
Hazards*

I. ROLL CALL.

Chairman Coffin called the regularly scheduled meeting of the Subcommittee to Review Public Works Board Matters to order at 1:32 p.m. and asked for the roll call. Chairman Coffin conducted the meeting from Las Vegas. Assemblyman Hogan attended in Las Vegas and all other members were present in Carson City.

The following agenda item was taken out of order and was discussed for informational purposes only.

VII. INFORMATION REGARDING THE NEVADA SYSTEM OF HIGHER EDUCATION'S STUDENT RECREATION AND WELLNESS CENTER BUILDING LOCATED ON THE UNIVERSITY OF NEVADA, LAS VEGAS, CAMPUS.

Chairman Coffin asked Eric King, Program Analyst, Fiscal Analysis Division to introduce agenda item VII. Mr. King said the item requested an update on information regarding the University of Nevada, Las Vegas, Student Recreation and Wellness Center Building. According to media reports in March 2010, the facility had seismic construction deficiencies and the Subcommittee wanted to hear testimony about the status of the building since the last meeting on April 28, 2010.

Chairman Coffin said at the meeting in April 2010 the committee heard testimony that the university was to meet with the contractors regarding calculation mistakes made by a sub-consultant. He wanted to hear the parties had met, did not plan to sue each other, and were attempting to resolve the matter as soon as possible.

David Frommer, Executive Director of Planning and Construction, University of Nevada, Las Vegas (UNLV), gave the following background information and a brief update on the status of the building. He said general counsel from UNLV attended the April 2010 meeting and provided an update of what was happening at that particular time. Mr. Frommer explained that in 2008 a seismic code compliance issue was discovered at the Student Recreation and Wellness Center Building. He said the university tried to engage the original designer to prepare a set of documents that reflected a seismic design retrofit to correct the compliance issue. At the time of the April 2010 meeting, the university had not successfully come to an agreement with the designer. The university was forced to issue a solicitation to hire a third-party engineer, with the option for a contractor to do the design and the construction for the repair of the building. Since the April 2010 meeting, the original designer has agreed to develop the design documents for the seismic retrofit. He said the university had also engaged the SPWB to create a project file for the seismic correction and retrofit, and to be the Building Official for the project. Mr. Frommer testified the parties involved, including the SPWB, the university and the designer, had all hired third-party experts in seismic design and construction to

review the design documents and calculations. He believed there would be enough depth of experience and oversight among the entities to ensure the new set of documents would comply with the building code. Mr. Frommer said the university planned to proceed with the design documents and engage the Building Official on some of the technical issues during the design process. Once the basis for the design was established the university could hire a contractor to execute the retrofit of the building.

Chairman Coffin asked for a timeline of the process to address the safety issues surrounding the safety of the occupied building.

Mr. Frommer said the university expected the design to be submitted to the SPWB in early July 2010, which would establish all the design criteria to be met and determine how the design would move forward. It was anticipated the design would be prepared sometime in the fall of 2010. Then in early 2011, with the design documents completed, the university planned to work with contractors to get pricing, submit for plan check, get bids and have approved permit documents. In order to take advantage of the summer session when activity was low, the building construction was planned to begin in early 2011. Mr. Frommer said the actual work plan for the retrofit was contingent on the type of design improvements needed for compliance. He said the retrofit would be a complex process. When design changes were determined, the university would assess the impact of the construction to the use of the building.

Chairman Coffin asked who would pay for the retrofit. He also inquired how the original designer would avoid a conflict of interest in fixing its own design.

Mr. Frommer said design professionals occasionally made errors, and the designers should be given the opportunity to correct any errors in order to provide a quality design for a code compliant building. He thought the conflict of interest issue would be mitigated because the SPWB had hired a third-party expert with a great deal of knowledge in seismic and structural design to review the documents and approve the basis of the design. He added that the university and the designer both hired third-party experts for advice on the design. Many professionals would be checking the design documents for accuracy. Mr. Frommer thought everyone involved was committed to addressing the problem.

In response to Chairman Coffin's question regarding payment for the retrofit, Mr. Frommer said the designer agreed to provide the design at no charge as part of the commitment to deliver a code compliant building to the university. However, the matter of payment for the retrofit had not yet been settled. The university planned to discuss that matter with the designer; however, payment for the construction may result in a claims process. He also said the university reserved all rights in terms of an ultimate resolution until the design was completed. The

university did not want to prematurely enter into an agreement when the full scope of the retrofit and the construction was unknown.

Assemblywoman Smith thought it was important to continue to study the construction manager at risk (CMAR) process because it raised concerns for a number of the committee members.

Chairman Coffin said he agreed with Mrs. Smith regarding the CMAR process. He thought it was a good, but not perfect process; the UNLV Student Recreation and Wellness Center Building was a prime example of a problem that could happen with the CMAR process. However, this one issue did not mean that CMAR should be condemned. He thought there could be changes enacted next session to build safeguards into the process, since the process for the project to complete the Student Recreation and Wellness Building was not under the purview of the SPWB.

Chairman Coffin reiterated his concern about seismic activity and construction in Nevada stating he did not think all state-owned buildings were ready for earthquakes. Although he thought the discussion was important, he wanted to return to the regular order of the agenda.

II. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON JUNE 24, 2010, REGARDING THE REQUEST TO REDUCE THE SCOPE OF CIP PROJECT 07-C05, INDIAN SPRINGS CONSERVATION CAMP 384-BED EXPANSION AND 168-BED RENOVATION, TO REMOVE THE RENOVATION OF DORM G AND TO TRANSFER \$1.1 MILLION FROM THAT PROJECT TO CIP PROJECT 07-C07A, CONSTRUCTION OF HOUSING UNIT AND FACILITY EXPANSION AT SOUTHERN DESERT CORRECTIONAL CENTER, TO COMPLETE A WARM LIT SHELL FOR PHASE II OF THE CENTER'S CULINARY EXPANSION.

Mr. King said this agenda item was a request from the SPWB to reduce the scope of CIP project 07-C05, Indian Springs Conservation Camp Expansion, which added 384 beds and included the renovation for 168 beds, plus other core expansions at the Conservation Camp. This item also requested that \$1.1 million that would be left over from the cancellation of the renovation of Dorm G be transferred to CIP project 07-C07a, Construction of Housing Unit Facility Expansion at Southern Desert Correctional Center (SDCC). The SPWB wanted to combine \$1.1 million from the Conservation Camp project with approximately \$3.3 million left over in the SDCC project to complete a warm lit shell for the culinary, laundry and dining areas at the SDCC.

From Las Vegas, Gus Nunez, Manager, SPWB testified the request also included a reduction in scope of the original project to delete the renovation of Dorm G at the Conservation Camp. He said when the original CIP project was requested four

years ago the SPWB thought Dorm G could be remodeled. SPWB staff recently visited the Conservation Camp to specifically look at remodeling Dorm G and found it would not be worth spending the money for the renovation. Before the visit, Dorm G had been gutted for the potential remodel, which made it easier for staff to see the condition of the building. It was discovered that the building needed extensive work in order to be functional and the sheet rock, electrical system, roof and boiler would need to be replaced. Mr. Nunez said it was a wood frame structure built to residential standards, which was not made to withstand the use as a correctional facility. After evaluating the structure it was decided not to spend any money to remodel Dorm G, because the remodel would cost substantially more than originally envisioned. Mr. Nunez said permission was granted at a prior meeting not to demolish three buildings scheduled for demolition, because the Department of Corrections (DOC) was contemplating using the buildings for other programs and activities. The SPWB staff also looked at those buildings in detail and decided it would not be a good investment to upgrade those building either. The four buildings would remain standing until funding was available for the demolition. The demolition could be considered if there were any funds left from the \$1.1 million transfer from the Indian Springs Conservation Camp to SDCC. He thought one of the buildings could be used for storage. It was a small metal building and the interior was in good shape. The building could remain standing to provide the Department of Corrections with more storage, which was always needed.

Assemblyman Grady said it bothered him that at one Subcommittee meeting the buildings were good enough to be remodeled and the next meeting the buildings should be demolished. The \$1.1 million change order also concerned him. He could not understand how the DOC and the SPWB could keep switching money back and forth between projects. Mr. Grady stressed there should be a definite plan, and that the plan be adhered to, so there were not changes at every meeting.

Mr. Nunez apologized for the changes in the plan for Dorm G and the three other buildings. The DOC indicated those buildings could be used for other needs. In order for the original project to keep moving, the SPWB sent the change in scope request to the Subcommittee to be included on the November 18, 2009, agenda. He testified the change in scope to rescind the demolition of the three buildings was enacted too hastily without the SPWB actually visiting the Conservation Camp to look at the buildings. A major remodel would be needed for the buildings to be in usable condition; that was the reason for the change in the scope. Mr. Nunez understood Mr. Grady's frustration and would try not to go back and forth in the future.

Chairman Coffin asked why the building was not constructed to be strong enough to house inmates and how the building got to be run down so quickly.

Greg Cox, Deputy Director, DOC, said the department wanted to keep the three buildings to use for much needed storage space. However, after meeting with the SPWB engineers who looked at the buildings, it was determined an substantial amount of money would be required to bring the buildings, and especially Dorm G, up to a sufficient standard. He said the DOC probably could have taken some measures to better maintain Dorm G, but it was built for residential rather than correctional use. Although the inmates could stay at the Conservation Camp for up to three years, an average stay was three to four months, so there was constant turnover in that building. It would have taken more taxpayer money to bring Dorm G up to an appropriate standard. Mr. Cox said he and the DOC Director supported the decision by the SPWB not to put any more money into Dorm G or the other buildings.

Chairman Coffin asked how the Conservation Camp would operate without Dorm G. Would there be sufficient space for the inmates?

Mr. Cox said part of the process of preparing for the construction of Dorm G was to move inmates into two other buildings. The Nevada Division of Forestry inmates were housed in one building and the boot camp inmates were housed in another. For classification reasons, and by law, these two groups were housed separately. Mr. Cox said using the other two buildings had been working very well, without the need for Dorm G.

Mr. King asked Mr. Cox how this request would affect the potential expansion of SDCC and what might be expected in the 2011 CIP. Also, he thought the question of how inmates would be housed permanently without Dorm G had not been sufficiently answered and more detail was needed. He wanted to know specifically how the Conservation Camp would go forward without Dorm G.

Mr. Cox said due to A.B 510 there was sufficient minimum-custody bed space at the Conservation Camp; therefore, bed space was no longer an issue as it was prior to the original planning and construction.

Mr. King asked Mr. Nunez what project would be in the 2011 CIP for the expansion of SDCC, and what efforts would be made to adjust that facility to the maximum inmate capacity.

Mr. Nunez said the SDCC was originally designed for 750 inmates, but since then several housing units had been added for the increasing inmate population. The latest addition included two dorms built with 240 beds each for a total of 480 beds. Mr. Nunez said that facility had increased from 750 inmates to approximately 2,100 inmates. The only reason there were not 2,100 inmates housed there currently was because of the construction. As soon as that work was finished the rest of the inmates would be moved back into the facility. The support systems for the facility, infirmary, visiting area, culinary, dining, laundry and programming area were built for only 750 inmates and cannot support the increase in inmate

population. The goal was to eventually complete all the core facilities; however, only some of the core facilities (infirmary, visiting area and a portion of the dining) had been completed and upgraded to support the larger number of inmates. The rest of the core facilities (dining, culinary and laundry) needed to be finished. Mr. Nunez said with the approval of this request those core facilities could be completed. What would remain to be completed in the future would be the tenant improvements for the dining, culinary and the laundry facilities, as well as construction of a new sally port and armory recently indicated by the DOC as needed.

Chairman Coffin thought Mr. Nunez's information would be helpful for next session.

Assemblyman Hogan asked if the modifications at SDCC had anything to do with the Governor's proposed plan to close the Nevada State Prison in Carson City, and relocate those inmates to Las Vegas.

Mr. Nunez reiterated that SDCC was designed for 750 inmates, but with the growth over time and with the addition of more beds the number of inmates was now 2,100. He said the need to increase the capacity of the core facilities was established quite a while ago and no matter what happened at Nevada State Prison, the SDCC needed a higher level of support facilities for the 2,100 inmates housed there.

Mr. Cox agreed that the core facilities were in dire need of expansion due to the inmate population growth, but also because the facilities had outlived their usability, especially the culinary and laundry. The DOC had undergone multiple construction projects for expansion, but a facility designed for 750 inmates was not workable for 2,100 inmates.

Chairman Coffin said it was obvious there was no more room at SDCC, but it would be helpful to know if the DOC had taken any steps to prepare for the possible closure of the Nevada State Prison.

Mr. Cox thought the population of the Nevada State Prison was about 700. He noted that two buildings were currently empty at High Desert State Prison, which could house 336 inmates each, for a total of 672 inmates.

Chairman Coffin thought the plan to move inmates to High Desert State Prison would also involve moving staff, and Mr. Cox said that was correct. He also asked for an explanation of the term "warm lit shell."

Chris Chimits, Deputy Manager, SPWB, said a warm lit shell comprised the following:

- underground utilities for the new addition
- related site work for the new addition

- structural footings and slab
- all of the exterior concrete block walls
- exterior windows and doors
- coping systems
- structural roof system and metal decking
- roof insulation and architectural roofing system
- coping to complete and enclose the shell

He said if funds were available major HVAC components would be added to the roof that would provide the warm part of the term "warm lit shell." Mr. Chimits asked the members to look at the floor plan for the SDCC Core Expansion (Exhibit C). The portion of the building labeled Phase I on the floor plan was the portion of the building that had been constructed. He said the SPWB was just finishing the commissioning of that part of the building. The proposal was to take approximately \$3.2 million of the residual money from project 07-C07a and combine it with \$1.1 million from the Indian Springs Conservation Camp project 07-C05 and construct the warm lit shell as shown on the floor plan as Phase II. The effect on the 2011 CIP would be to reduce the size of the third and final phase by \$4.3 million, as well as reduce the timeframe to complete the culinary area by approximately six months. The 2011 CIP would include the tenant improvements consisting of the interior finishes, fixtures, furnishing and equipment for the culinary, laundry and the dining room. The tenant improvements would cost approximately \$4.5 million, and the furniture, fixtures and equipment for the culinary and laundry would be approximately \$1.7 million. In addition, the 2011 CIP would also provide a loading dock, a gatehouse addition, an armory, a roof access, a guard shack at the gymnasium and a new roof for the gymnasium. Mr. Chimits said this total scope to be included in the 2011 CIP would finalize or complete the phasing of the core improvements at SDCC.

Chairman Coffin thanked Mr. Chimits for the information on the warm lit shell and the potential 2011 CIP projects for SDCC.

SENATOR RAGGIO MOTIONED TO RECOMMEND TO THE INTERIM FINANCE COMMITTEE TO REDUCE THE SCOPE OF CIP PROJECT 07-C05, INDIAN SPRINGS CONSERVATION CAMP 384-BED EXPANSION AND 168-BED RENOVATION, TO REMOVE THE RENOVATION OF DORM G AND TO TRANSFER \$1.1 MILLION FROM THAT PROJECT TO CIP PROJECT 07-C07A, CONSTRUCTION OF HOUSING UNIT AND FACILITY EXPANSION AT SOUTHERN DESERT CORRECTIONAL CENTER, TO COMPLETE A WARM LIT SHELL FOR PHASE II OF THE CENTER'S CULINARY EXPANSION.

SENATOR MATHEWS SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

III. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON JUNE 24, 2010, REGARDING THE REQUEST TO MODIFY THE SCOPE OF CIP PROJECT 09-M03, WEST ENTRY TO THE RICHARD H. BRYAN BUILDING, TO REMOVE THE WIND BREAK AND ADD CONSTRUCTION OF A DOOR IN THE EXISTING WEST ENTRY VESTIBULE.

Chairman Coffin said the next agenda item was a request to modify the scope of CIP project 09-M03, West Entry to the Richard H. Bryan Building, to remove the wind break and add construction of a door in the existing west entry vestibule.

Mr. King said the project was approved for \$120,054 in the 2009 CIP to remedy a situation at the Richard H. Bryan Building in Carson City. During high wind events the west facing electronic sliding doors do not slide open as designed, and when the door was opened during wind events debris blew into the entryway of the building. Instead of following the original scope of the project, the SPWB indicated a less intrusive way to correct the problem had been determined. It was recommended not to build an integrated wind break, but to build a door in the existing vestibule instead. Referring to the meeting packet (Exhibit A), Mr. King directed the members to pages 12 and 13, which showed the building as it currently existed. The first photo on page 12 was the front of the building, which showed the sliding doors, and the second photo on page 13 showed where the vestibule door would be built.

Chairman Coffin said wind events happened all the time in Carson City, and he thought that a certain standard of construction should be adopted for west facing buildings in Carson City.

Mr. Nunez countered that there were many buildings in Carson with a west exposure; however, this building entry was affected more than others. A person needed to be strong to open the door of this building on a windy day. The SPWB staff developed a good solution to the problem by building a door in the vestibule on the side of the existing main entrance, with a sidewalk leading to the door. This solution would preserve the integrity of the look of the building, yet the door would be functional during wind events that currently prevented the main entrance from being used. Mr. Nunez asked for the Subcommittee's approval.

SENATOR RAGGION MOTIONED TO APPROVE THE REQUEST TO MODIFY THE SCOPE OF CIP PROJECT 09-M03, WEST ENTRY TO THE RICHARD H. BRYAN BUILDING, TO REMOVE THE WIND BREAK AND ADD CONSTRUCTION OF A DOOR IN THE EXISTING WEST ENTRY VESTIBULE.

ASSEMBLYWOMAN SMITH SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

IV. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON JUNE 24, 2010, REGARDING THE REQUEST TO ALLOW THE STATE PUBLIC WORKS BOARD TO ACCEPT AND EXPEND FEDERAL FUNDING OF \$2,184,024 FOR AGENCY PROJECT 10-A018, RENEWABLE ENERGY PROJECT, NEVADA ARMY NATIONAL GUARD – CARSON CITY, TO REPLACE HVAC SYSTEMS IN TWO BUILDINGS AT THE FAIRVIEW DRIVE FACILITY (NRS 341.121).

Mr. King said the SPWB requested the authority to receive and expend \$2,184,024 to construct agency project 10-A018, Renewable Energy Project, Nevada Army National Guard – Carson City. The project would replace the HVAC systems in two buildings at the Fairview Drive facility, the Office of the Adjutant General and the United States Property and Fiscal Office. The construction would replace the existing heat pumps with ground water supplied heat pumps in the buildings, and erect solar panels that would be tied into the system to supply heat in the winter.

Chairman Coffin asked Mr. Nunez for an explanation of the time constraints to complete this project before the end of the federal fiscal year. He also asked what would be done with the HVAC systems that were replaced. He noted they were only seven and eight years old. Chairman Coffin acknowledged state money would not be used for this project, but thought the Subcommittee should be custodians of the federal money and inquire about its use.

Mr. Nunez said the money must be committed before the end of the federal fiscal year, which might prove to be a very difficult task. The Guard contacted the SPWB and an agency project was set up to utilize the federal funding; however, the Guard had to get authority from the National Guard Bureau to receive and spend the funds before anything could be started. To date, a consultant was selected and the Guard had been developing a schedule to expedite the project when the approval was received to start the construction. Because the project was federally funded, approval of the plans by the National Guard Bureau was mandatory, which could take time. The SPWB staff wanted to get some commitments from the Guard in order to determine if the National Guard Bureau would expedite the review of the plans. A quick review and approval of the plans would be the only way to get the project done on time.

Captain Brian Hunsaker, Facilities and Maintenance Office, Nevada Army National Guard, explained the funding was a congressional add and “five-year money,” which was not required to be executed in the current fiscal year. He said “We do get a black eye as an agency for not executing in the fiscal year, but we can deal with that. What we can’t do is send the money back.” Not utilizing the money properly would put the agency in an awkward position with representatives in Congress, who had worked diligently to provide this funding. If the project was not executed by September 2010, the agency would have to go before the National Guard Bureau with an explanation. It would not be pleasant, but he thought it would be survivable.

Chairman Coffin wanted to know when the agency got approval of the federal funds. Captain Hunsaker responded the Guard got notification for the approval in February 2010. He said if the funding was not utilized the agency would be viewed poorly by the National Guard Bureau as being the only Guard Unit in danger of not executing the congressional add funding. However, he thought it was of utmost importance to get an adequate project. Captain Hunsaker thought the September 30, 2010, deadline could be met, but there was not room for error. He established that the National Guard Bureau had agreed to expedite the approval of the plans. If there were any delays, and the timeline was in jeopardy the Guard should still be able to execute no later than the end of 2010.

Chairman Coffin asked if there was any use for the HVAC system that would be removed from the building.

Mr. Chimits replied that the process used for the removal would render the equipment unusable for other facilities.

Tom McElroy, Nevada Army National Guard said the units being removed were mostly from the Office of the Adjutant General Building. The old units were a simplistic design that contained split unit rooftop HVAC units, which both heated and cooled. It did not have a four-pipe system that adapted itself as readily as the United States Property and Fiscal Office system. He said there had been problems with being able to control the economizers of the units and the Guard found the units a nightmare to maintain. Mr. McElroy did not think the units would be valuable to any other state building.

Mr. King asked if the Guard's state operating budget had been modified to allow funds to be transferred to the SPWB in order to set up the agency project. Mr. Chimits said according to the Guard's Fiscal Officer, the design funds were ready for transfer.

ASSEMBLYWOMAN SMITH MOVED TO APPROVE THE REQUEST TO ALLOW THE STATE PUBLIC WORKS BOARD TO ACCEPT AND EXPEND FEDERAL FUNDING OF \$2,184,024 FOR AGENCY PROJECT 10-A018, RENEWABLE ENERGY PROJECT, NEVADA ARMY NATIONAL GUARD – CARSON CITY, TO REPLACE HVAC SYSTEMS IN TWO BUILDINGS AT THE FAIRVIEW DRIVE FACILITY (NRS 341.121).

ASSEMBLYMAN GRADY SECONDED THE MOTION.

THE MOTION WAS APPROVED UNANIMOUSLY.

V. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON JUNE 24, 2010, REGARDING THE REQUEST TO ALLOW

THE STATE PUBLIC WORKS BOARD TO ACCEPT AND EXPEND AN ADDITIONAL \$60,000 OF FEDERAL FUNDS FOR CIP PROJECT 09-M22, HVAC INSTALLATION – NORTH LAS VEGAS ARMORY, DUE TO HIGHER THAN ANTICIPATED CONSTRUCTION BIDS (NRS 341.121).

Mr. King said this request was to allow the SPWB to accept and expend an additional \$60,000 of federal funds. The additional funding would augment the funding of \$444,381 that already existed in CIP project 09-M22 for the installation of replacement of HVAC equipment at the North Las Vegas armory, due to the receipt of a higher than anticipated construction bid.

Chairman Coffin thought this was the first time in the past year a project had come in over bid. The state usually had the benefit of a reduced cost due to inflation.

Mr. Nunez said the \$60,000 was not an estimate, but was a competitive bid. While it looked like the state had been getting prices that were last seen in early 2006, the only amount that could have gone down was the margin, because the cost of labor and materials had not gone down.

Mr. McElroy said the \$60,000 amount represented a higher seasonal energy efficiency ratio (SEER) rating on the HVAC equipment that was being installed on the roof of the Floyd Edsall Training Center at the Clark County Armory. He explained the building was designed as a large box like a gymnasium with large cubic footage. The core of the building was swamp cooled, but the individual spaces were air conditioned, so the HVAC systems continually fought the swamp cooler. One system tried to remove water and the other tried to add water for evaporation purposes; it never operated properly since it was installed in the building. Mr. McElroy said this request to expend an additional \$60,000 in federal funding was the final step for the correction of this problem and would put real air conditioners on the roof. Because the building served about 1,100 people, the Guard felt it was necessary to spend the extra \$60,000 to have the highest SEER rating and the most efficient product available for the space.

Chairman Coffin commented that a higher SEER rating usually meant a heavier unit. He recalled at the women's prison in North Las Vegas in early 2010 when a new air conditioning system fell through the roof because it was heavier than the original system, and the roof was not designed for the heavier load. Chairman Coffin asked if the roof could withstand the weight of the new unit.

Mr. McElroy said a structural engineer was consulted before purchasing the unit to make sure the roof could accommodate the new unit. He said the net weight of the replacement might actually be less than the existing system.

ASSEMBLYWOMAN SMITH MOTIONED TO ALLOW THE STATE PUBLIC WORKS BOARD TO ACCEPT AND EXPEND AN ADDITIONAL \$60,000 OF FEDERAL FUNDS FOR CIP PROJECT 09-M22, HVAC

INSTALLATION – NORTH LAS VEGAS ARMORY, DUE TO HIGHER THAN ANTICIPATED CONSTRUCTION BIDS (NRS 341.121).

SENATOR MATHEWS SECONDED THE MOTION.

THE MOTION WAS UNANIMOUSLY APPROVED.

VI. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON JUNE 24, 2010, REGARDING THE CIP PROJECT EXCEPTION REPORT PURSUANT TO NRS 341.100(8)(g).

Mr. Nunez said all the following projects listed in the CIP Project Exception Report located in the meeting packet (Exhibit A) starting on page 27 had either been discussed at this meeting, or had already been resolved and would not appear on future reports:

- 09-M22, HVAC Installation – North Las Vegas Armory
- 09-M03, West Entry Wind Break for the Richard H. Bryan Building
- 09-C18, Southern Nevada Veterans' Cemetery Expansion
- 09-C15, New Elko County Readiness Center
- 07-P06, Elko Readiness Center – Planning
- 07-P05, Veterans' Cemetery Expansion – Planning
- 07-C07a, Southern Desert Correctional Center Expansion
- 07-C05, Indian Springs Correctional Center/Work Camp

ASSEMBLYMAN HOGAN MOVED TO APPROVE THE MAY 2010 CIP PROJECT EXCEPTION REPORT.

ASSEMBLYWOMAN SMITH SECONDED THE MOTION.

THE MOTION WAS UNANIMOUSLY APPROVED.

VIII. INFORMATION REGARDING THE EFFECT OF SEISMIC ACTIVITY ON BUILDING CONSTRUCTION IN NEVADA.

Chairman Coffin announced that Mr. Nunez and the SPWB would make a PowerPoint presentation (Exhibit E) regarding earthquake design criteria and the effect of seismic activity on building construction in Nevada. First, Chairman Coffin commented that Nevada was the second most seismically active state in the union. He thought the information was timely given the potential failure of the University of Nevada, Las Vegas, Student Recreation and Wellness Center Building. Chairman Coffin reminded the members that it had been three years since the Governor vetoed a bill sponsored by Assemblyman Mortenson that would have required an inventory of unreinforced masonry buildings, which were the

most likely to fail in a seismic event. The bill would have required a statewide inventory of public buildings, including public and private structures of the state and local governments. He said, for unknown reasons, the Governor vetoed the bill and the Assembly upheld the veto. He thought the state bore the responsibility to at least inform the public if a problem with a building existed and was not fixed. Chairman Coffin also thought it was important to let the public decide whether or not a building was safe

Mr. Nunez said the intent of the presentation was to discuss the earthquake design criteria including the International Building Code (IBC) provisions and determination of seismic loads on a building. Referring to page 1 of Exhibit E, he explained there were three earthquake design criteria: location of the site, soil types, and importance factor. The location of the site (page 2) referred to the geographic location. Structural engineers could consult the United States Geological Survey (USGS) website for information by providing the zip code of the potential building site. The website would have information about ground acceleration called the "short period response" and the "long period response." Mr. Nunez said typically the short period response was used for shorter buildings, and the long period response was used for taller slender buildings. Page 3 showed the six types of soil classifications ranging from Type A, hard rock, the strongest type of soil, to Type F, organic clay, the weakest type of soil. He explained the type of soil typically found in the state of Nevada was Type C, dense soil to soft rock and Type D, stiff soil. Organic clay was the worst type of soil, and the worst type of organic clay was day mud. Day mud was an extremely wet, poorly graded material that was subject to liquefaction.

Chairman Coffin said the Las Vegas valley was an alluvial plane with soil coming down from the mountains. He asked if soft soil was prevalent in Las Vegas. Mr. Nunez said Las Vegas valley, as throughout the state, was comprised of Type C or Type D soil.

Mr. Nunez said page 4 showed a process called amplification. Amplification happened to soft soil during seismic activity. He likened the soft soil to a bowl of Jello gelatin in a pan. Shaking the bottom of a pan of gelatin would cause the surface of the gelatin to move, and the more the pan was shaken the more the surface would move. While there might be small movement at the bottom of the soft soil the movement on the surface would be felt much more strongly for a longer period, and the movement would be more wavelike. With a hard rock surface a quick bang would be felt during an earthquake and the seismic event would be over fairly quickly. Two structures the same distance from the epicenter of an earthquake, one on the soft soil and another on hard rock would move completely different. The structure built on soft soil would sustain more damage.

Continuing, Mr. Nunez said the example shown on page 5 depicted ground acceleration factor, which was what happened when seismic force or pressure came through the soil. Ground acceleration factor information could be obtained

through USGS mapping of all the earthquake faults. The seismic loads and the acceleration factors were dependant upon whether the structure was built on soft soil or hard rock, and would be higher with soft soil.

Mr. Nunez said pages 6 and 7 showed how a building would deflect under wind load, another factor to be considered for construction; however, wind load had nothing to do with seismic activity. Most structural engineers would calculate the seismic load and the wind load and design the building to whichever had the highest factor. Typically, the deflection of a structure would behave about the same under both scenarios under lateral load. Mr. Nunez said a wind load was an applied load and a seismic load was an inertial type load, which was quite different. When a seismic load came through a building, the potential energy for that structure wanted to remain in the building ($\text{Force} = \text{Mass} \times \text{Acceleration}$). Chairman Coffin rephrased that concept to a force at rest wanted to remain at rest, unless pushed. Mr. Nunez agreed that if something was at rest it would take energy to get it moving.

Moving on, Mr. Nunez next referenced page 8 which described the last factor considered in earthquake design criteria: the importance factor. Importance factors are disseminated into three categories: standard buildings, moderate use buildings and essential facilities. Standard buildings received an importance factor of 1 or 2 and included small offices and retail strip buildings. Moderate use buildings were larger office buildings, schools or any assembly areas of 300 people or greater and received an importance factor of 1.25. Essential facilities consisted of hospitals, fire stations, police stations and dispatch centers. A factor of 1.5 was used for essential facilities in order to have a much stronger structure, which meant that during an earthquake there would be less damage to the building. Mr. Nunez explained that just because a building was designed to the seismic load provided in the code did not mean that the building would not sustain damage, but that the occupants would be able to safely exit the building after an earthquake. Since the essential facilities had a higher importance factor of 1.5, those buildings would be usable after an earthquake, typically sustaining just cosmetic damage.

Chairman Coffin asked if the IBC established the importance factor and Mr. Nunez said yes. Chairman Coffin thought a damaged school was the greatest source of pain as the result of an earthquake, but that was not listed in the IBC as an essential facility. He understood that essential facilities were places first responders worked in an emergency situation, but assembly areas were where people gathered in such an event, and schools housed children, who were less likely to be aware of what was going on around them. He asked if the state should consider a higher rating since Nevada was seismically active. Chairman Coffin understood the IBC codes were the minimum standard, but that did not mean the state could not adopt different, higher standards for school design. The code would meet the minimum, but the structure would be built to a higher standard. There could even be different codes adopted for buildings constructed in the north versus the south, since the areas were seismically different.

Assemblyman Hogan asked, since schools were only in the middle category, whether increasing the importance factor would significantly impact the cost of construction.

Mr. Nunez asked Craig DeFriez, Structural Engineer, SPWB, to answer Mr. Hogan's question. Mr. DeFriez said the cost depended on whether the type of construction was a steel frame, concrete, masonry or shear wall building. He thought it would increase the overall cost of the building by approximately 5-10 percent.

Mr. Hogan was concerned with the increased cost for a higher importance level. He thought if earthquake safety were overemphasized, the state might experience routine, unnecessary overpricing for building construction. Mr. Hogan wondered if the importance factor was always considered, or only under circumstances where the state was concerned about a buildings stability in earthquakes.

Mr. Nunez said as long as the building was designed to the minimum standard for the importance factor, the occupants should be able to exit the facility safely, even though the building could sustain some damage in an earthquake.

Mr. DeFriez explained the goal of the code was to make sure that buildings did not collapse in a seismic event so the occupants could get out safely. Certain buildings, like hospitals, fire stations and police stations, were built to a higher code because in addition to the buildings not collapsing, those buildings needed to remain operational. For communication purposes, the mechanical and electrical systems must remain functional in these buildings. There was not the same level of urgency for a school or an office building to stay operational, therefore, the importance factors were different.

Mr. Nunez said pages 9 through 11 referred to different types of structural design responses. He explained the R-factor went into the denominator of the seismic formula, which reduced the amount of the applied load under a seismic load. A building utilizing shear panels designed to withstand lateral loads was the stiffest type, with an R-factor of 4.0. The next type of design was brace frames, which were stiffer, but not as stiff as the shear panels, and had an R-factor of 5.5. Lastly, were steel moment frames, which were the least stiff with an R-factor of 8.0. Mr. Nunez said the members might recall that the University of Nevada, Las Vegas, Student Recreation and Wellness Center Building had a combination of brace frames and steel moment frames. Deflection of a building under seismic or wind loading for steel moment frames would be measured in inches and shear panel or brace frames would be measured in fractions of an inch. Typically these different types of construction should not be mixed in the same structure. If the frames were mixed, then each type should have been isolated from the other, because in an event, each type behaved completely different. With mixed framing the building would have to be designed to the higher loading. One of the issues

with the Student Recreation and Wellness Center Building was the moment frames were connected to the stiffer parts of the building, which were masonry. In an earthquake, the masonry would engage much sooner than the moment frames. The masonry would start engaging in fractions of an inch, where the moment frames would have to deflect much farther before it could withstand the load. The designers of the Student Recreation and Wellness Center Building would need to reanalyze the building to determine what would happen under an earthquake load.

Mr. DeFriez said even though a shear wall built building was the stiffest, architects preferred moment frame buildings. Moment frame construction allowed the architect more flexibility in floor plan design and window placement, without walls and brace frames positioned in front of windows. He said different building systems were selected for different types of buildings depending on the architecture.

Chairman Coffin asked what kind of construction was used at the building in Dubai that was over 2,000 feet high, and how far would it move in high wind?

Mr. DeFriez said he had read about the building and it involved a complicated structural system, of tubes and other materials not talked about at the meeting. These building systems were typically used in extremely high rise buildings that might sway several feet at the top rather than inches. The design is based on the long period response so the swaying was very slow and the building moved a lot, but the movement was not usually noticed at the bottom of the building.

Chairman Coffin thought an issue in the CMAR project delivery methodology might be remedied by the SPWB providing oversight not only in the early stages of development of the project, but also at other phases. He asked for information about the SPWB oversight process.

Mr. Nunez explained that design errors were possible whether the project delivery methodology was a design bid build, a design build, or CMAR. After reading the documentation, he thought part of the problem with the Student Recreation and Wellness Center Building was that the project was fast tracked. Although the project was CMAR, the speed at which the professionals had to work due to the fast tracking probably had more to do with the design error than the CMAR process. He thought the consultants were only as good as how they were managed.

Mr. Chimits continued the presentation by explaining the SPWB oversight process shown on page 12 of Exhibit E. He said the oversight process was in place to ensure CIP projects were designed and built to properly resist wind and seismic events. The first step in the process was to select competent structural engineers. Mr. Chimits said when a design team was selected the SPWB paid particular attention to the credentials and experience of the structural engineer. Consultants were hired who had demonstrated considerable expertise with local conditions and

soil types. An engineer with design experience in the type of building under consideration was also a desirable quality in the selection process. He said once the consultants were hired, the design group was provided with all applicable codes as well as the SPWB adopted standards, which in certain areas of construction were higher than the code required. The next step was to obtain a soils investigation, which provided an analysis of the soil type at the building site. A report was also generated on the proximity of the building site to any known seismic faults. This report provided pertinent information to determine the importance factor by the building type in accordance with the code. Together these elements would allow the structural engineer to respond correctly to the anticipated forces that could occur on state buildings. Then the SPWB conducted schematic design, design development and construction document reviews. He explained the SPWB conducted extensive reviews of the engineer's work as it progressed from the schematic level all the way to the bid documents. The SPWB staff of registered engineers monitored design decisions and provided in-house structural reviews as the design moved through the various stages. Once the construction documents (also called bid documents) were completed, the SPWB building department conducted a review for final plan checking and permitting.

After the design engineers responded to the plan check comments generated by SPWB staff, staff would verify that the documents contained detailed and appropriate changes. Mr. Chimits explained once the construction process started the contractor would submit shop drawings and submittals for the SPWB staff to review. Shop drawings and submittals allowed SPWB staff to determine whether the contractor had a comprehensive understanding of the project from the designer's perspective. The contractor presented the information in his own language to reiterate what was expected for the completed project. The SPWB also provided on-site inspectors during construction as well as retained an independent third-party materials testing lab, which verified the materials and methods were appropriate for the construction. Mr. Chimits concluded the presentation and said he appreciated the opportunity to explain the SPWB oversight process in place to protect the public in state buildings.

Chairman Coffin said the oversight process was based in statute. If it were suggested to the SPWB to perform functions on a non-SPWB supervised projects, then statute would have to be changed. He suggested the SPWB present ideas to strengthen the process of non-SPWB supervised construction projects at the September 2010 Interim Finance Committee meeting. He thought in the event of a problem with a building, the public would not blame the client, but ultimately the legislators would be questioned about the approval of the project.

Chairman Coffin then directed the members to Exhibit F, an article by investigative reporter Erica Perez titled *Public Universities Slow to Address Seismic Hazards*, published on the website californiawatch.org. He thought Ms. Perez must have done a lot of digging at the University of California system in order to find out how poorly the system maintained its buildings. There were dozens of new buildings on

California college campuses that did not conform to any seismic standard to protect the students. There was a process in place for repairing or retrofitting buildings, but it was not based on the risk attached to the structure. Rather, whoever had the most clout would get their building repaired first. Chairman Coffin commented he did not know how that process worked in Nevada, but he did know that the state did not have the benefit of the study suggested three years ago, because it was vetoed by the Governor. He noted that the University of Nevada, Reno, had some pretty old buildings and questioned the safety of the older dorms on campus. In his opinion, the state bore a responsibility to the students housed there and their families. Chairman Coffin stressed the need for a statewide building inventory so a systematic process could be developed for repairs and retrofits.

Mr. Nunez asked Chairman Coffin the presentation on earthquake design criteria included the information he wanted. Chairman Coffin responded that staff would work with the SPWB to present additional and more specific information at the next meeting in September 2010.

IX. PUBLIC COMMENT.

No one came forward for public comment.

X. ADJOURNMENT.

Chairman Coffin adjourned the meeting at 3:25 p.m.

Respectfully submitted,

Patti Sullivan, Committee Secretary

APPROVED:

Senator Bob Coffin, Chairman

Date: _____

Copies of exhibits mentioned in these minutes are on file in the Fiscal Analysis Division at the Legislative Counsel Bureau, Carson City, Nevada. The division may be contacted at (775) 684-6821.

I:\ONGOING\Committees\Interim Finance Committee\IFC Public Works Board Subcommittee\2010\6-22-10 Meeting\Final Minutes_6-22-10.docx

**REQUEST TO CANCEL CIP PROJECT 09-C01,
RETROFIT HOUSING UNIT NUMBER 11
AT HIGH DESERT STATE PRISON TO CREATE
THE SOUTHERN REGIONAL MEDICAL FACILITY**

Jim Gibbons
Governor

STATE OF NEVADA

Gustavo Nunez, P.E.
Manager

Carson City Office:
515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263
(775) 684-4141 • Fax (775) 684-4142



Las Vegas Office:
1830 East Sahara, Suite 204
Las Vegas, Nevada 89104
(702) 486-5115 • Fax (702) 486-5094

PUBLIC WORKS BOARD

INTERIM FINANCE COMMITTEE REQUEST

September 13, 2010

SUBJECT TITLE:

Request change is scope for project 09-C01, Retrofit Housing Unit #11, High Desert State Prison to Create the Sothern Regional Medical Facility, Indian Springs.

DISCUSSION:

At the request of the Department of Corrections, this is a request to cancel this project (see attached letter from Director Skolnik). Due to changes in inmate population projections and the deepening budget crisis, the Director decided to pursue an alternative solution to address the medical needs of an aging inmate population. A summary of this solution is presented in the attached letter from Director Skolnik.

The approved funding for this project is \$7,892,038 from bonds. The proposed budget includes \$554,855 from bonds to pay for design through construction documents; currently in the plan check phase (see attached budget sheet).

PREPARED BY:

Evan Dale
Deputy Manager

BOARD OF COMMISSIONERS
JIM GIBBONS
GOVERNOR
CATHERINE CORTEZ MASTO
ATTORNEY GENERAL
ROSS MILLER
SECRETARY OF STATE



STATE OF NEVADA DEPARTMENT OF CORRECTIONS



HOWARD SKOLNIK
DIRECTOR

Northern
Administration
P.O. Box 7011
5500 Snyder Avenue
Carson City, NV 89701
Phone: (775) 887-3216

Southern
Administration
3955 W. Russell Road
Las Vegas, NV 89118
(702) 486-9991

August 4, 2010

Mr. Gus Nunez
Manager, Public Works Board

Dear Mr. Nunez:

The Nevada Department of Corrections (NDOC) is requesting State Public Works Board stop all work on CIP 09-C-01 – The remodeling of a general population unit (Unit 11) at High Desert State Prison (HDSP) to a temporary and limited southern Regional Medical Facility (RMF).

With approximately 60% of the inmate population located in the southern region and further NDOC expansion only planned for that area, the need for construction of a southern RMF will continue to be present. The decision to remodel unit 11 was made when the inmate population projection was higher, but sufficient funding was not available for the construction of Prison 8 (which included a regional medical facility). In addition, 93 new medical positions will be required to staff unit 11. Given the current budget crisis, it is unrealistic to assume that funds will be available for this purpose. As a result, even after the remodel, this unit would remain closed.

The Department has developed an alternative plan to address the medical needs of an aging inmate population, until such time Prison 8 would be built. Based on current inmate population projections, Prison 8 is not forecasted to be built within the next 10 years; however the need to care for aging inmates will continue. Given these factors, the Department proposes to plan and design in FY12/13, then construct and staff in FY14/15 a 180 bed Long Term Care (LTC) facility at Northern Nevada Correctional Center (NNCC).

The purpose of this facility would be to house inmates needing custodial care, rehabilitative care, assisted living or sub-acute skilled nursing that would not rise to the level of acute skilled nursing care. The result would be to free up capacity in existing acute care settings in the Department where these inmates requiring sub-acute care reside. An LTC at NNCC would keep these fragile inmates located in close proximity to the RMF, on-site specialty clinics and local hospitals, if acute infirmary care, specialist visits or hospitalization were to be required. Only 23.0 FTE additional staff would be required to provide a 24 hour per day, 7 days per week presence. The staff would provide medication distribution and assistance with activities of daily living.



BOARD OF COMMISSIONERS
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STATE OF NEVADA DEPARTMENT OF CORRECTIONS



HOWARD SKOLNIK
DIRECTOR

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Carson City, NV 89701
Phone: (775) 887-3216

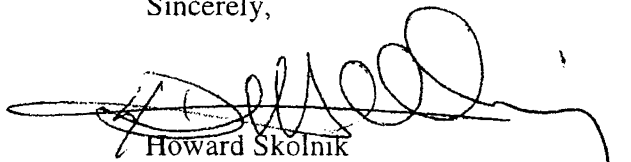
Southern
Administration
3955 W. Russell Road
Las Vegas, NV 89118
(702) 486-9991

The delay of the southern RMF and build out of a Long Term Care facility at NNCC will have the following impact on the efficiency of health care service delivery and related security management:

- a. Inmates requiring long term care solutions would have to be moved to NNCC. This will consolidate services at one institution and improve efficiency of care for individuals moving between acute infirmary care and long term care.
- b. Movement of inmates requiring long term care out of acute infirmary settings at the RMF and HDSP infirmary would free up beds and staff to provide acute nursing care to seriously ill inmates or inmates returning from hospital stays.
- c. Availability of acute care nursing beds at the RMF and HDSP infirmary would mean that necessary hospital stays could be minimized by providing post-surgical nursing care and provider follow-up.

In summary, building a Long Term Care facility at NNCC would allow the Department to move those sub-acute inmates out of the acute infirmaries into an appropriate facility that has an appropriate number of staff with appropriate licensure. This would give the Department the needed extra medical beds, but configured in a way to address the mix of acuity present in the Department now. The LTC facility would require much fewer staff than a new RMF and with lower licensure and qualifications. This would allow the Department to provide the necessary medical care for inmates in the most cost effective manner required for this economic climate in the interim period until the construction of Prison 8 is necessary.

Sincerely,


Howard Skolnik
Director

cc: Chris Chemitz

SPWB PROJECT BUDGET AND SCHEDULE SHEET

8/16/2010

Project Name:	Retrofit Housing Unit No. 11 at HDSP, Phase V	Project No.:	09-C01
Project Manager:	Dan Daily	Fund Code No.:	466-1550-15
Using Agency:	Department of Corrections	Accounting Contact:	Natasha Kephart

A/E Advertise Date	SD Submittal Date	Advertise Date	Construction % Complete	Calendar Days	CSC Date
A/E Selection Date	DD Submittal Date	Bid Opening Date	Total Cost of CO's	Calendar Days Added	Move-In Date
Design Start Date	CD Submittal Date	NTP Date	CO % of Base Contract	Construction End Date	Final Payment Date
N/A	2/26/10			0	
9/29/09	4/16/10		\$0.00	0	
11/15/09	6/30/10		0.00%	TBD	

PROFESSIONAL SERVICES

	Amount
A/E Design & Supervision, 8166	372,055.00
Surveying	0.00
Geotechnical Services	0.00
Materials Testing Services, 8172	0.00
Structural Plan Check, 8160	3,725.00
Mechanical Plan Check, 8170	11,500.00
Electrical Plan Check, 8162	0.00
Civil Plan Check, 8165	0.00
ADA Plan Check, 8164	0.00
Fire Marshal Plan Check, 8167	0.00
Code Compliance Plan Check, 8163	22,494.00
Constructability Plan Check	0.00
CMAR Pre-Construction Services, 8176	32,500.00
SPWB P M & Inspection, 8174	100,000.00
Commissioning Services, 8193	0.00
Extended Project Management	0.00
FF&E Design Services	0.00
xxx	0.00
xxx	0.00
Subtotal:	\$542,274.00

CONSTRUCTION COSTS

Construction Contract, 8191	0.00
Remaining Construction Contingency	0.00
Miscellaneous Construction Contracts	0.00
Utility/Off-Site Costs	0.00
Utility Design/Connection Fees	0.00
Data/Telecom Wiring & Equipment, 8197	0.00
Furnishings & Equipment (FF&E)	0.00
Roofing Maintenance Agreement	0.00
Local Government Requirements	0.00
Hazardous Materials Abatement	0.00
Purchase Orders	0.00
xxx	0.00
xxx	0.00
Subtotal:	\$0.00

MISCELLANEOUS

Advertising, 8171	103.52
Printing, 8178	10,000.00
Bond Sale Costs, 8179	1,976.34
Agency Moving Costs	0.00
Land Purchase	0.00
Purchase Orders	0.00
CIP Miscellaneous, 8173	501.14
xxx	0.00
Subtotal:	\$12,581.00

PROJECT CONTINGENCY: \$0.00

TOTAL PROJECT BUDGET: \$554,855.00

PROFESSIONAL SERVICES AGREEMENTS

A/E Agreement: Arrington Watkins	474,000.00
Endorsements:	-101,945.00
Total:	\$372,055.00
Survey Agreement:	0.00
Endorsements:	0.00
Total:	\$0.00
Geotechnical Agreement:	0.00
Endorsements:	0.00
Total:	\$0.00
Materials Testing Agreement:	0.00
Endorsements:	0.00
Total:	\$0.00
Extended Project Management Agreement:	0.00
Endorsements:	0.00
Total:	\$0.00

CONSTRUCTION CONTRACT

Prime Construction Contract:	0.00
Change Order Subtotal:	0.00
Total:	\$0.00

CHANGE ORDER SUMMARY SHEET INFO

Designated Construction Contingency:	0.00
Change Order Subtotal:	0.00
Remaining Construction Contingency:	\$0.00

FF&E

Designated FF&E Budget:	0.00
FF&E Expenditures:	0.00
Remaining FF&E Budget:	\$0.00

REMARKS

CMAR, Pre-Construction: Sletten Const.	\$	32,500.00
Plan Checking Interdisc-code: PC Assoc.	\$	22,494.00
Plan Checking Structural	\$	3,725.00
Plan Checking MP&E: JBA	\$	11,500.00

Original Authorization	\$	7,892,038.00
Proposed Authorization	\$	554,855.00
Difference	\$	7,337,183.00

State Public Works Board

Project Cost Estimate

09 Approved CIP

Project No: 09-C01
Title: Retrofit Housing Unit No. 11 at HDSP Phase V
Description: Convert existing "T" housing unit located at HDSP, Phase V into a regional medical housing unit
Department: Department of Corrections
Division: Admin
Agency: Admin **Project Mgr:** DMD

Funding Summary
State: 7,892,038
Agency:
Federal:
Other:
Total: 7,892,038

Project Group: Armory, Military or Prisons
Project Type: Rehab
Project Site: Remote
Location: Indian Springs

Building Area: 58,220 gsf
Months To Construction: 12
Construction Annual Inflation Rate: 12%
Total Inflation: 12.00%

Project No.	C01	2008	2010
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Remarks

Professional Services

A/E Design & Supervision	643,121	662,682
Surveys	0	0
Soils Analysis	0	0
Materials Testing Services	30,000	30,912
Structural Plan Check	3,812	3,870
Mechanical Plan Check	4,904	4,978
Electrical Plan Check	3,442	3,494
Civil Plan Check	3,169	3,217
ADA Plan Check	2,769	2,811
Fire Marshall Plan Check	2,356	3,587
Code Compliance Plan Check	10,778	10,941
Constructability Plan Check	0	0
CMAR Pre-Construction Service	120,000	123,650
PWB Project Mgmt & Inspection	383,702	383,702
3rd Party Commissioning	38,813	39,994
Extended Project Management	0	0
FF&E Design Fee	0	0
Other	0	0
Sub Total	1,246,866	1,273,837

Building Costs

Construction	5,846,557	6,021,954
Construction Contingency	526,190	541,976
Green Building Equivalence	0	0
Utility/Off-Site Costs	0	0
Utility Connection Fees	0	0
Data/Telecom Wiring	29,110	29,983
Furnishings and Equipment	0	0
Roof Maint. Agreement	0	0
Local Government Requirements	0	0
Hazardous Material Abatement	0	0
Other	0	0
Sub Total	6,401,857	6,593,913

Miscellaneous

Advertising	3,609	3,719
Printing	18,044	18,593
Bond Sale Costs	1,918	1,976
Agency Moving Costs	0	0
Land Purchase	0	0
Other	0	0
Sub Total	23,571	24,288

Total Project Cost	7,672,294	7,892,038
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All line item costs are estimated with the best information available in 2008. It is expected that the actual costs incurred in the 2009 to 2010 time frame will be somewhat different than the 2008 estimate. Thus, during project implementation, funds must be shifted from one category to another within the project budget by the SPWB staff. However, the total project budget cannot be exceeded unless additional funds are provided.

Construction Cost Detail:

Construction:

1. Selective Demolition	250,000
2. Mental Health Wing (56 cells @ \$3,000/cell)	168,000
3. Specialized Treatment Cells (14 cells @ 3,000/cell)	42,000
4. Medical Wing (46 cells @ 12,000/cell)	552,000
5. Cage Second Floor Mezzanines (Psych Ward)	159,600
6. Cameras (16 each @ 10,500/ea)	168,000
7. Nurses Stations, Offices & Intercom (6,252sf @ \$270/sf)	1,688,040
8. Hospital Elevator (1/ea. @ 312,500/ea.)	312,500
9. Convert multipurpose (1,700 sf @ \$450/sf)	765,000
10. Positive Pressure Mechanical Upgrade (1 pod)	500,000
10. Exterior fenced exercise areas (3 ea. @ \$80,000/ea.)	240,000
11. Security Electronics Modification	300,000
12. Parking Lot (50 spaces at \$1,500/space)	75,000
Subtotal	5,220,140

13. Secure Facility Allowance (12% of Constr)

Total 5,846,557

Proj. No.: C01 Retrofit Housing Unit No. 11 at HDSP Phase V
Agency: Administration
Location: Indian Springs

Detail Description:

The Department of Corrections is requesting funding for design & construction for interior modifications to convert an existing recently completed High Desert State Prison "T" housing unit # 11 to a Regional Medical Housing Unit in Southern Nevada. Construction includes retrofitting of an existing "T" housing unit # 11 recently completed under Project No. 07-C04 at High Desert State Prison.

Project Justification:

Inmate population projections in southern Nevada indicates a southern regional medical housing unit for inmates is required since the State pays commercial hospitals for bed space while inmate/patients recuperate from medical procedures. This practice can cost up to \$2,000/day/inmate. There is also the cost of 1 to 2 correctional officers assigned to secure the inmate/patient while at the hospital. Every trip to the hospital with an inmate commits two or more correctional officers, plus a caged van.

Background Information:

This will replace the Regional Medical Facility previously designed and located under Prison No. 8, Project No. 07-P03. These interior modifications of an existing HDSP "T" housing unit will carry the Department of Corrections needs for the next planning horizon. Construction of the new Regional Medical Facility designed under 07-P03 will be constructed in the last phase of Prison No. 8. Once Regional Medical Facility has been completed in Prison No. 8 then HDSP, housing unit #11 will be converted back to general inmate population at a minimal amount of cost.

Additional Information:

SPWB: Here is the FF&E list as reviewed by NDOC and the SPWB.

The FF&E list is under the consideration that the design is not complete, the staffing patterns have not been fully developed and the list is subject to change.

This list is broken down by CIP or operating funding. The CIP is approximately \$330,000 and the operating is approximately \$600,000.

Board of Commissioner
Jim Gibbons
Governor
Catherine Cortez Masto
Attorney General
Ross Miller
Secretary of State



STATE OF NEVADA
DEPARTMENT OF CORRECTIONS



Howard Skolnik
Director

Northern Administration
P.O. Box 7011, Carson City, NV 89702
Phone: (775) 887-3216 • Fax: (775) 887-3138

Southern Administration
3955 W. Russell Rd., Las Vegas, NV 89118
Phone: (702) 486-9991 • Fax: (702) 486-9908

TO: Eric King, Legislative Counsel Bureau

FR: Lorraine H. Bagwell, Deputy Director Support Services

RE: Southern RMF Remodel Unit 11

The Department of Corrections does not have sufficient time to provide a detailed cost benefit analysis as requested. However, we can provide general data that can support our request.

Year to date in FY 09 our daily rate is \$4,619.39 for inpatient care. Additionally, the department must provide custody coverage at the hospital (two officers 24 hours per day).

The Department has estimated that 50 medical staff will be needed to run Unit 11 at HDSP as a Southern RMF.

The custody staff needs for Unit 11 would change from the previously legislatively approved 16 to 23 due to the conversion to a RMF (consistent with the Northern RMF). We would request one Sgt, five S/COs and 13 C/Os versus the 16 S/COs originally budgeted for Unit 11. The cost difference for this is approximately \$272,503.

Based on our current knowledge of use of the Northern RMF, we are estimating that in patient days can be reduced in half if we have a Southern RMF.

Our general analysis reveals additional costs of approximately \$687,000 will be needed to gain a 100 bed mental health unit. The cost savings of opening a Southern RMF almost pays for the mental health unit.

We are not speaking to our legal needs based upon ongoing litigation at Ely State Prison. However, we will note that we believe the addition of acute and mental health beds will greatly reduce any potential exposure.

Attached is a spreadsheet detailing our calculations. Additionally, you will find the staffing requests have been entered in NEBS Budget Account 3706 – Version W50, Dec Units E125 and E126 for verification.

	Thru March 09	Annualized
Hospital Bed Days	764	1,019
Inpatient Charges	\$ 3,529,216	\$ 4,707,161
Cost per/day	4,619.39	4,619.39
 Custody Coverage Costs		
2 officers @ \$55/hr ot/24 hrs per day		\$ 2,690,160
 Current Estimated Cost of Inpatient Days		\$ 7,397,321
 Southern RMF - Unit 11 HDSP		
Medical Staff (NEBS W50 E125)		\$ 4,111,853
Additional Custody Costs (NEBS W50 E126)		\$ 272,503
Estimated Operating Costs		\$ 4,384,356
 Potential Reduction in Bed Days		509.5
Hospital Inpatient Savings		\$ 2,353,581
Custody Coverage Savings		\$ 1,343,760
		\$ 3,697,341
 Revised Estimated Cost of Inpatient Days & Custody		\$ 3,699,981
 Total Cost for Southern RMF and Hospital Stay		\$ 8,084,337
 Cost Difference		\$ 687,015
These costs are associated with staffing for the Mental Health beds at the proposed Southern RMF.		

**REQUEST TO ALLOW THE STATE PUBLIC WORKS BOARD
TO ACCEPT AND EXPEND FEDERAL FUNDING FOR
AGENCY PROJECT 10-A021, REMODEL
FLOYD EDSALL TRAINING CENTER – ADVANCE PLANNING,
LAS VEGAS, FOR COMPLETION OF THE PROJECT
THROUGH THE CONSTRUCTION DOCUMENT PHASE**

Jim Gibbons
Governor

STATE OF NEVADA

Gustavo Nunez, P.E.
Manager



Carson City Office:
515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263
(775) 684-4141 • Fax (775) 684-4142

Las Vegas Office:
1830 East Sahara, Suite 204
Las Vegas, Nevada 89104
(702) 486-5115 • Fax (702) 486-5094

PUBLIC WORKS BOARD

INTERIM FINANCE COMMITTEE REQUEST

September 13, 2010

SUBJECT TITLE:

Request to establish project 10-A021, Remodel Floyd Edsall Training Center – Advance Planning, Las Vegas.

DISCUSSION:

This is a request to establish a project per NRS 341.121. The project scope is design thru construction documents to remodel the Floyd Edsall Training Center in Las Vegas. The estimated cost is \$321,497. The project funding is 100% federal. Therefore, this request includes authority to receive and spend up to \$321,497 of Federal funds from the Nevada Army National Guard. Please see attached application, scope and budget for this project.

A 2011CIP request for funding the construction of this project is in progress. The construction cost is approximately \$2.2 million. The proposed funding split is 75% Federal and 25% State.

PREPARED BY:

Evan Dale
Deputy Manager

SPWB PROJECT BUDGET AND SCHEDULE SHEET

8/16/2010

Project Name: Remodeling of Floyd Edsall Training Center, N. Las Vegas Project No.: 10-A021
 Project Manager: CSB Fund Code No.: 10-A021
 Using Agency: NArmyNG Accounting Contact: Jeanne Peat

A/E Advise Date	SD Submittal Date	Advise Date	Construction % Complete	Calendar Days	CSC Date
A/E Selection Date	DD Submittal Date	Bid Opening Date	Total Cost of CO's	Calendar Days Added	Move-In Date
Design Start Date	CD Submittal Date	NTP Date	CO % of Base Contract	Construction End Date	Final Payment Date
N/A	12/2/10	N/A		0	
10/12/10	1/2/11	N/A	\$0.00	0	
11/1/10	4/4/11	N/A	0.00%	#VALUE!	

PROFESSIONAL SERVICES

	Amount
A/E Design & Supervision	221,340.00
Surveying	5,050.00
Geotechnical Services	3,535.00
Materials Testing Services	0.00
Structural Plan Check	2,472.00
Mechanical Plan Check	2,599.00
Electrical Plan Check	2,065.00
Civil Plan Check	2,254.00
ADA Plan Check	0.00
Fire Marshal Plan Check	805.00
Code Compliance Plan Check	4,671.00
Constructability Plan Check	0.00
CMAR Pre-Construction Services	0.00
SPWB Project Management & Inspection	60,434.00
Commissioning Services	0.00
Extended Project Management	0.00
FF&E Design Services	0.00
xxx	0.00
xxx	0.00
Subtotal:	\$305,225.00

CONSTRUCTION COSTS

Construction Contract	0.00
Remaining Construction Contingency	0.00
Miscellaneous Construction Contracts	0.00
Utility/Off-Site Costs	0.00
Utility Design/Connection Fees	0.00
Data/Telecom Wiring & Equipment	0.00
Furnishings & Equipment (FF&E)	0.00
Roofing Maintenance Agreement	0.00
Local Government Requirements	0.00
Hazardous Materials Abatement	0.00
Purchase Orders	0.00
xxx	0.00
xxx	0.00
Subtotal:	\$0.00

MISCELLANEOUS

Advertising	2,712.00
Printing	13,561.00
Bond Sale Costs	0.00
Agency Moving Costs	0.00
Land Purchase	0.00
Purchase Orders	0.00
xxx	0.00
xxx	0.00
Subtotal:	\$16,273.00

PROJECT CONTINGENCY: (\$1.00)

TOTAL PROJECT BUDGET: \$321,497.00

PROFESSIONAL SERVICES AGREEMENTS

A/E Agreement:	221,340.00
Endorsements:	0.00
Total:	\$221,340.00
Survey Agreement:	5,050.00
Endorsements:	0.00
Total:	\$5,050.00
Geotechnical Agreement:	3,535.00
Endorsements:	0.00
Total:	\$3,535.00
Materials Testing Agreement:	0.00
Endorsements:	0.00
Total:	\$0.00
Extended Project Management Agreement:	0.00
Endorsements:	0.00
Total:	\$0.00

CONSTRUCTION CONTRACT

Prime Construction Contract:	0.00
Change Order Subtotal:	0.00
Total:	\$0.00

CHANGE ORDER SUMMARY SHEET INFO

Designated Construction Contingency:	0.00
Change Order Subtotal:	0.00
Remaining Construction Contingency:	\$0.00

FF&E

Designated FF&E Budget:	0.00
FF&E Expenditures:	0.00
Remaining FF&E Budget:	\$0.00

REMARKS

JIM GIBBONS
Governor

STATE OF NEVADA

GUSTAVO NUNEZ, P.E.
Manager

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**STATE PUBLIC WORKS BOARD
APPLICATION FOR PROJECT MANAGEMENT AND INSPECTION SERVICES
AGENCY PROJECT**

Revised July 2006

SPWB project number (assigned by SPWB management analyst): 10-A021

Application date: May 20, 2010

Form completed by: Jeanne P. Peat

Project name: ARNG – Remodeling of Floyd Edsall Training Center, North Las Vegas, NV

Project location: County: Clark City: N. Las Vegas

SPWB Project Manager: Chandra Bandi

Department requesting project: ARNG

Division requesting project: ARNG

Agency requesting project: ARNG

Agency contact person: Dan Thielen, CPT

Contact Address: 2460 Fairview Drive, Carson City, NV 89701

Contact phone: 775-887-7281

Contact fax: 775-887-7293

Contact email: daniel.thielen@us.army.mil

Agency FedEx Number: _____

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**APPLICATION FOR PROJECT MANAGEMENT AND INSPECTION SERVICES
AGENCY PROJECT**

Project name: 10-A021 Remodeling of Floyd Edsall Training Center, North Las Vegas, NV

Written Project Scope of Work
(Please describe the project, attach additional sheets as needed)

SEE ATTACHED

PROJECT NO.: 10-A021
AGENCY: NArmyNG
LOCATION: North Las Vegas, NV.
TITLE: Remodeling of existing Floyd Edsall Training Center – Advance Planning.

Project Description

This project would remodel a portion of the existing south locker room at Floyd Edsall training center to convert it into private office spaces with added HVAC system, cut existing CMU wall to install a new roll up access door, supply and a vault room. It also includes refurbish and rehabilitate age old both men and women restrooms, replace doors, hardware, ceiling tiles, block seal, caulking replacements of entire building.

The project would also add a separate new unconditioned metal storage building for locker room and provide additional 85 parking spaces adjacent to existing parking lot on the Readiness Center site.

This project is an advanced planning project thru construction documents with 100% Federal planning funds.

Project Justification:

Guard units will have no place for admin or supply areas. Weapons storage will be in temporary vaults at other buildings resulting in lost training time, decreased readiness and low unit morale.

Project Background Information:

This is the initial request.

Facility Condition Analysis Building and/or Site Numbers: 9876, 0036

Facility Condition Analysis Project Numbers: 0036INT1, 0036INT3, 0036SFT2, 0036LGT1, 0036ELE3

Funding Point of Contacts: CPT. Dan Thielen, Contact # 775-887-7281.

Project cost estimate (prepare and attach project cost estimate): \$321,487.00

Project funding source: CFDA Code 12400 Federal MCCA

Date the Project Funds Revert: 30 Sep 10
(If applicable)

If the using agency maintains accounting records on the State's Integrated Financial System (IFS), please provide the following regarding the source of funds:

Fund: _____ Budget Account: _____ Category: _____

I agree to the estimate listed above and certify that the requesting agency has sufficient funds and authority to carry out this project.

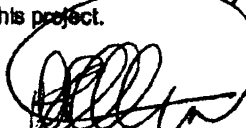
Using Agency:

By:

Print:

Title:

Date:



DANIEL THUERMER
CFO
10AUG10


As To Form Only
SPWB Management:

By:

Print:

Title:

Date:



Evan Dale
Deputy Mgr.
5/24/10

Project Manager:

Date:

Management Analyst:

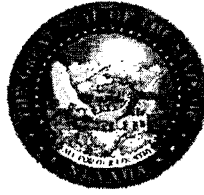
Date:

Accounting:

Date:

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**DISCUSSION REGARDING THE STATUS OF
CIP PROJECT 09-C02A, NEW 36-BED CHILD
AND ADOLESCENT HOSPITAL – SOUTHERN
NEVADA CHILD AND ADOLESCENT SERVICES**



DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIRECTOR'S OFFICE
4126 Technology Way, Suite 100
Carson City, Nevada 89706
Telephone (775) 684-4000 • Fax (775) 684-4010
<http://dhhs.nv.gov>

August 16, 2010

Mr. Gus Nunez, Manager
Public Works Board
515 East Musser St., Suite 102
Carson City, NV. 89701

Dear Gus:

As you know the Department of Health and Human Services, Division of Child and Family Services was approved in the 2009 Capitol Improvement Projects (CIP) process to build a 36 bed Child & Adolescent Hospital in Las Vegas. Please reference CIP number 09-C02a. Furniture, fixtures, and equipment (FF&E) for the facility was delayed for the 2011 CIP process. DHHS/DCFS submitted project number 1065 for consideration of funding the FF&E for the Hospital.

This letter serves as notice that we believe we need to stop this project after design and construction documents are completed (estimated timeline October/November 2010). After careful analysis of our needs and ability to fund programs, we must stop work on the Hospital. It will not be possible to staff the Hospital in FY12 or FY13 given Nevada's current economy and the budget directives issued by the Department of Administration.

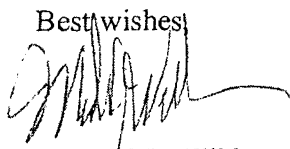
It makes no fiscal sense to build the facility and let it lay dormant for 3 -5 years until we could possibly afford to staff and operate it. We are also very concerned about the impact of federal Health Care Reform legislation effective in 2014. This legislation mandates health care coverage for the majority of Nevadans (estimated 95.97% coverage). Insured populations generally use private hospitals for their care. We may see a significant decrease in demand for admissions to a state operated facility.

As such, we are withdrawing our FF&E request (2011 CIP#1065) and request you stop work on the Hospital after design and construction documents are completed this fall. We will have to decide if the project can be restarted as the economy improves and after the impact of Health Care Reform legislation is determined. Frankly, we do not see this happening until the 2013 or 2015 legislative processes.

Michael J. Willden
August 16, 2010
Page 2

Thank you for your and your staff's continued support on our CIPs.

Best wishes

A handwritten signature in black ink, appearing to read 'Michael J. Willden', with a long horizontal flourish extending to the right.

Michael J. Willden
Director

cc: Stacy Woodbury, Governor's Office
Andrew Clinger, Budget Office
Diane Comeaux, Administrator, DCFS
Mike Torvinen, Deputy Director, DHHS

State Public Works Board

Project Cost Estimate

09 Approved CIP

Project No: 09-C02a
 Title: 36 Bed Child & Adolescent Hospital
 Description: 36,000 sf Building; Planning thru Construction
 Department: Department of Health & Human Services
 Division: CFS
 Agency: SNCAS Project Mgr: CSB

Funding Summary

State: 22,808,171
 Agency: 0
 Federal: 0
 Other: 0
 Total: 22,808,171

Project Group: Labs, Medical or Museums
 Project Type: New
 Project Site: Local
 Location: Las Vegas

Building Area: 36,000 sq
 Months To Construction: 18
 Construction Annual Inflation Rate: 12%
 Total Inflation: 18.53%

Project No.	C02a	2008	2010
Professional Services			
A/E Design & Supervision		1,908,775	1,996,520
Surveys		15,000	15,341
Soils Analysis		12,000	12,273
Materials Testing Services		233,601	244,339
Structural Plan Check		6,215	6,356
Mechanical Plan Check		10,913	11,161
Electrical Plan Check		7,047	7,207
Civil Plan Check		5,365	5,487
ADA Plan Check		4,403	4,503
Fire Marshal Plan Check		1,619	2,484
Code Compliance Plan Check		26,640	27,245
Constructability Plan Check		25,000	25,568
CMAR Pre-Construction Service		92,761	97,025
PWB Project Mgmt & Inspection		726,577	726,577
3rd Party Commissioning		46,800	48,951
Extended Project Management		74,934	78,379
FF&E Design Fee		0	0
BLC Plan Check		32,000	33,471
Sub Total		3,229,650	3,342,888
Building Costs			
Construction		15,460,200	16,161,101
Construction Contingency		1,391,418	1,454,499
Green Building Equivalence		618,408	646,444
Utility/Off-Site Costs		500,000	522,668
Utility Connection Fees		400,000	418,388
Data/Telecom Wiring		172,800	180,634
Furnishings and Equipment		0	0
Roof Maint. Agreement		20,000	20,000
Local Government Requirements		25,000	26,149
Hazardous Material Abatement		0	0
Other		0	0
Sub Total		18,587,826	19,429,883
Miscellaneous			
Advertising		4,731	4,948
Printing		23,853	24,740
Bond Sale Costs		5,461	5,712
Agency Moving Costs		0	0
Land Purchase		0	0
Other		0	0
Sub Total		33,845	35,401
Total Project Cost		21,851,321	22,808,171

Remarks

All line item costs are estimated with the best information available in 2008. It is expected that the actual costs incurred in the 2009 to 2011 time frame will be somewhat different than the 2008 estimate. Thus, during project implementation, funds must be shifted from one category to another within the project budget by the SPWB staff. However, the total project budget cannot be exceeded unless additional funds are provided.

Construction Cost Detail:

1. Building (36,000 sf @ \$375/sf) 13,500,000
 2. Land Development Costs (3 acres @ \$15/sf) 1,960,200
 total 15,460,200

Deferring FF&E and School Trust Payment 3,300,000

Life Cycle Cost Estimate

Typical O&M (\$/sf/year today) = 13.56
 Estimated Inflation (%/year) = 2.70
 Project Area (sf) = 36,000
 Life Cycle (years) = 30
 Operation & Maintenance Cost = 22,127,932
 Construction Cost = 22,958,314
 Total Life Cycle Cost = 45,086,246

Proj. No.: C02a 36 Bed Child & Adolescent Hospital
Agency: Southern Nevada Child & Adolescent Services
Location: Las Vegas

Detail Description:

The scope of this project is to plan, design and construct a new approximately 36,000 to 40,000 sf, 36-bed acute care Psychiatric Hospital for Children and Adolescents next to the existing Desert Willow Treatment Center located at the West Charleston campus in Las Vegas, Nevada.

Once completed, it shall house patient bedrooms, psychiatric and psychologist offices, administrative offices, medical records and storage rooms, quiet areas, classrooms, activity areas, therapy rooms, restrooms, storage spaces, nursing areas, medication rooms, nutrition station, and patio areas. This facility will be built on 3 acres located on a vacant 5 acre parcel south of the Desert Willow Facility and west of the Desert Research Center. This property is school trust fund property and will be subject to those fees.

The furniture, fixtures and equipment has been deferred to the 2011 CIP.

Project Justification:

To qualify for Medicaid funding acute care and residential treatment units cannot be operated under the same roof. This is based on recent Medicaid rule changes.

The existing Desert Willow Treatment Center has been running at or near its full capacity in the two existing acute care units consisting of 20 beds. Due to unprecedented growth in the Las Vegas Valley, there have been an increasing number of children for whom acute psychiatric beds are not available to meet their immediate critical needs.

The needs of children for acute psychiatric care are increasing and there are insufficient resources available to the children and adolescents of Nevada. Frequently, children are held in hospital emergency rooms awaiting a bed in a psychiatric acute facility.

The Desert Willow Treatment Center is the only facility that cares for uninsured children who are rejected by the private facilities due to their very challenging, usually aggressive behaviors. University Medical Center has data regarding youth held waiting for an acute psychiatric bed. The majority of children held in a pediatric unit are held at this hospital.

Background Information:

Project 07-C26, Desert Willow Treatment Center addition was previously funded to add a net of 12-acute care psychiatric beds at the existing facility. The project design was 100 % complete at the time the project was put on hold. The project was put on hold due to a Medicaid ruling that acute care and residential treatment units cannot be under the same roof. This CIP request may divert the unused funds of the 07-C26 Desert Willow Addition project to this project.

Additional Information:

School Trust Fund obligation has been met according to Jim Lawrence at State Lands. No funding is planned to be transferred to that trust fund.

C02a 36 Bed Child & Adolescent Hospital Vicinity Map



**PRESENTATION REGARDING THE NEVADA EARTHQUAKE
SAFETY COUNCIL AND THE EFFECT OF SEISMIC
ACTIVITY ON BUILDING CONSTRUCTION IN NEVADA,
DR. JONATHAN G. PRICE, STATE GEOLOGIST AND
DIRECTOR, NEVADA BUREAU OF MINES AND GEOLOGY,
UNIVERSITY OF NEVADA, RENO**

Earthquake Hazards in Nevada

Presentation by Jonathan G. Price

State Geologist and Director

Nevada Bureau of Mines and Geology

and

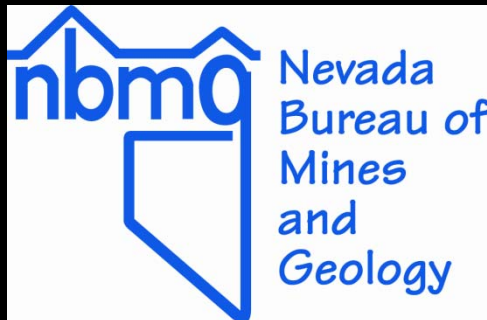
Secretary, Nevada Earthquake Safety Council

for the

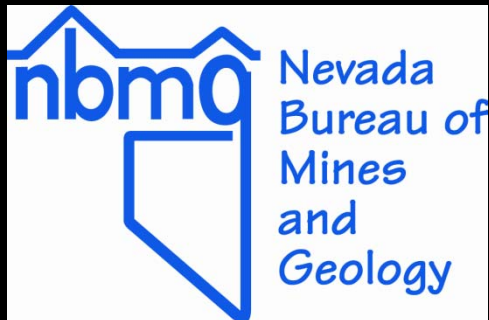
Interim Finance Committee's

Subcommittee to Review Public Works Board Matters

Senator Bob Coffin, Chair

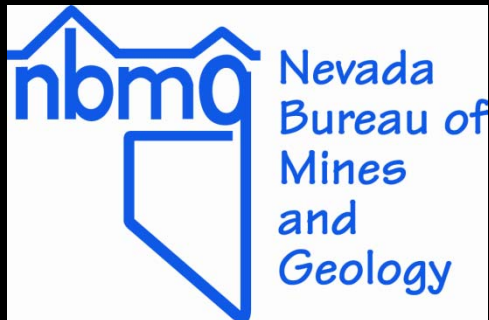


**Earthquake hazards occur throughout Nevada,
and potential losses from earthquakes are high
for many communities, including Carson City,
Reno, and Las Vegas.**



**Earthquake faults occur throughout Nevada,
and potential losses from earthquakes are high
for many communities.**

**NBMG Map 167, *Quaternary Faults in Nevada*, is now
available not only as a poster but also as an interactive
map (Open-File Report 09-9) on line at
www.nbm.unr.edu. You can use it to locate your home
or business.**



Age of Latest Fault Rupture

< 150 years (historical)

< 15,000 years

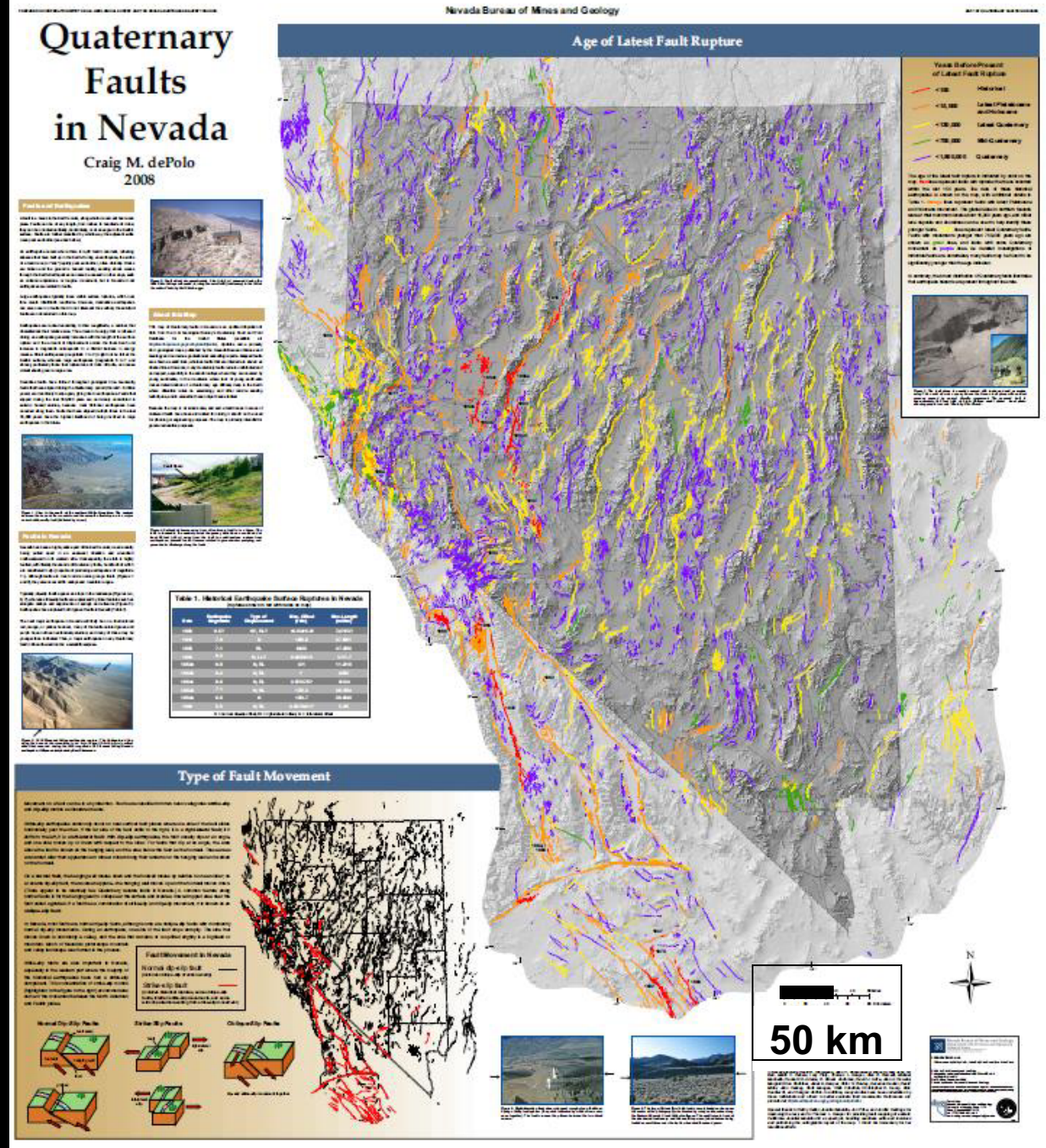
< 130,000 years

< 750,000 years

**< 1,800,000 years
(Quaternary)**

There are active faults nearly everywhere in Nevada.
A magnitude 6.0 earthquake can occur anywhere in Nevada.

www.nbmng.unr.edu



Look for a fault | Find Address

Easy to pinpoint an address

Results

Map Contents

- ☒ Quaternary
- ☐ Legend
- ☐ Base
- ☒ 9i10glj_TC
- ☐ Base
- ☒ USGS_aer
- ☒ Bas

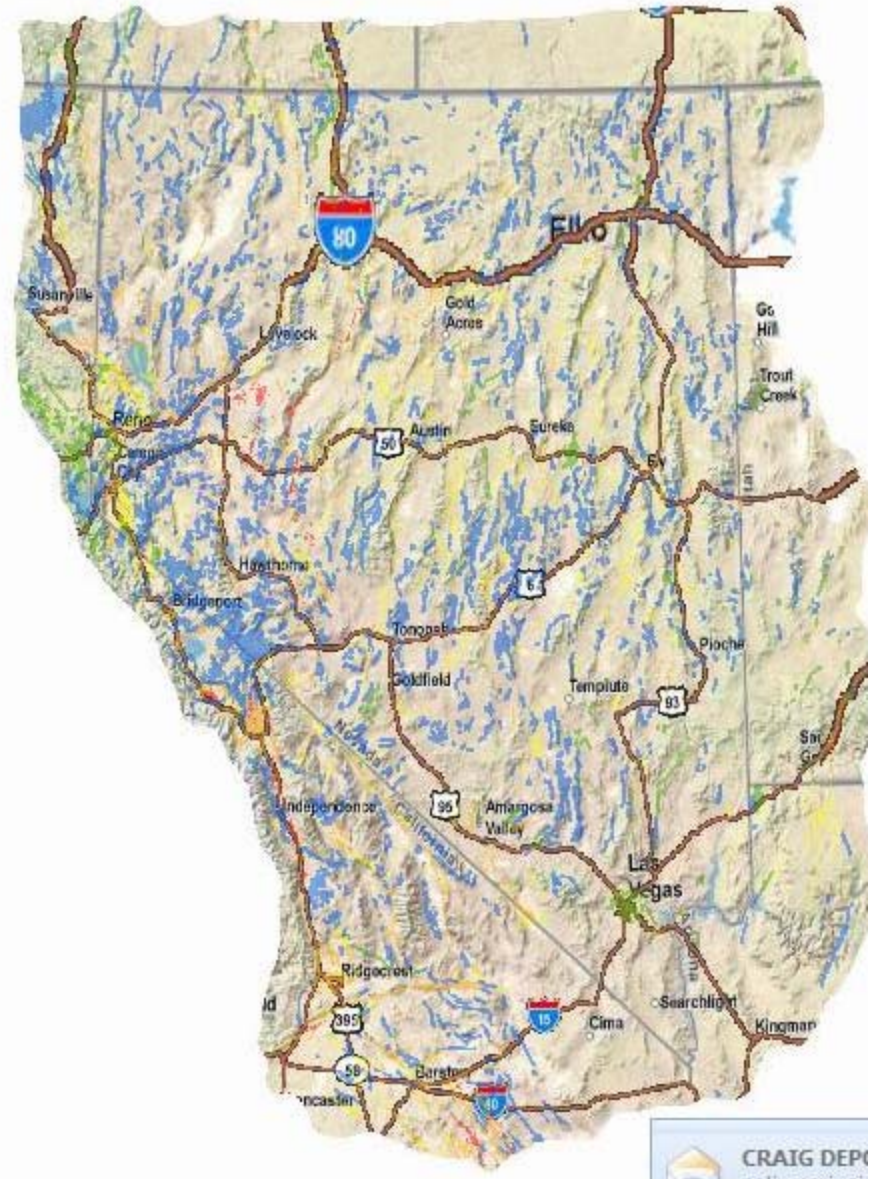
Find Address

Street or Intersection:

City:

State:

ZIP:



Look for a fault | Find Address

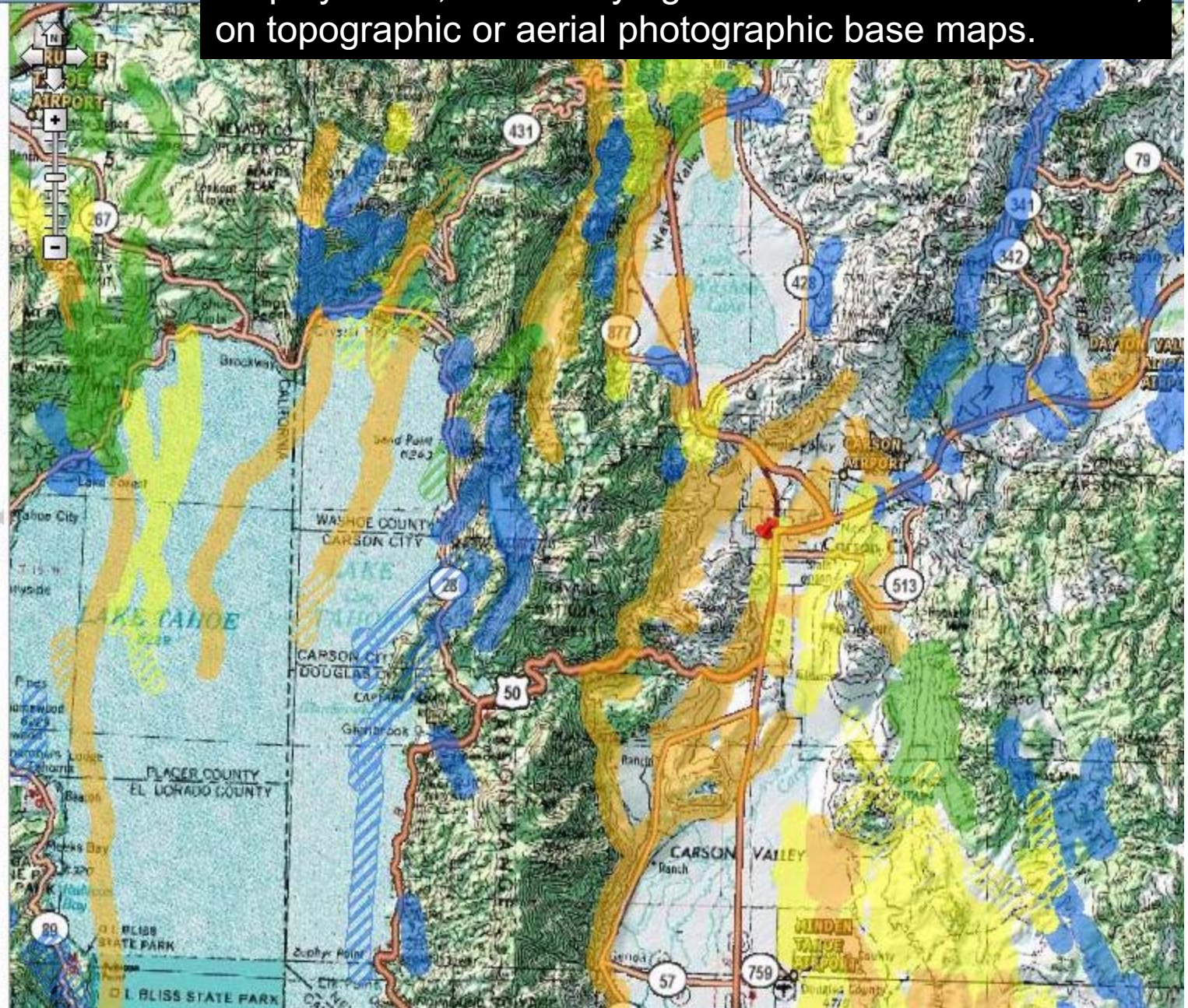
Results

- ☒ 1402 West King Street,
- ☒ 1402 W King St, Carson

Map Contents

- ☒ Quaternary_Faults
 - ☐ Legend
 - █ Historic - within the
 - █ Historic - within the
 - █ latest Pleistocene &
 - █ latest Pleistocene &
 - █ late Quaternary - wi
 - █ late Quaternary - wi
 - █ middle Quaternary -
 - █ middle Quaternary -
 - █ Quaternary - within
 - █ Quaternary - within
 - ☐ Base Data
- ☒ 9i10glj_TOPO_data
 - ☐ Base Data
- ☒ USGS_aerial_photographs
 - ☒ Base Data

Display faults, colored by age of most recent movement, on topographic or aerial photographic base maps.



Look for a fault | Find Address

Display faults, colored by age of most recent movement, on topographic or aerial photographic base maps.

Results

☒ 1402 West King Street,
☒ 1402 W King St, Carson

Map Contents

☒ Quaternary_Faults

☐ Legend

- ☒ Historic - within the
- ☒ Historic - within the
- ☒ latest Pleistocene &
- ☒ latest Pleistocene &
- ☒ late Quaternary - wi
- ☒ late Quaternary - wi
- ☒ middle Quaternary -
- ☒ middle Quaternary -
- ☒ Quaternary - within
- ☒ Quaternary - within

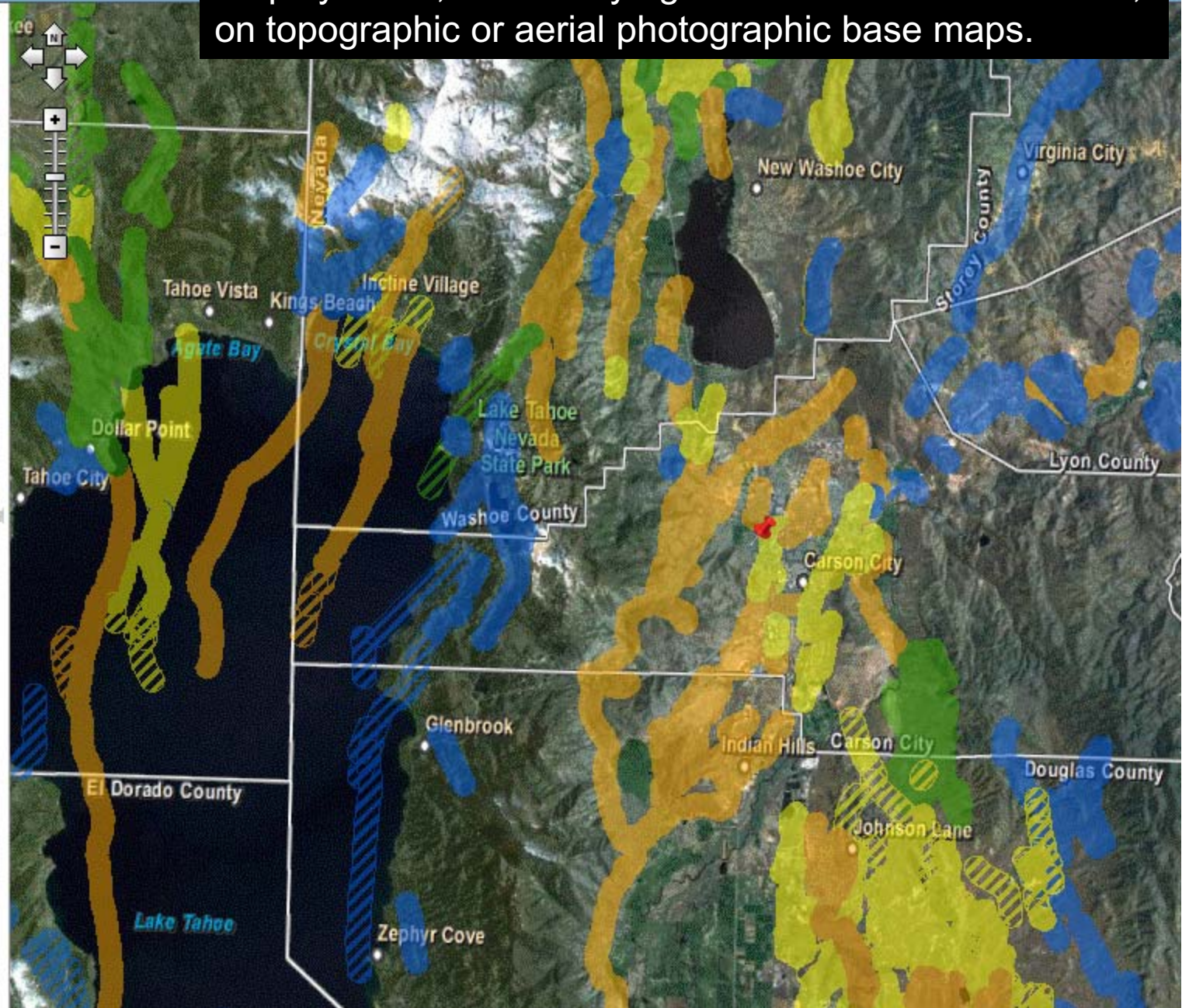
☐ Base Data

☐ 9i10glj_TOPO_data

☐ Base Data

☒ USGS_aerial_photographs

☒ Base Data



Look for a fault | Find Address

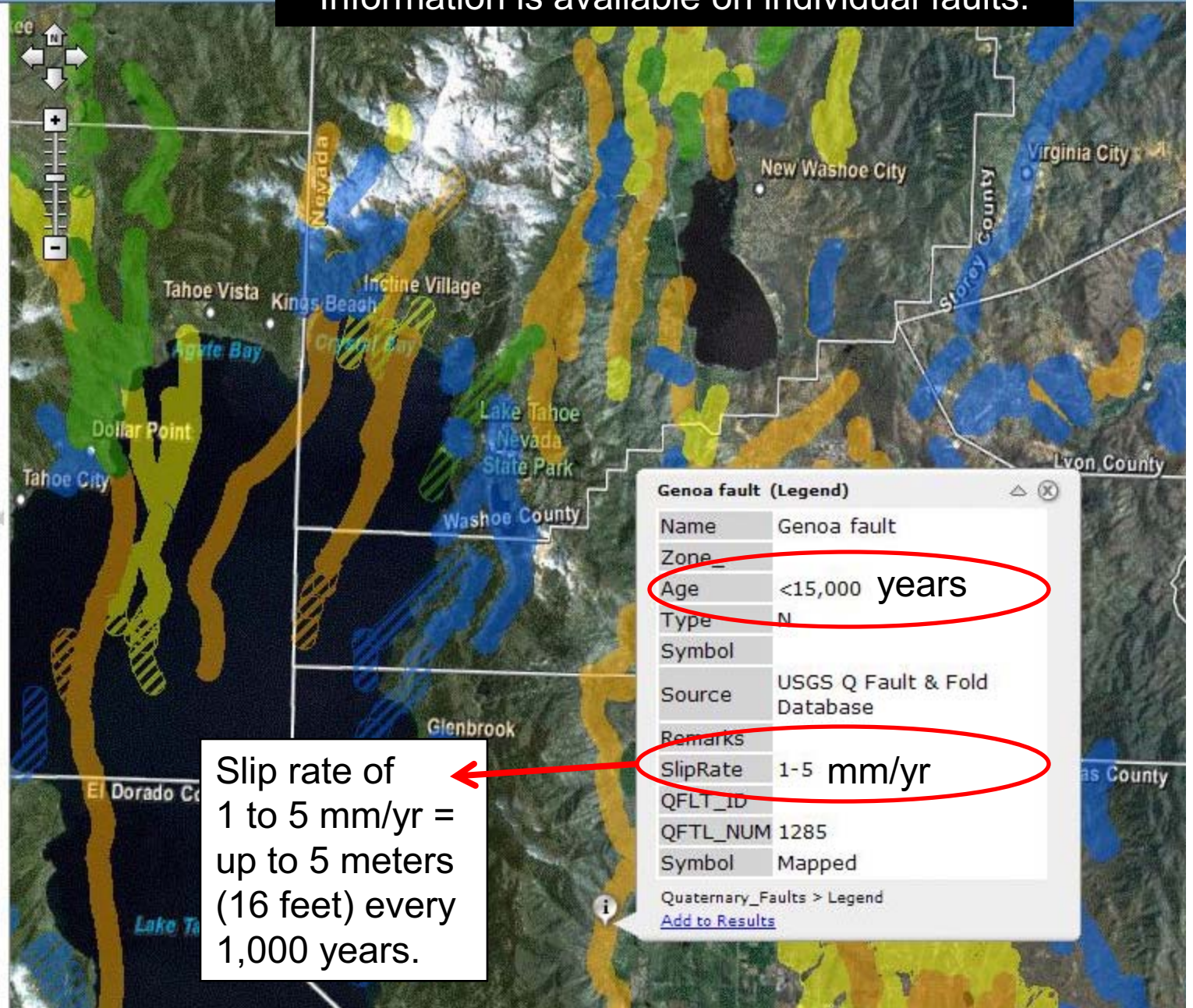
Information is available on individual faults.

Results

- ☒ 1402 West King Street,
- ☒ 1402 W King St, Carson

Map Contents

- ☒ Quaternary_Faults
 - ☒ Legend
 - Historic - within the
 - Historic - within the
 - latest Pleistocene &
 - latest Pleistocene &
 - late Quaternary - wi
 - late Quaternary - wi
 - middle Quaternary -
 - middle Quaternary -
 - Quaternary - within
 - Quaternary - within
 - ☒ Base Data
- ☐ 9i10glj_TOPO_data
 - ☒ Base Data
- ☒ USGS_aerial_photographs
 - ☒ Base Data



Look for a fault | Find Address

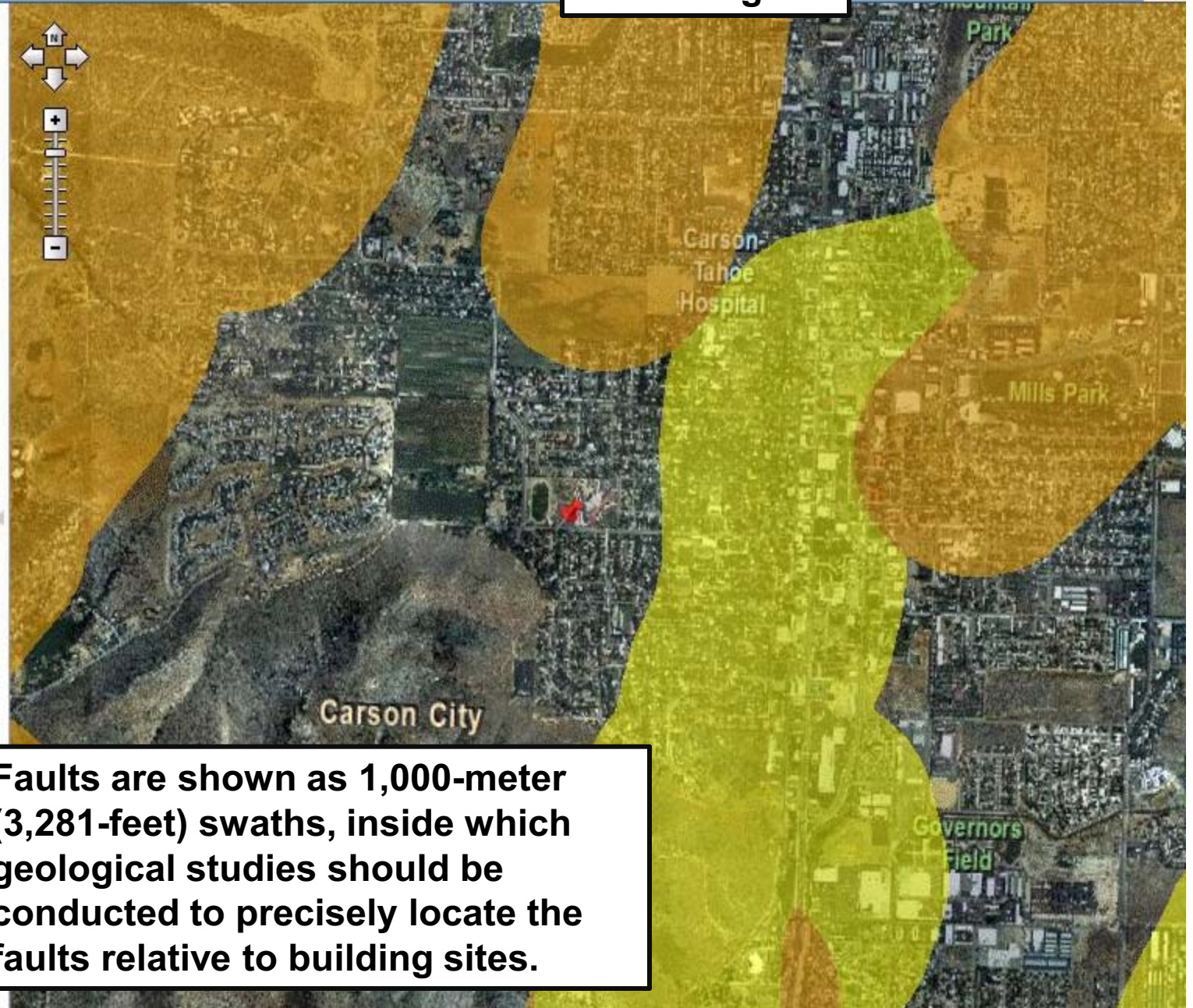
Zooming in

Results

- ☒ 1402 West King Street,
- ☒ 1402 W King St, Carson

Map Contents

- ☒ Quaternary_Faults
 - ☒ Legend
 - Historic - within the
 - Historic - within the
 - latest Pleistocene &
 - latest Pleistocene &
 - late Quaternary - wi
 - late Quaternary - wi
 - middle Quaternary -
 - middle Quaternary -
 - Quaternary - within
 - Quaternary - within
 - ☒ Base Data
- ☐ 9i10glj_TOPO_data
 - ☒ Base Data
- ☒ USGS_aerial_photographs
 - ☒ Base Data



Faults are shown as 1,000-meter (3,281-feet) swaths, inside which geological studies should be conducted to precisely locate the faults relative to building sites.

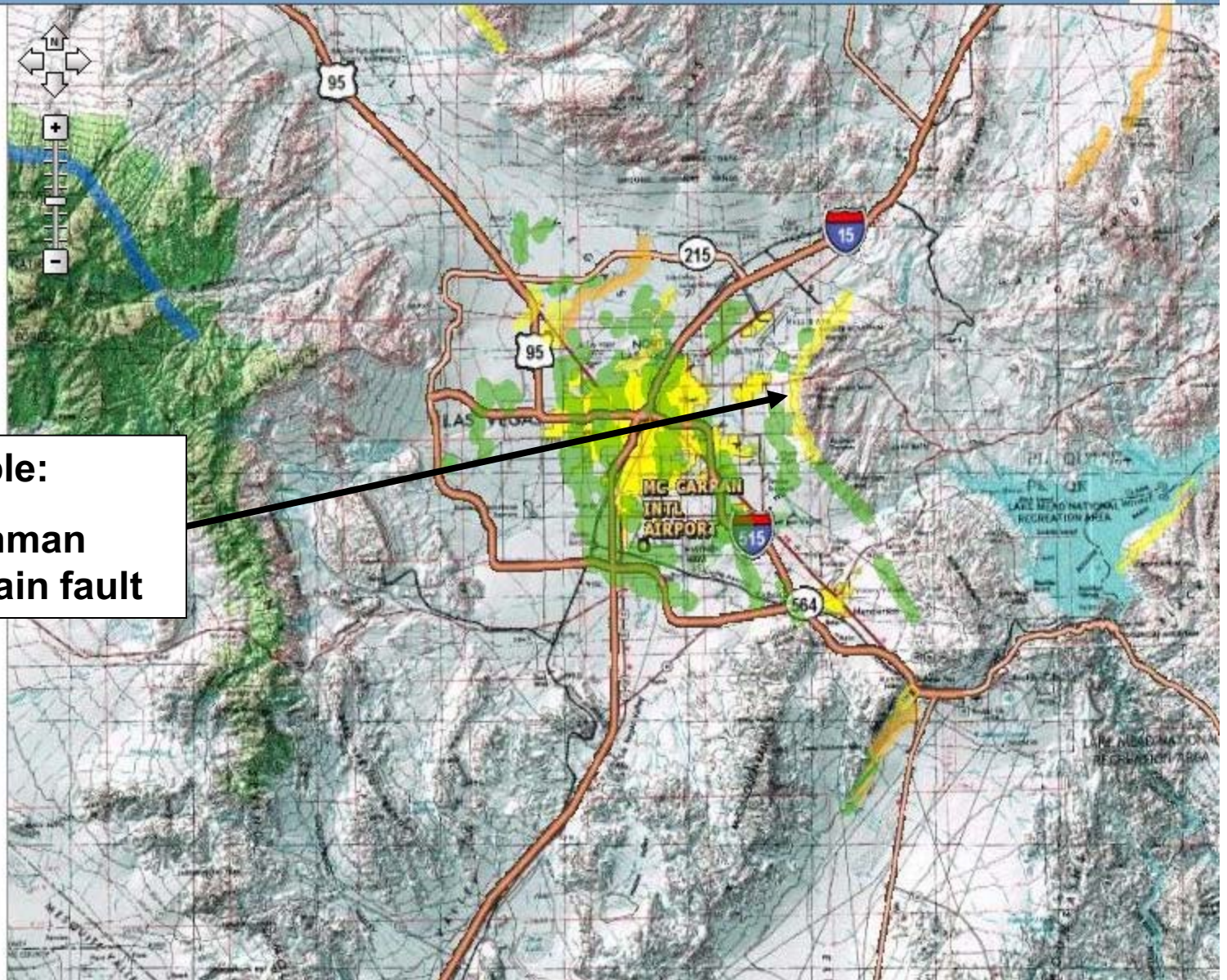
Quaternary Faults in Nevada - Online Interactive Map

Look for a fault

Results

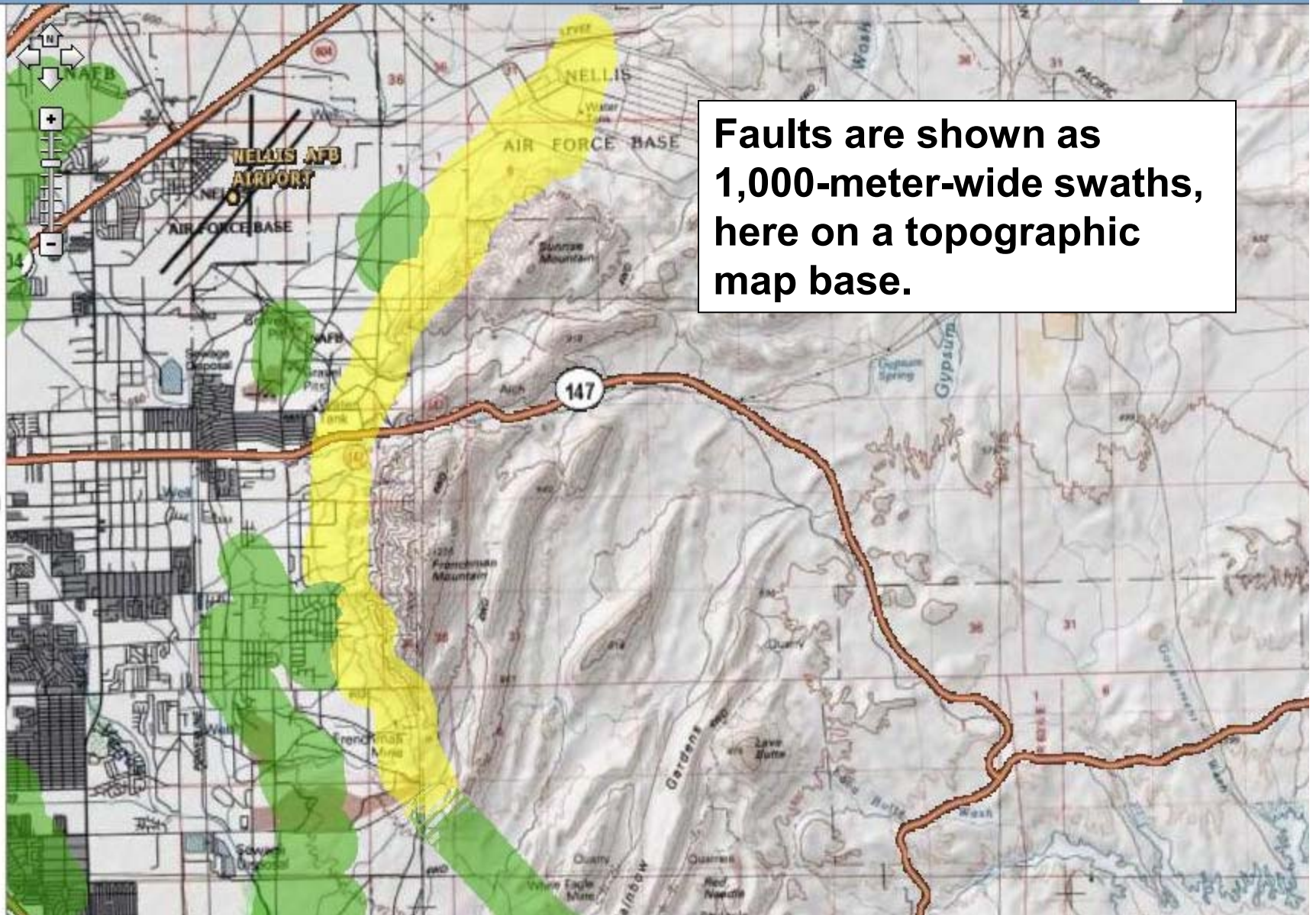
Map Contents

- ☒ 9i10glj_Q_Faults
 - ☒ 500 Meter Fault Buffer
 - ☒ Base Data
- ☒ 9i10glj_TOPO_data
 - ☒ Base Data
- ☒ 9i10glj_NAPS_data
 - ☒ Base Data



Example:
Frenchman
Mountain fault

Faults
ter Fault Buffer
ata
PO_data
ata
PS_data
e Data

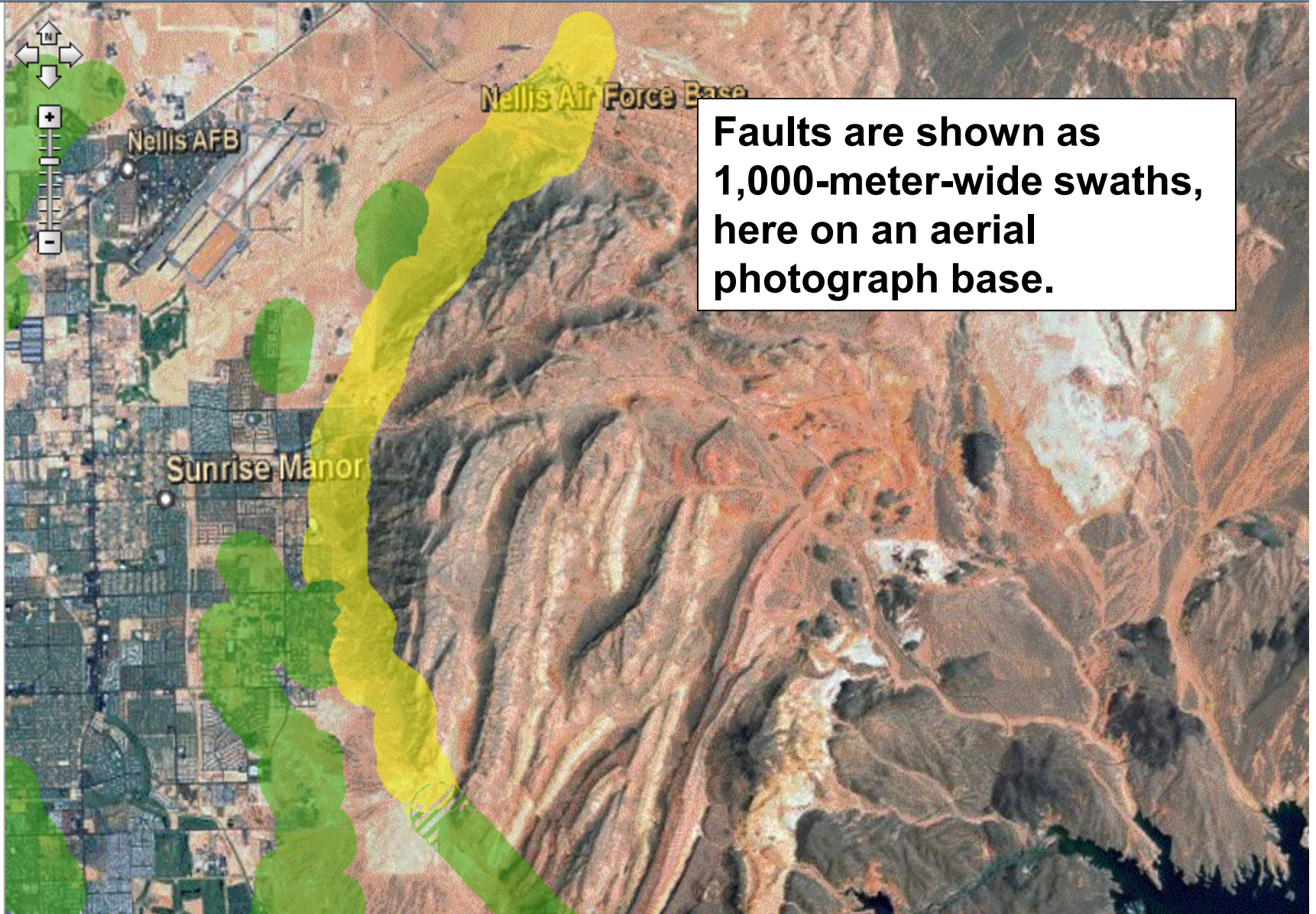


Faults are shown as
1,000-meter-wide swaths,
here on a topographic
map base.

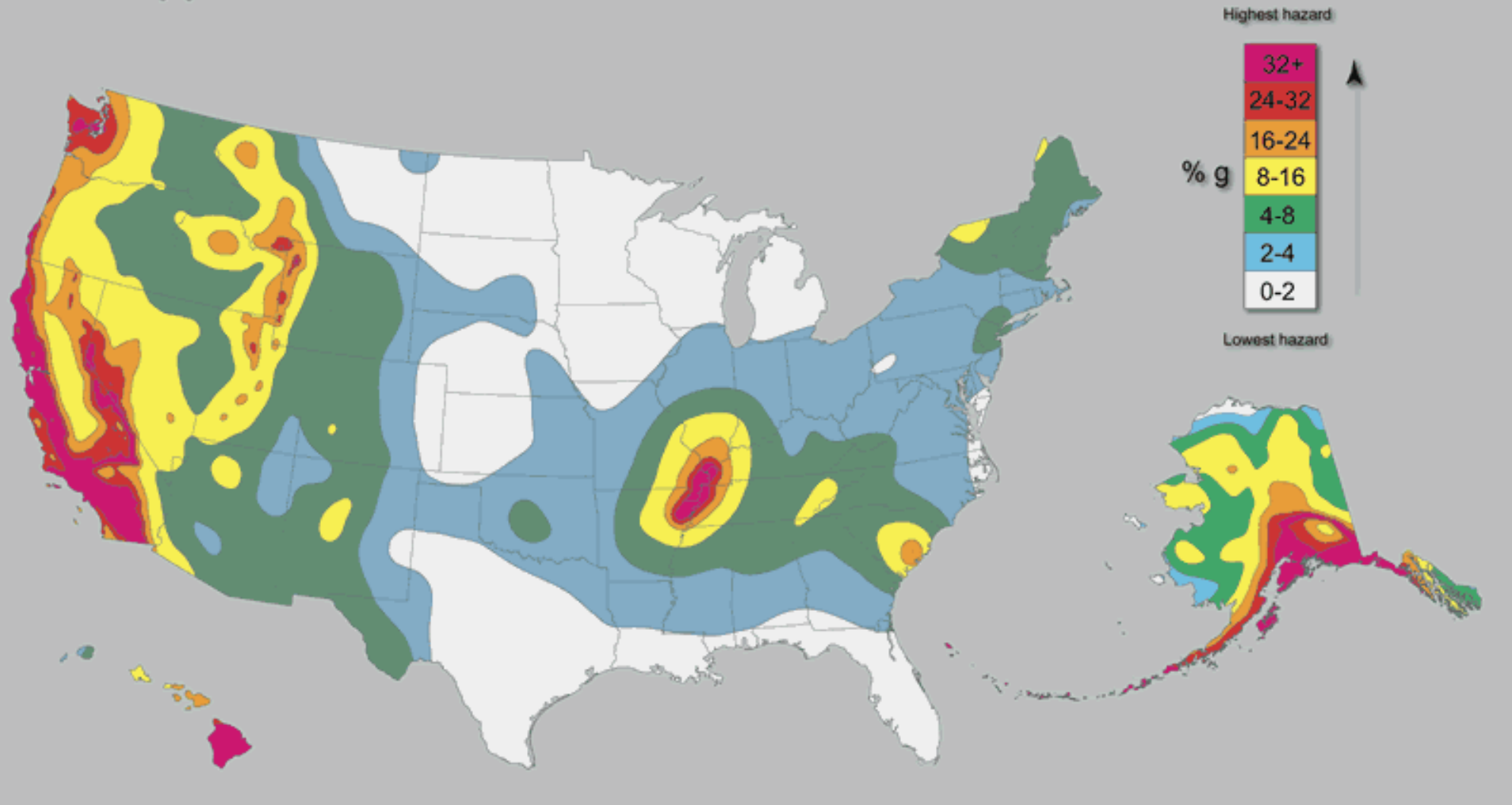
Faults in Nevada - Online Interactive Map

NBM

Faults
ter Fault Buffer
ata
PO_data
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PS_data
e Data

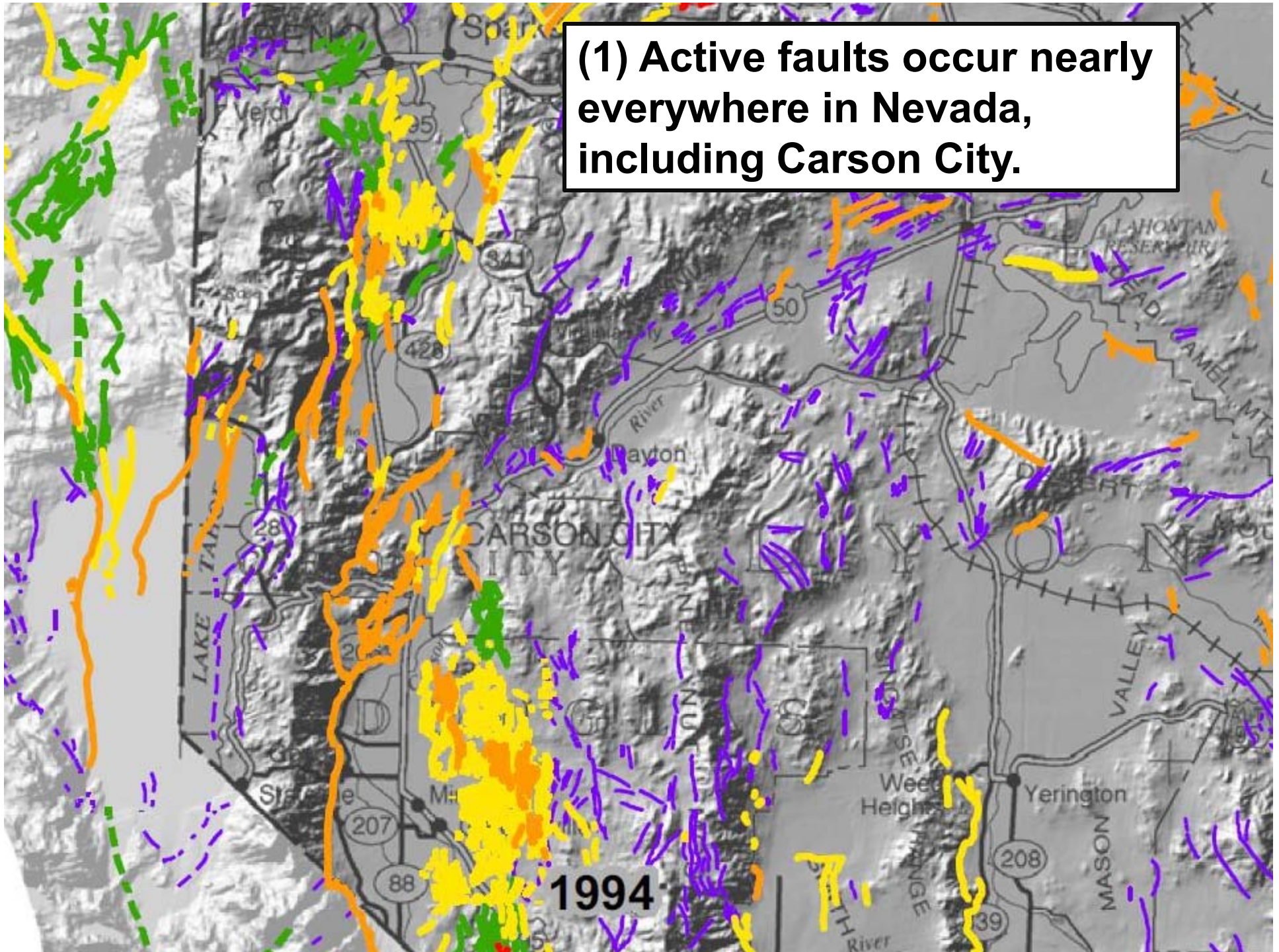


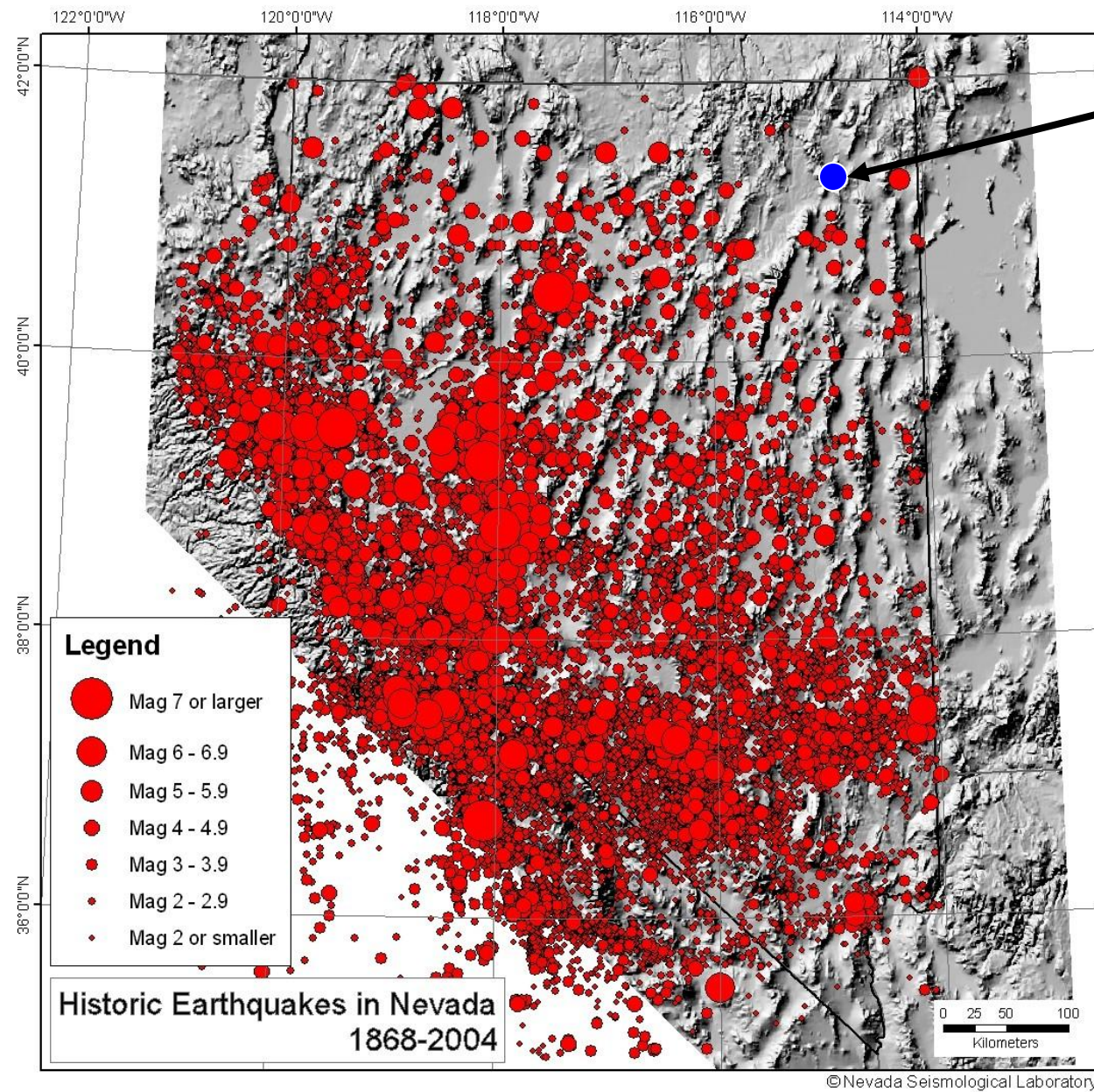
Faults are shown as
1,000-meter-wide swaths,
here on an aerial
photograph base.



The USGS integrates (1) fault, (2) earthquake, and (3) geodetic data into its probabilistic seismic hazard analysis.

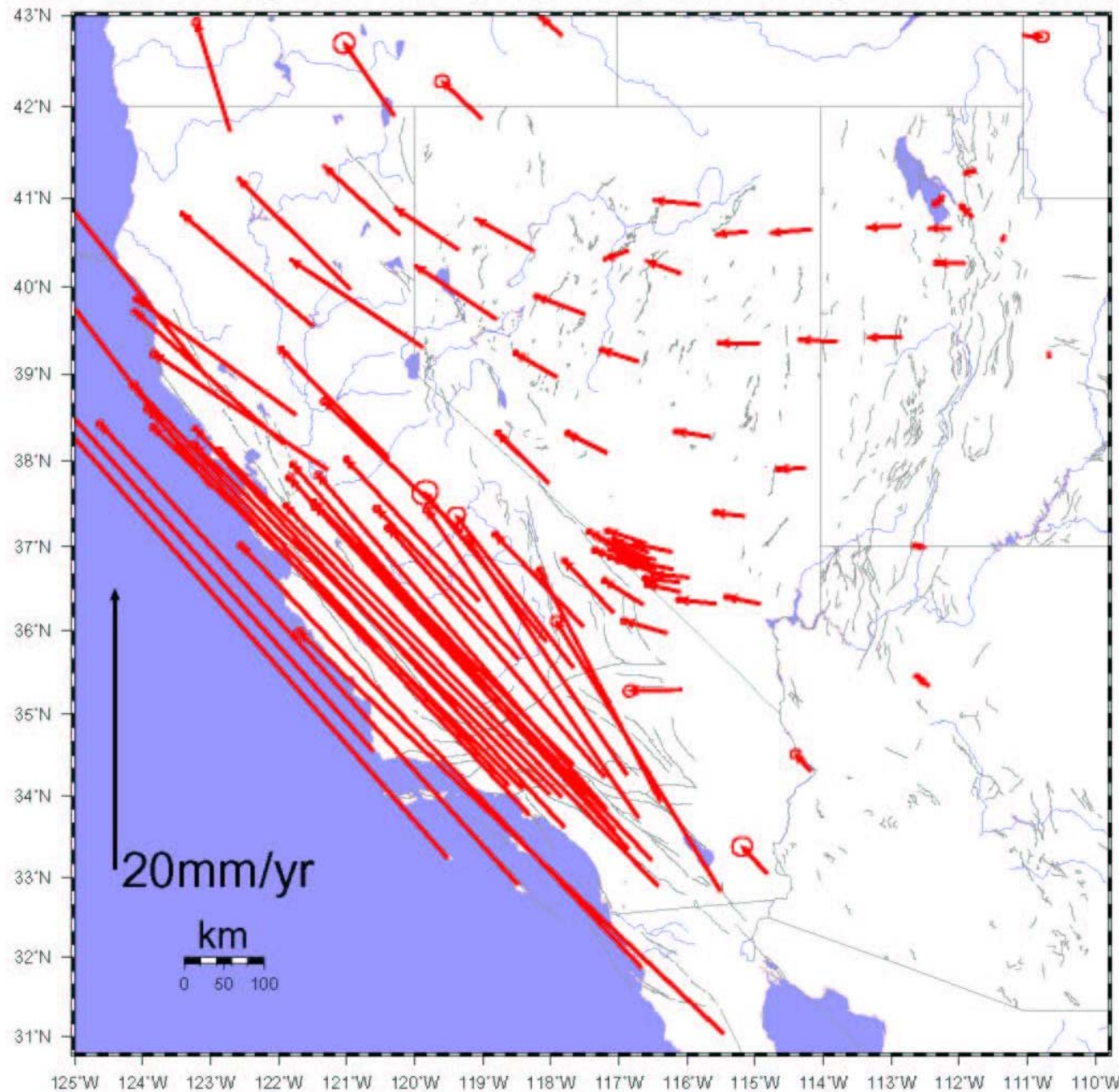
(1) Active faults occur nearly everywhere in Nevada, including Carson City.





Wells
21 Feb 08
M = 6.0

(2) Earthquakes have occurred throughout Nevada.

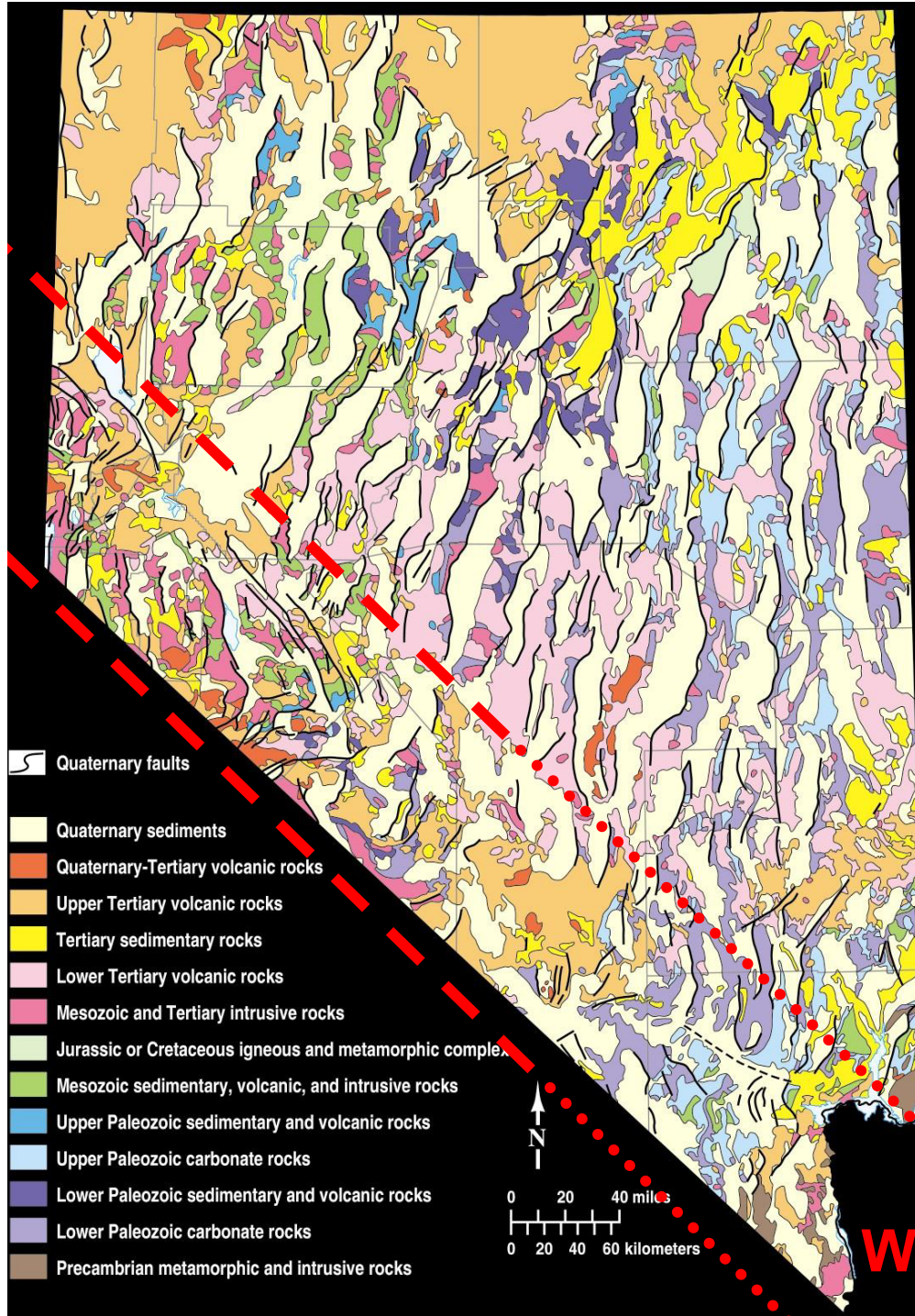


(3) Geodetic data indicate that the Basin and Range province is gaining about 1.3 acres of area per year through crustal extension, and that western Nevada is accommodating ~20% of the North American-Pacific plate interaction.

Kreemer and Hammond (2007)

In Nevada, much of the right-lateral shear between the North American and Pacific plates occurs along northwest-striking strike-slip faults of the Walker Lane.

Extension largely is accommodated along N- to NE-striking, basin-bounding normal faults.



The hazard: expressed in terms of probability of an earthquake of a given magnitude occurring within 50 years and within 50 km of the community.

Community	% Probability of magnitude greater than or equal to magnitude				
	5.0	5.5	6.0	6.5	7.0
Dayton	>90	~80	70-75	50-55	12-15
Carson City	>90	~80	70	50-55	12-15
Reno	>90	~80	67	50	12-15
Incline Village	>90	~80	60-70	40-50	10-12
Stateline	>90	~80	60-70	40-50	10
Fallon	80-90	~60	35	20-25	6-8
Las Vegas	40-50	~30	12	4-5	<0.5
Elko	30-40	~25	10-15	6-8	0.5-1
Wells	30-40	~20	9	6	0.5-1
Laughlin	10-20	~5	2-3	0.5-1	<0.5

Data are from the USGS at <http://eqint.cr.usgs.gov/eqprob/2002/index.php> .
 Values for magnitude 5.5 are extrapolated between 5.0 and 6.0.

Earthquake risks in Nevada are assessed by the Nevada Bureau of Mines and Geology using the Federal Emergency Management Agency's loss-estimation model, HAZUS-MH, and the U.S. Geological Survey's probabilistic seismic hazard analysis.

NBMG Open-File Report 09-8, *Estimated Losses from Earthquakes near Nevada Communities*, contains HAZUS scenarios for magnitude 5.0, 5.5, 6.0, 6.5, and 7.0 earthquakes near 38 communities in Nevada.

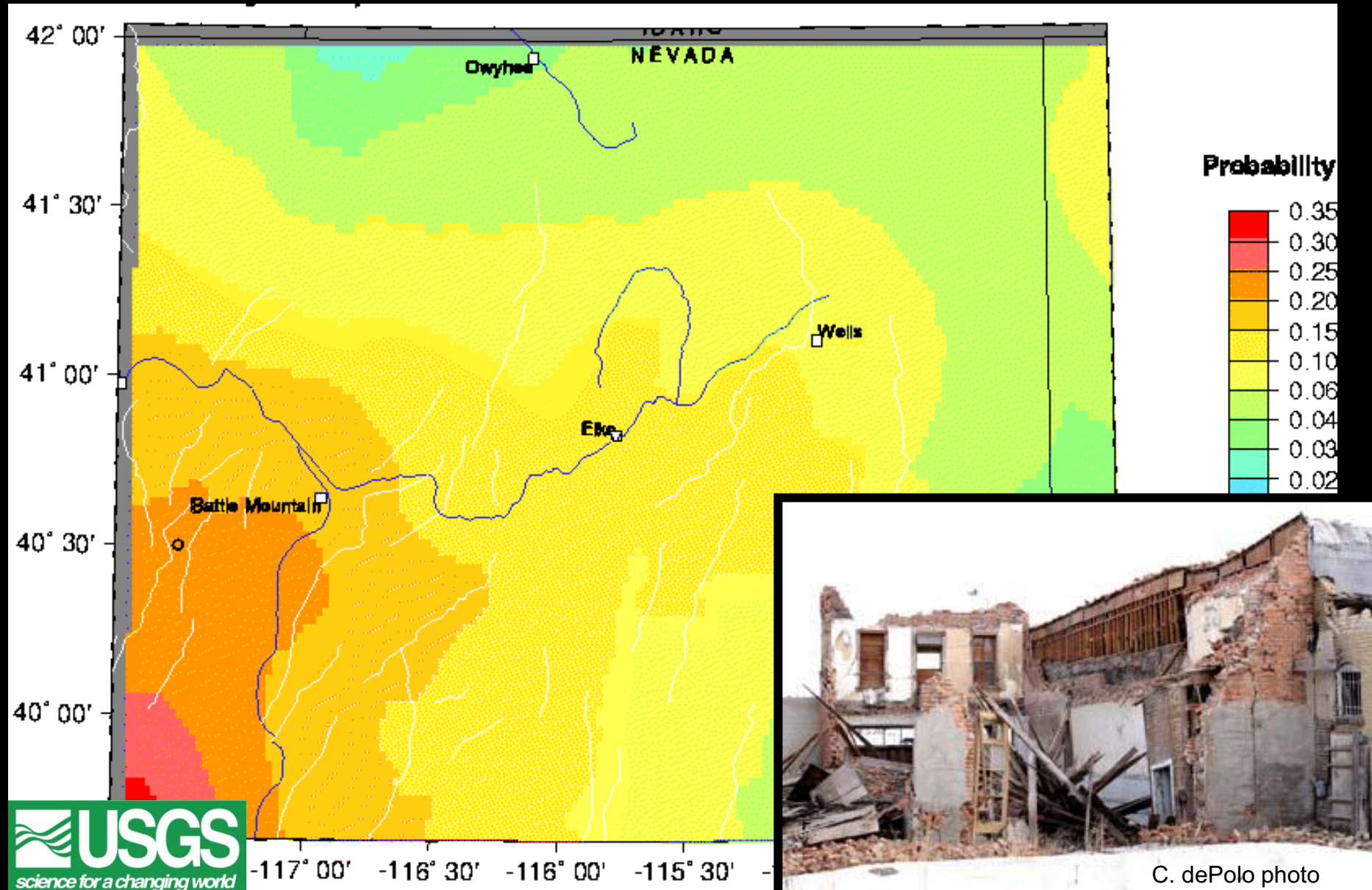
Uncertainties in the location of epicenters, depths, and magnitude, when combined with changing population and uncertainties in local effects (soil and rock types, assumptions about attenuation, basin geometry, liquefaction potential, and directivity), make loss estimates generally consistent within one order of magnitude (a factor of 10), although experience with urban earthquakes in the US has generally yielded numbers within a factor of 2 or 3 of the actual damages.

HAZUS estimates for total economic loss from a magnitude 6.0 earthquake and probability of an earthquake of this magnitude or greater occurring within 50 years and within 50 km of the community.

Community	Total Economic Loss	Probability in 50 years within 50 km
Las Vegas	\$7.2 billion	12%
Reno	\$1.9 billion	67%
Carson City	\$650 million	70%
Elko	\$160 million	10 to 15%
Fallon	\$110 million	35%
Wells	\$30 million	9%

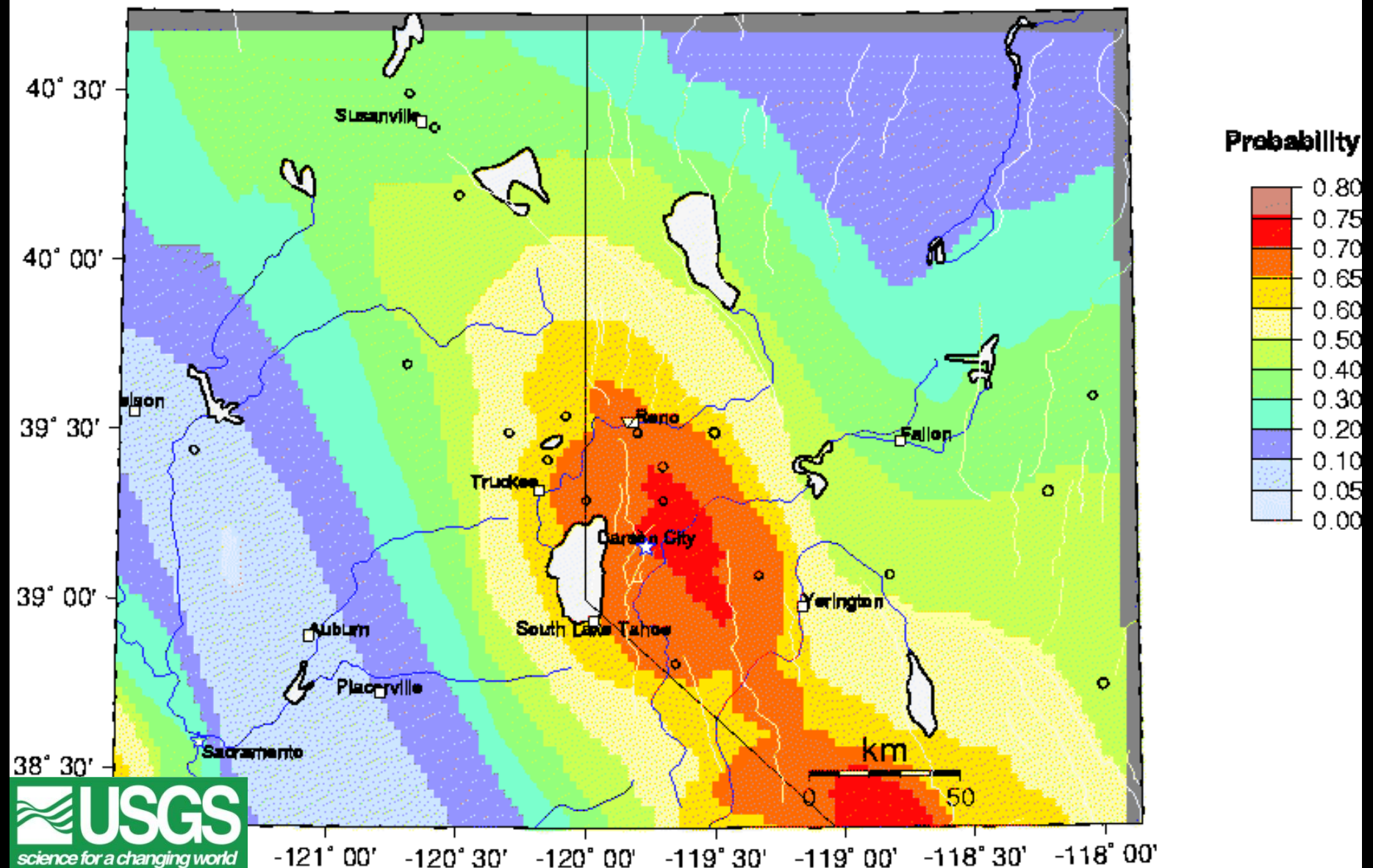
Total economic loss is from HAZUS. Probabilities are from the USGS at <http://eqint.cr.usgs.gov/eqprob/2002/index.php> .

**The probability of a magnitude 6.0 earthquake occurring within 50 km of Wells, Nevada within the next 50 years is approximately 9%.
It happened on 21 February 2008.**

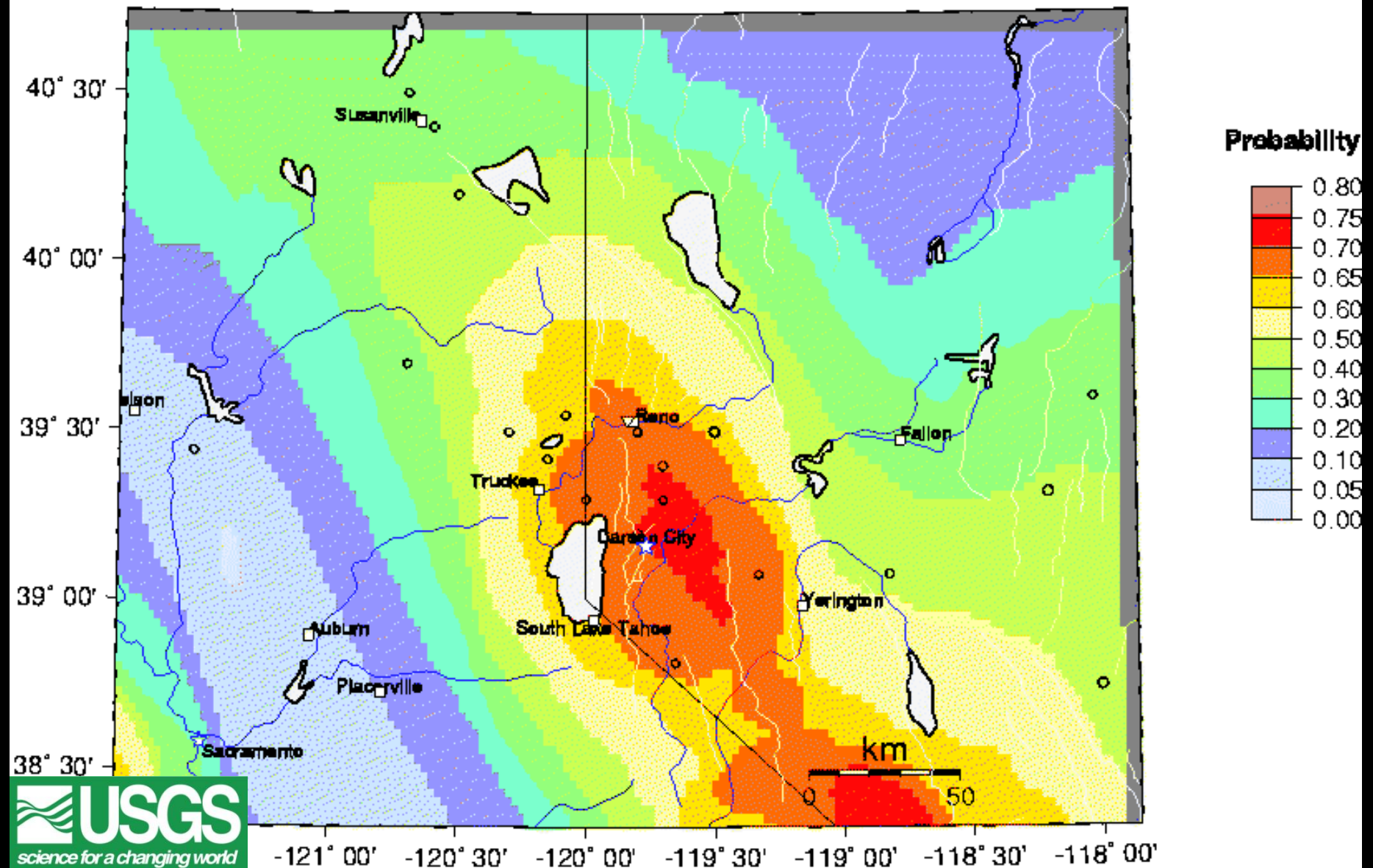


C. dePolo photo

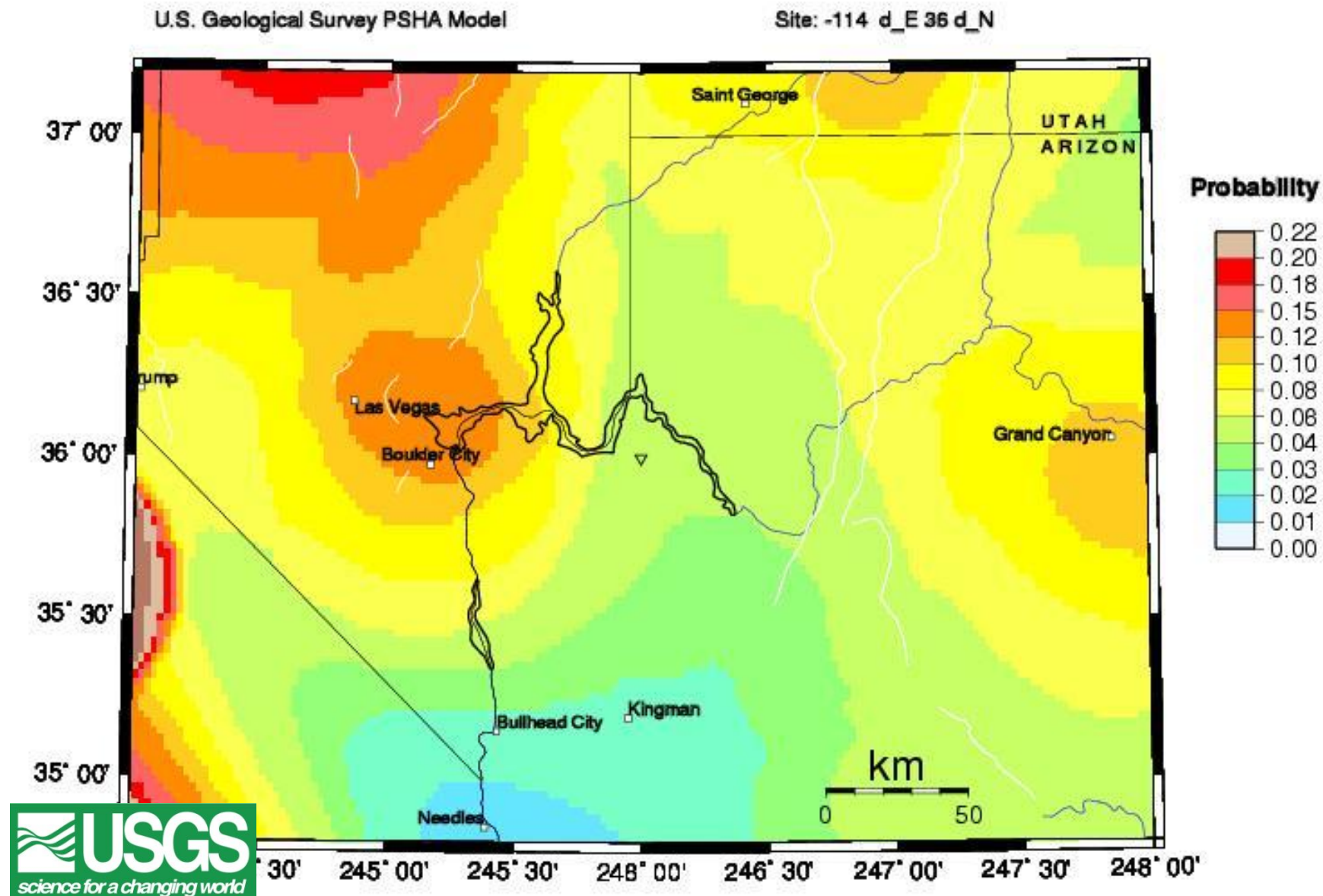
The probability of a magnitude 6.0 earthquake occurring within 50 km of Carson City within the next 50 years is approximately 70%, 7.8 times higher than for Wells.



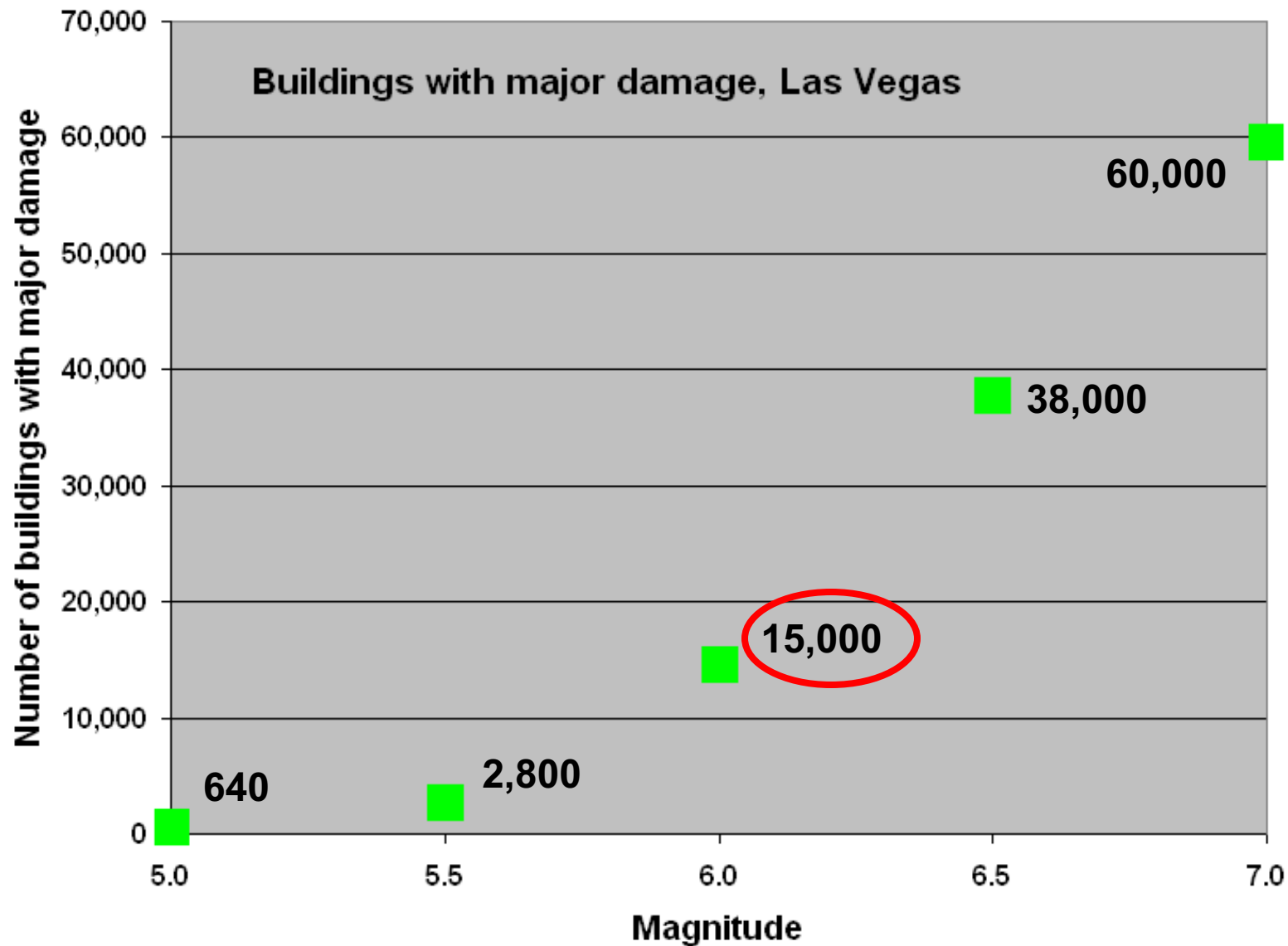
The probability of a magnitude 6.0 earthquake occurring within 50 km of Reno or Sparks within the next 50 years is approximately 67%, 7.4 times higher than for Wells.



The probability of a magnitude 6.0 earthquake occurring within 50 km of Las Vegas within the next 50 years is approximately 12%, 1.3 times higher than for Wells.

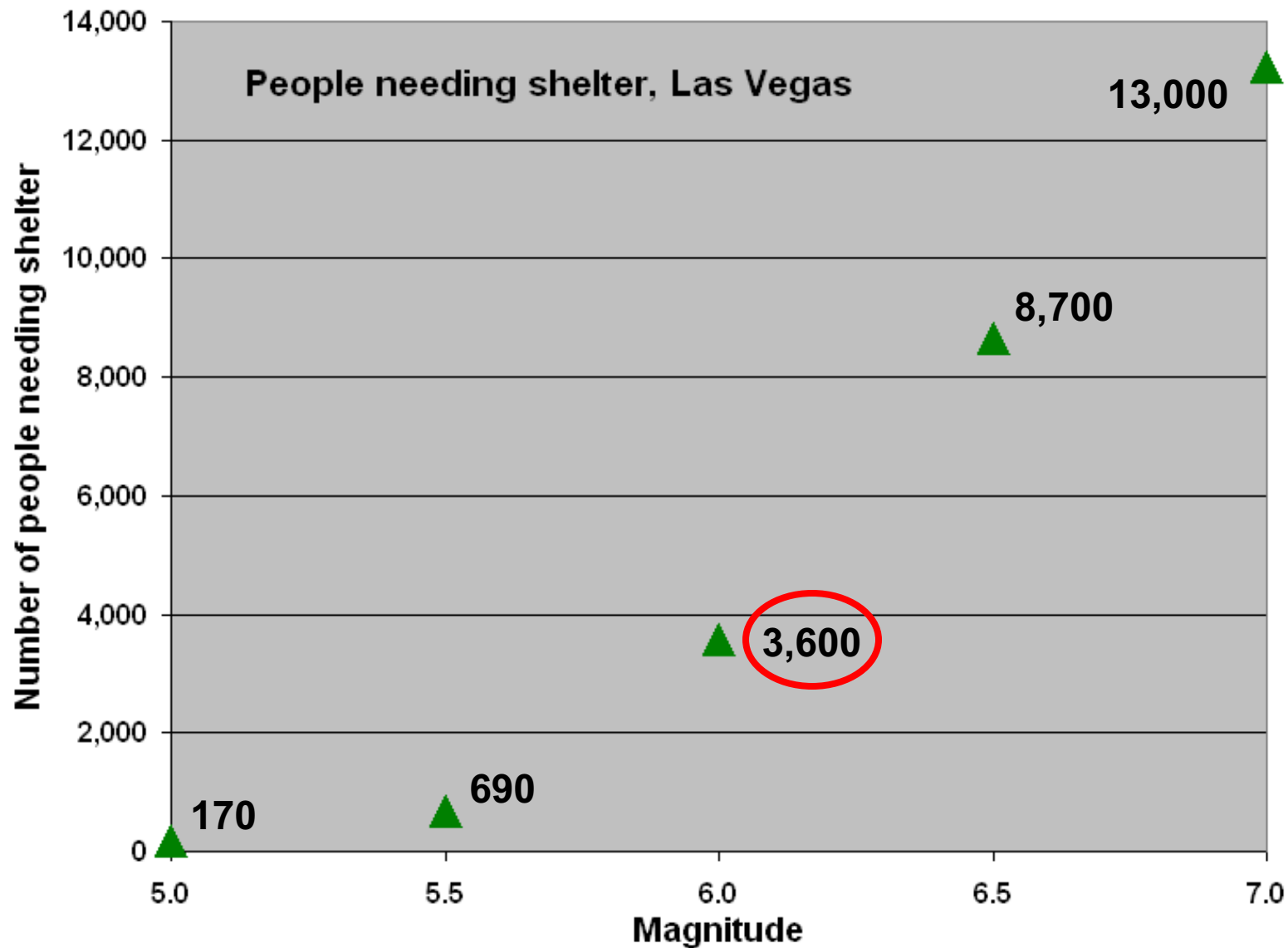


HAZUS estimates building damage:



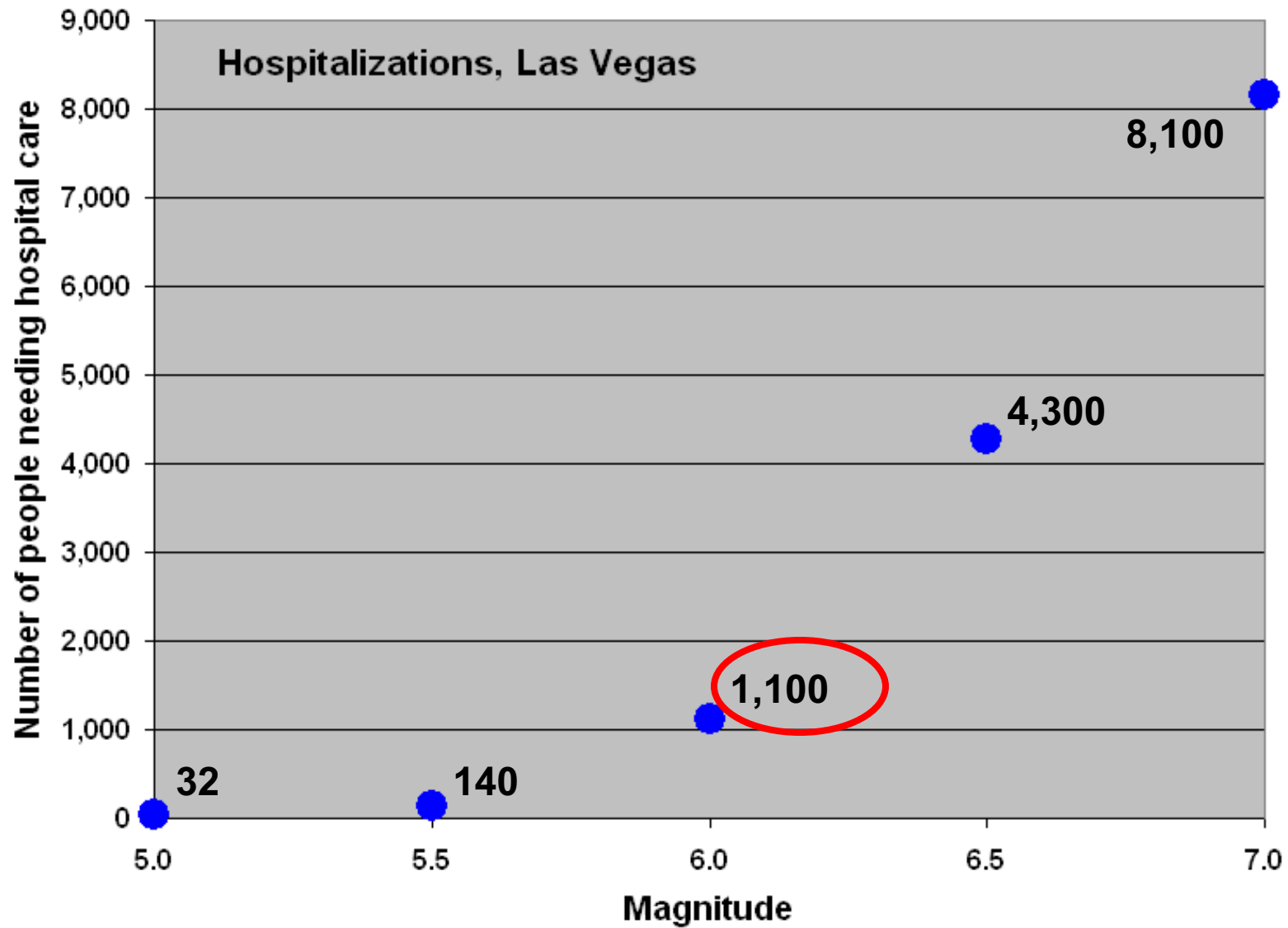
Note that the graphs are similar, but the scale changes with what is at risk.

HAZUS estimates public shelter needs:



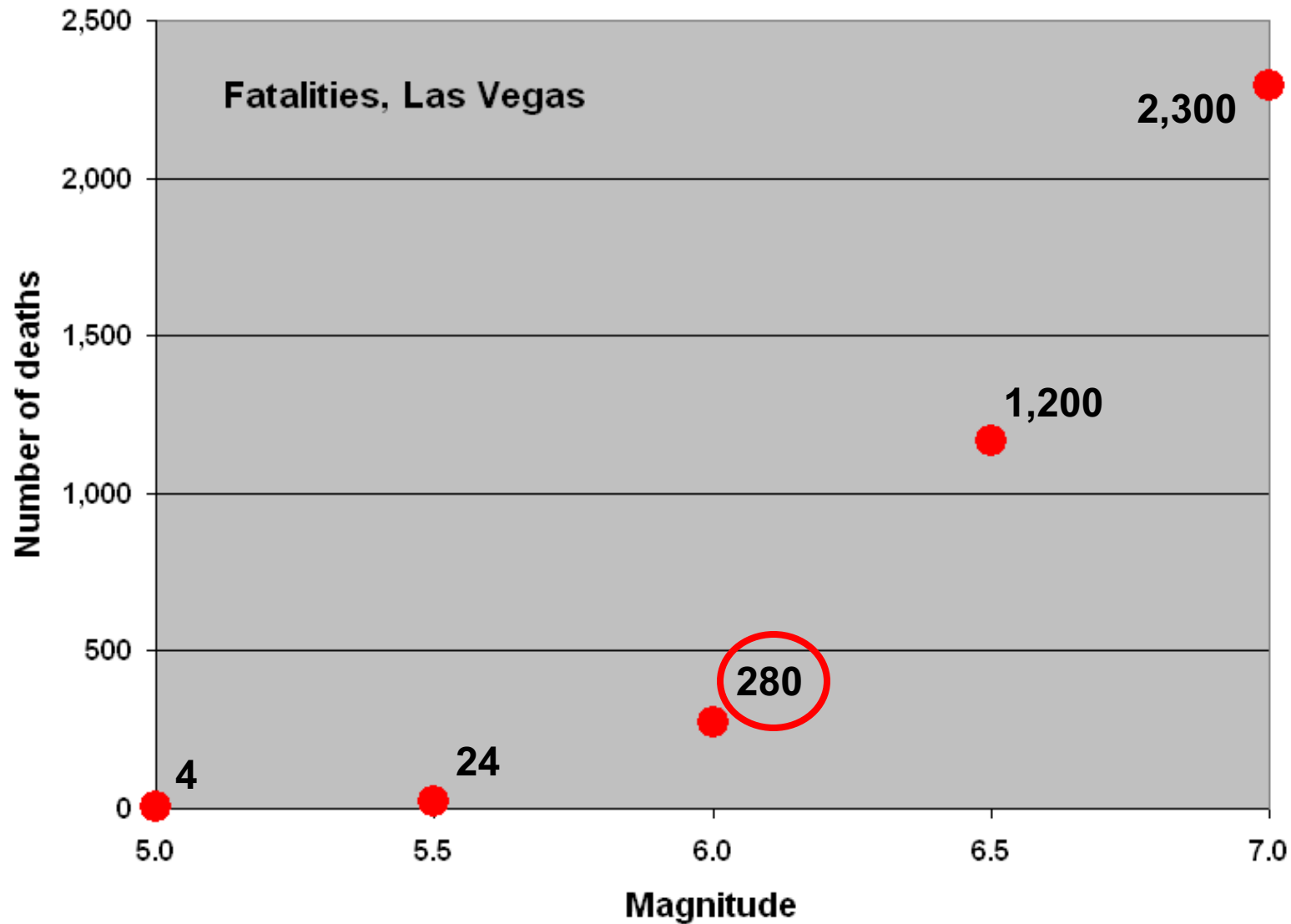
Note that the graphs are similar, but the scale changes with what is at risk.

HAZUS estimates hospital needs:



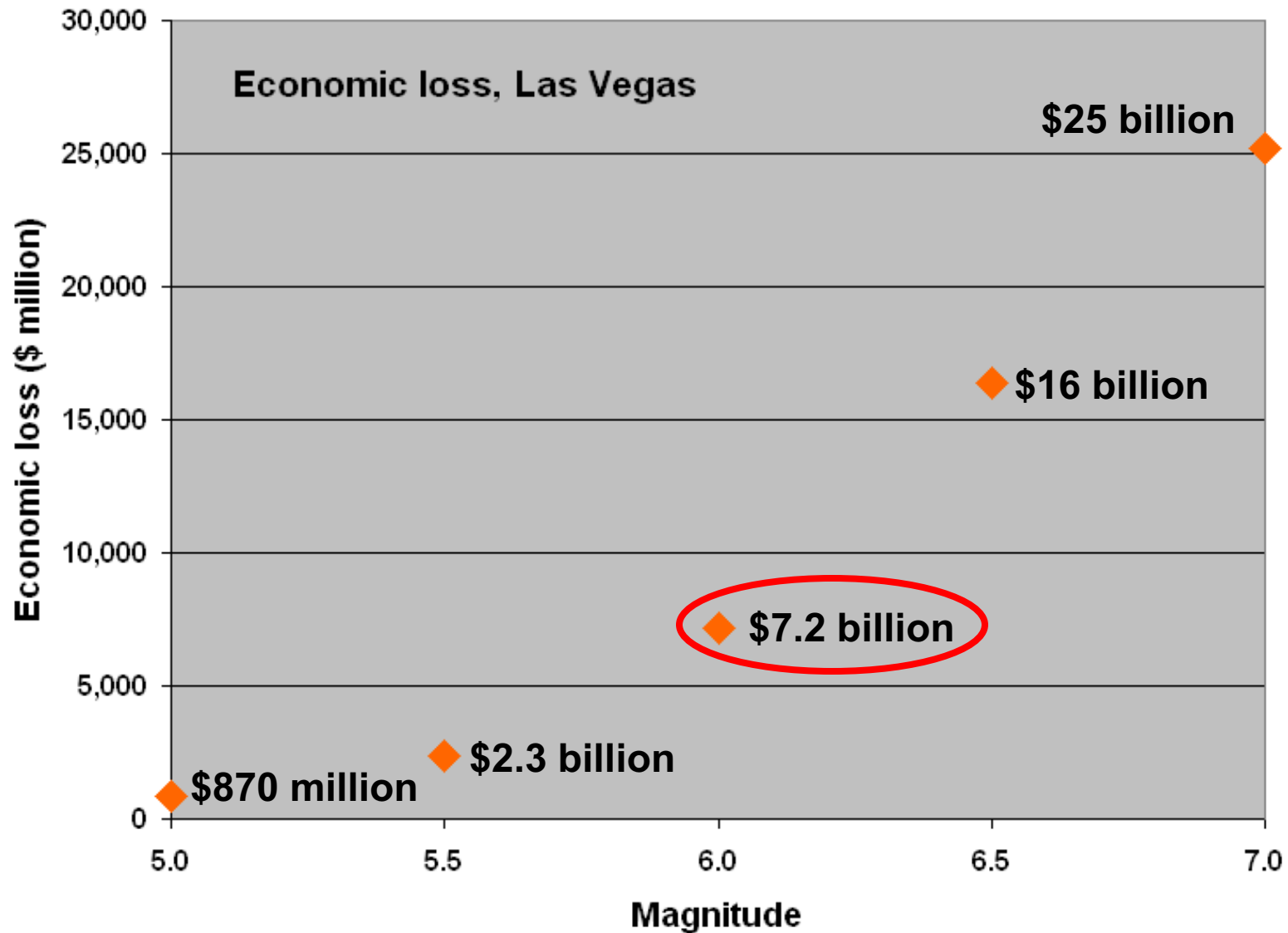
Note that the graphs are similar, but the scale changes with what is at risk.

HAZUS estimates fatalities:



Note that the graphs are similar, but the scale changes with what is at risk.

HAZUS estimates (total) economic loss:



Note that the graphs are similar, but the scale changes with what is at risk.

Earthquake hazards occur throughout Nevada, and potential losses from earthquakes are high for many communities.

The consequences of earthquakes can be huge in Nevada, particularly if individuals are not prepared.

A. Be prepared to respond.

B. Mitigate structural risks, largely through building codes and avoiding faults and areas of liquefaction – more to do with URM.

C. Mitigate nonstructural risks – more to do.

Unreinforced masonry building (URM)
that collapsed during the Wells
earthquake on 21 February 2008



View from back, 20 May 2009



View from front, 20 May 2009



Nonstructural damage often can be easily prevented.



Earthquake-secure bookshelves in the office of the State Geologist





**Secured computers at the
Clark County Building Department**



The Nevada Earthquake Safety Council

Charged to advise the State Division of Emergency Management on issues related to earthquakes.

Members are volunteers from state and local governmental agencies, industry, engineers, scientists, concerned citizens from southern and northern Nevada, plus a State Senator (Warren Hardy) and State Assemblyman (Bernie Anderson).

Supported by FEMA with matching funds through the support provided by UNR – the Nevada Bureau of Mines and Geology and the Nevada Seismological Laboratory.

Quarterly meetings of the Council – with agendas and minutes posted on the web – <http://www.nbmng.unr.edu/nesc/index.html> – addressing emerging issues and reporting on recent earthquakes, lessons learned, and recent publications.



Recent progress -

Presentations to county commissioners and emergency managers during quarterly meetings of the Nevada Hazard Mitigation Planning Committee, another advisory body for the Nevada Division of Emergency Management – helping local and state agencies compete for FEMA hazard-mitigation funds.

Ongoing project to inventory the URM's (unreinforced masonry buildings) in Nevada – with data from county assessors' offices and Public Works Board.

Ongoing project to document the effects and lessons learned from the 21 February 2008 magnitude 6.0 Wells earthquake.

Linking with the Great California-Nevada ShakeOut (earthquake exercise at 10:21 a.m. on 10/21/2010).

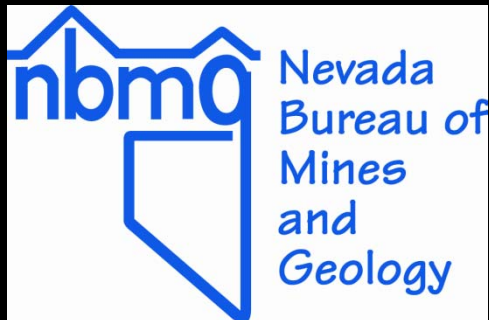
Efforts to improve seismic and geodetic monitoring in the state and obtain detailed locations of and characteristics of faults – the three key aspects of earthquake-hazard analysis feeding into building codes.

Thank you!

And thanks to Craig dePolo, Gary Johnson, Christine Ballard, Heather Armeno, Irene Seeley, Linda D. Goar, and Jordan T. Hastings for their work on the open-file reports (OF 09-8 and 09-9), which are available as online documents at www.nbmj.unr.edu.

From there, go to

<http://www.nbmj.unr.edu/Geohazards/Earthquakes/EarthquakeResources.html>.



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**DISCUSSION REGARDING THE INVENTORY
OF STATE-OWNED
UNREINFORCED MASONRY BUILDINGS**

**UNREINFORCED MASONRY BUILDINGS
(UN-VERIFIED)**

*Seismic Retrofit Cost Assumes a Complete Reinforcement of Building
*Verification Would Require X-Rays to be done
*All Costs are Construction Costs Only

Building Number	Site number	Building Name	Year Built	Square feet	Facility Replacement Costs	Dept.	Division	Agency	Address	City	Zip	IBC Occupancy Type	Floors	Basement	Building Description	Seismic Retrofit Costs @ \$240/SF
1402	9989	COURTHOUSE	1868	1475	516,250	Correct	NSP		3301 East 5th St.	Carson City		Business	1	FALSE	The Courthouse is a stone masonry structure with a single-ply roof membrane. This building is attached to the Administration / Cell Block building (0094) and is one of the oldest structures on site. The facility still holds all court proceedings and has an ADA accessible ramp for access but is lacking ADA compliant restrooms, hardware and other required items. The facility does not have fire sprinklers and needs a fire alarm system. The building is in fair shape.	354,000
0094	9989	ADMINISTRATION / CELL BLOCKS	1868	106251	47,281,695	Correct	NSP		3301 East 5th St.	Carson City		Institutional	4	TRUE	The Nevada State Prison, located in Carson City, Nevada is one of the oldest prisons still in operation in the United States. Established in 1862 when the Nevada Legislature purchased the Warm Springs Hotel and 20 acres of land. Nevada State Prison (NSP) has been in continuous operation since this time. Although inmates under the sentence of death are incarcerated at the Ely State Prison, executions are still conducted in this building. The building houses cell blocks for approximately 300 inmates, administrative services, visitation, education and law library, laundry, infirmary, mattress factory and the canteen are also part of this building. The Administration, Mattress Factory, Education and Unit 2 (abandoned) were built in 1925, the Laundry, Infirmary, Unit 3 and 5 were built in 1948. During the survey of February 2009, Unit 3 was the only portion occupied by inmates. The Administration and Visitation areas have one ADA accessible route of travel into these areas only. The rest of the building does not have any ADA improvements. The majority of the building is heated by steam provided from the Boiler Room structure. There is no cooling except for numerous evaporative coolers mounted on the roof of Unit 3 which are not ducted to all levels of the structure. The Administration portion has a roof mounted packaged HVAC system. There are scattered evaporative coolers located in other areas that are in need of replacement. This building is in need of a major HVAC upgrade. The majority of the utilities in the facility are original with a few areas repaired or replaced. Some of the domestic water and waste lines have been damaged or shut down, mainly water in Unit 2 and 5 and waste lines in Unit 2.	25,500,240
2266	9943	HISTORIC STONE CABIN	1870	423	126,900	CNR	Parks		Star Route, Box 201	Spring Valley	89043-	Residential	1	FALSE	The Historic Stone Cabin is a natural stone masonry structure that has been restored. It has a newer metal roof and is now open to the public. It contains period furniture, artifacts and has an ADA accessible parking space and entrance into the building. The facility is in good shape.	101,520
2267	9943	HAMMOND CABIN	1870	880	88,000	CNR	Parks		Star Route, Box 201	Spring Valley	89043-	Residential	1	FALSE	The Hammond Cabin is a natural stone masonry structure with a newer metal roof. Park staff and volunteers are in the process of stabilizing the foundation and weather proofing the exterior. There are no immediate plans for the building in the near future.	211,200
2059	9985	BUILDING #12 - Historical (VACANT)	1882	4076	2,038,000	HHS	MH/DS	NNAMHS	480 Galletti Way	Sparks		Residential	1	TRUE	Building # 12 is a natural stone masonry building that was constructed in 1882. The interior consists of multiple rooms with lath and plaster interior wall and ceiling construction. It is currently vacant and has been for years. The building has a pitched asphalt composition roof in fair condition. This structure overall is in fair to good shape considering it's age. Although this facility is not listed on the Nevada Historical building list, its unique architecture and the building's age may allow it to qualify for consideration as a historical building.	978,240
1411	9989	OLD ELECTRIC SHOP	1900	1930	579,000	Correct	NSP		3301 East 5th St.	Carson City		Storage	2	FALSE	The Old Electric Shop is a two level, uninsulated Sandstone masonry building with a cast in place concrete roof. The building is currently used as the electricians office, shop and storage. The facility does not have adequate ventilation, fire protection or restroom facilities. The building is in poor to fair shape.	463,200

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0391	9956	BUILDINGS & GROUNDS OFFICE	1900	7800	3,900,000	Admin	B&G		406 East Second Street	Carson City	89701-	Business	2	FALSE	The Buildings and Grounds Office is an unreinforced sandstone and wood framed structure that has been remodeled several times over the years. It has an unreinforced sandstone block foundation and a composition roof. This facility was originally designed as an armory. The two level building contains offices, conference rooms, storage areas and a small mechanical room. There are restrooms on both levels. The lower level restrooms are mostly ADA compliant. There are two small boilers which provide heat throughout most of the building via baseboard hydronic units. The only cooling is provided by window mounted A. C. units and operable windows. A small portion of the lower level office has it's own HVAC system with a small air cooled condenser located on the east side of the building. There are some exiting and fire protection issues with the building which will be addressed in the report.	1,872,000
1446	9982	EQUIPMENT SHED	1916	5103	51,030	Correct	Farm		1721 Snyder Ave.	Carson City	89701-	Storage	1	FALSE	The Equipment Shed is an unreinforced sandstone masonry and wood framed structure with a corrugated metal roof. There are many areas of the sandstone walls which are showing signs of structural failure. This item will be addressed in the Facility Condition Analysis report.	1,224,720
1444	9982	OLD DAIRY BARN / HAY STORAGE	1916	5125	128,125	Correct	Farm		1721 Snyder Ave.	Carson City	89701-	Barn	1	FALSE	The Old Dairy Barn / Hay Storage building is an unreinforced sandstone masonry and wood framed structure with a corrugated metal roof. It is currently being used as a hay storage barn. There are many areas of the sandstone walls which are showing signs of structural failure. This item will be addressed in the Facility Condition Analysis report.	1,230,000
1448	9982	RANCH HOUSE	1916	3000	1,050,000	Correct	Farm		1721 Snyder Ave.	Carson City	89701-	Residential	2	FALSE	The Ranch House is an unreinforced sandstone masonry and wood framed structure with a wood shingle roof. Staff has been using the house for storage. There are many areas of the sandstone walls, wood framed decks and roof which are showing signs of structural failure. These items will be addressed in the Facility Condition Analysis report. The facility replacement cost (FRC) reflects a complete restoration of this structure.	720,000
0326	9985	ADMINISTRATION BUILDING #1	1920	27374	8,212,200	HHS	MH/DS	NNAMHS	480 Galletti Way	Sparks		Business	2	TRUE	This building is a two story brick masonry building that houses mostly offices for Administrative personnel, patient accounts, mental health court, personnel, program evaluation and billing / payroll services. The original portion of this building was built in the early 1920s and an addition constructed in 1962. Typical of buildings from this era the building is not insulated and the windows are single pane. It also does not meet current seismic related codes. This building also has many needs with its utilities and issues with ADA code compliance. Overall, the facility is in good shape.	6,569,760
0244	9917	HEROES MEMORIAL BUILDING	1920	13992	6,996,000	AttGen	B&G		198 South Carson Street	Carson City	89701-	Business	3	TRUE	The Attorney General's Offices are located in the Heroes Memorial Building, which was constructed in 1920. The building is designed in the monumental, neo-classical style by architect Frederic DeLongchamps, and is constructed of unreinforced sandstone masonry. The building's HVAC system consists of two natural gas fired boilers, a cooling tower, chiller and air handlers. This equipment is located in the building known as the "Cube" which also contains ADA compliant restrooms. At the time of the 2008 survey, there was a proposed seismic retrofit and remodel (09-P04) planning project.	3,358,080
0738	9971	BUILDING #092, CENTRAL HEAT PLANT	1924	3825	956,250	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Fabrication	1	FALSE	Building No. 92 Central Heat plant is an unreinforced stone masonry structure with an asphalt composition roof. This building used to provide steam heat for the entire Stewart Campus. There are 4 boilers inside that are not being used any longer. This heating system has been abandoned and the equipment disconnected. It is in fair to poor shape.	918,000

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0743	9971	BUILDING #114, STORAGE OTS	1925	3200	640,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Storage	2	FALSE	Building #114 is an unreinforced stone masonry structure with a wood framed roof. It is located on the southwest side of the Stewart Campus. The building is currently boarded up and is in a state of arrested decay.	768,000
0742	9971	BUILDING #112, BARN [VACANT]	1925	2450	490,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Storage	2	FALSE	Building #112 is an unreinforced stone masonry structure with a wood framed roof. It is located on the southwest side of the Stewart Campus. The building is currently boarded up and is in a state of arrested decay.	588,000
0442	9971	BLDG #019, OLD POST OFFICE [LCB STORAGE]	1925	1646	493,800	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Storage	1	FALSE	Building No. 19 is an unreinforced stone masonry and wood framed structure with a tin shingle hip roof currently used for storage. This building used to be a post office for the Stewart Campus. It is surrounded by turf and some shrubs and is fair condition.	395,040
0427	9971	BUILDING #090, AUDITORIUM [B&G]	1925	5857	1,757,100	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Assembly	2	TRUE	Building No. 90, Auditorium is an unreinforced stone masonry and wood framed structure with a tin shingle roofing system. The building is currently vacant and in poor to fair shape.	1,405,680
0425	9971	BUILDING #011, QUARTERS [VACANT]	1925	1182	354,600	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 11 is an unreinforced stone masonry and wood framed structure with an old wood shingle roof. It used to be a residence and is now vacant. The building is located on the north side of the site along the main entrance road into the Stewart Campus. It is in poor to fair condition.	283,680
0331	9985	LAB/PHARMACY, BLDG #3	1925	15344	4,603,200	HHS	MH/DS	NNAMHS	480 Galletti Way	Sparks		Institutional	2	FALSE	Typical of buildings from this era (1925) the building is not insulated and the windows are single pane. This building also has many needs with its utilities and issues with ADA code compliance and seismic upgrades. The building is in fair shape considering the age.	3,682,560
0426	9971	BUILDING #002, B&G STORAGE (POST OFFICE)	1926	362	108,600	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Storage	1	FALSE	Building No. 2 is an unreinforced stone masonry and wood framed structure with an old wood shingle roof. It used to be a post office and is now used for storage. The building is located on the north side of the site along the main entrance into the Stewart Campus. It is in poor to fair condition.	86,880
2162	9971	BLDG #102, INFIRMARY [VACANT]	1930	3000	750,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Business	1	FALSE	Building No. 102 is an unreinforced stone masonry and wood framed structure located at the southeast end of the Stewart Complex. This building is in poor condition. It is currently (2006) not occupied and there are no plans for future occupation. This building used to contain all of the medical services and equipment required when the complex was in operation.	720,000
2163	9971	BLDG #108, GARAGE [VACANT]	1930	750	75,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Garage	1	FALSE	Building No. 108 is an unreinforced stone masonry and wood framed structure located at the south end of the Stewart Complex. This building is in extremely poor condition and is showing signs of possible structural collapse. These issues will be addressed with a project recommendation in the report.	180,000
2157	9971	BUILDING #161, WATER PLANT	1930	938	257,950	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Hazardous	1	FALSE	The Water Plant is a concrete masonry unit and steel structure which contains treatment facilities for the domestic water supplied to the Stewart Camp and others. The roof is concrete and steel with a rolled asphalt roofing material. There is a chlorine leak detection system in the building and it is in good shape. This facility is maintained by the State's Water System Manager under the Building and Grounds Division.	225,120

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0422	9971	BUILDING #006, ADMINISTRATION (P.O.S.T.)	1930	18745	5,623,500	PubSafe	B&G	P.O.S.T.	5500 Snyder Ave	Stewart	89701-	Business	1	FALSE	Building No. 6 is stone masonry and wood framed structure with an asphalt composition roof. The building has been somewhat remodeled to provide administrative offices for P.O.S.T. It was originally designed as a dormitory and has laundry, restroom and storage areas. The facility has some ADA accessibility improvements and also has a fire protection system. The building is in fair to good shape.	4,498,800
0420	9971	BUILDING #003, STEWART INDIAN MUSEUM	1930	5917	1,775,100	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Business	1	TRUE	Building No. 3, Stewart Indian Museum is an unreinforced stone masonry and wood framed building with a tin shingle roofing system. Originally designed as a housing unit, the building has been converted to a museum and office space. There are restrooms which are not ADA compliant, a kitchen and a daylight basement which is used for storage purposes. The facility is in fair to good shape. At the time of the 2006 survey, there was a proposed CIP project to seismically retrofit this structure. This project is not included in this report.	1,420,080
0430	9971	BUILDING #045, AUDITORIUM	1930	2373	711,900	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Assembly	1	FALSE	Building No.45 is an unreinforced stone masonry and wood framed structure with a tin shingle roofing system. It contains a stage, large floor area for seating and restrooms and storage areas. The facility is currently vacant and in poor shape.	569,520
0423	9971	BUILDING #008, DOIT STORAGE	1930	720	180,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Storage	1	FALSE	Building No. 8 is an unreinforced stone masonry and wood framed structure with a tin shingle roof. It is located on the north side of the site and was previously used as a garage or shop. The facility is in fair condition.	172,800
0728	9971	BUILDING #046, STORAGE	1930	2590	518,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Storage	1	FALSE	Building No. 46, Storage is an unreinforced stone masonry and wood framed building with a transite shingle roof. It is used for storage by B & G. The building is in poor to fair shape.	621,600
0729	9971	BUILDING #047, GARAGE [VACANT]	1930	2183	436,600	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Garage	1	FALSE	Building No. 47 is an unreinforced stone masonry and wood framed structure that currently is vacant. It has a transite shingle roof and was used as a garage and / or shop. The building in poor shape.	523,920
1440	9982	BULL BARN	1930	1050	52,500	Correct	Farm		1721 Snyder Ave.	Carson City	89701-	Barn	1	FALSE	The Bull Barn is an unreinforced sandstone and wood framed structure with a corrugated metal roof. The wood framed roof structure has been rebuilt since the original construction as evident by the exposed framing. There are many areas of the sandstone walls which are showing signs of structural failure. This item will be addressed in the Facility Condition Analysis report.	252,000
0737	9971	BUILDING #084 , B&G SHOP	1931	4581	1,145,250	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Storage	1	FALSE	Building No. 84, B & G Shop is an unreinforced stone masonry and wood sided structure with a wood framed roof covered with a mix of corrugated metal and tin shingles. It contains shop and maintenance areas for the day to day operations of campus wide facility maintenance. The building has restrooms and there is a loading dock on the north and south side. It is in poor to fair shape.	1,099,440
0441	9971	BUILDING #068A & 068B, SHOPS [VACANT]	1931	8588	1,717,600	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Storage	1	FALSE	Building No. 68A and 68B is an unreinforced stone masonry, concrete and wood framed structure located on the south portion of the Stewart campus. This old building used to have some sort of a connecting structure between them but has been demolished years ago. It used to be shops and now is boarded up, vacant and in poor shape. The roof is a mix of missing and tin shingles with numerous holes.	2,061,120

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0431	9971	BUILDING #089, ADMINISTRATION [NDOC]	1931	17545	5,263,500	Correct	B&G		5500 Snyder Ave	Stewart	89701-	Business	1	FALSE	Building No. 89 is an unreinforced stone masonry and wood framed structure with a new asphalt composition roof. It contains administrative offices and support services for the Department of Corrections. The facility is lacking a fire protection system and some ADA accessibility items. The building is in fair shape.	4,210,800
0438	9971	BUILDING #018, OFFICE [NDOC]	1936	3700	1,110,000	Correct	B&G		5500 Snyder Ave	Stewart	89701-	Business	1	FALSE	Building No. 18, NDOC Office is an unreinforced stone masonry and wood framed building with a new asphalt composition roof on a concrete slab-on-grade foundation. It contains individual offices for correctional personnel, restrooms and some small storage rooms and is lacking ADA accessibility and fire sprinklers. The facility is located in the northeast portion of the Stewart Campus and is in fair condition.	888,000
0735	9971	BUILDING #065, ADVOCATES	1937	2102	525,500	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 65, Advocates is a single family housing structure. It is constructed with unreinforced stone masonry and wood framing with a new asphalt composition roof. The facility is located in the southwest portion of the Stewart Campus site and is in fair to good shape. It is surrounded by turf and large trees.	504,480
0450	9971	BUILDING #028, WASHOE TRIBE [VACANT]	1937	3523	880,750	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 28 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The building is designed as a residence, in poor to fair condition and is currently vacant.	845,520
0451	9971	BUILDING #029, WASHOE TRIBE [VACANT]	1937	3231	807,750	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 29 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The building is designed as a duplex residence, in poor to fair condition and is currently vacant.	775,440
0446	9971	BUILDING #024, DORMITORY [VACANT]	1937	6396	1,918,800	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 24 is an unreinforced stone masonry and wood framed structure. It was a dormitory with restroom and laundry facilities. The building is vacant and in poor to fair condition.	1,535,040
0447	9971	BUILDING #025, DORMITORY [VACANT]	1937	6396	1,918,800	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 25 is an unreinforced stone masonry and wood framed structure. It was a dormitory with restroom and laundry facilities. The building is vacant and in poor to fair condition.	1,535,040
0449	9971	BUILDING #027, WASHOE TRIBE [VACANT]	1937	2254	563,500	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 27 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The building is designed as a duplex style residence, in poor to fair condition and is currently vacant.	540,960
0445	9971	BUILDING #023, DORMITORY [VACANT]	1937	6396	1,918,800	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 23 is an unreinforced stone masonry and wood framed structure. It was a dormitory with restroom and laundry facilities. The building is vacant and in poor to fair condition.	1,535,040
0443	9971	BUILDING #021, DORMITORY [VACANT]	1937	8662	2,598,600	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 21 is an unreinforced stone masonry and wood framed structure. It was a dormitory with restroom and laundry facilities. The building is vacant and in poor to fair condition.	2,078,880
0444	9971	BUILDING #022, DMV&PS STORAGE	1937	6396	1,918,800	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 22 is an unreinforced stone masonry and wood framed structure. It was a dormitory with restroom and laundry facilities. The building is vacant and in poor to fair condition.	1,535,040
0727	9971	BUILDING #044, CAPITOL POLICE SUBSTATION	1937	650	130,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Business	1	FALSE	Building No. 44, Capitol Police Substation is an unreinforced stone masonry and wood framed structure with a tin shingle roof. The facility is lacking a heating and cooling system. It is missing the front entry roof and is generally in poor to fair condition.	156,000
0421	9971	BUILDING #004, STEWART INDIAN MUSEUM	1938	662	198,600	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Business	1	FALSE	Building No. 4, Stewart Indian Museum is an unreinforced stone masonry and wood framed building with a new asphalt composition roof. It is currently unoccupied and the future uncertain for occupancy. It is lacking ADA accessibility and fire protection systems. The facility is in fair shape.	158,880

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0439	9971	BUILDING #020, OLD GYM [VACANT]	1938	11933	3,579,900	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Assembly	2	TRUE	The Old Gym is an unreinforced stone masonry and wood framed structure with a mix of low slope and pitched roofing areas. The interior contains a large gym - recreation area with a mezzanine along the perimeter, restrooms and storage areas. This building currently is somewhat boarded up, the roof is leaking and is in generally poor shape.	2,863,920
0741	9971	BUILDING #110, FISH HOUSING	1939	2000	550,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building number 110, FISH Housing is an unreinforced stone masonry and wood framed structure with a new asphalt composition roof. It is currently being used as a residence and is occupied. The building is in fair to good condition.	480,000
0453	9971	BUILDING #031, WASHOE TRIBE [VACANT]	1939	2388	579,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	TRUE	Building No. 31 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The building is designed as a residence, in poor to fair condition and is currently vacant.	573,120
0452	9971	BUILDING #030, WASHOE TRIBE [VACANT]	1939	2569	642,250	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	TRUE	Building No. 30 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The building is designed as a duplex style residence, in poor to fair condition and is currently vacant.	616,560
0436	9971	BUILDING #014, QUARTERS [VACANT]	1939	1430	357,500	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	TRUE	Building No. 14 is an unreinforced stone masonry and wood framed residential structure with a transite shingle roof. The building is located approximately in the middle of the Stewart Campus. It is currently vacant and in poor to fair shape.	343,200
0424	9971	BUILDING #009, B&G MAINT. HOUSE	1939	2222	666,600	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	TRUE	Building No. 9 is an unreinforced stone masonry and wood framed structure with an asphalt composition roof. It is designed and used as a residence. The facility is in fair shape.	533,280
0731	9971	BUILDING #057, FOCUS	1939	3000	750,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 57, FOCUS is a duplex style housing structure. It is constructed with unreinforced stone masonry and wood framing with a new asphalt composition roof. The facility is located in the southwest portion of the Stewart Campus site and is in fair to good shape. It is surrounded by turf and large trees.	720,000
0732	9971	BUILDING #060, ADVOCATES	1939	1746	436,500	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 60, Advocates is a duplex style residence that is constructed with unreinforced stone masonry and wood framing. The residence has a new asphalt composition roof. It is located on the west side of the Stewart Campus and is surrounded by a mix of turf and trees. The building is fair shape.	419,040
0739	9971	BUILDING #096, B&G WAREHOUSE	1940	2710	542,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Storage	2	FALSE	Building Number 96 is also known as the B & G Warehouse. The building is constructed with unreinforced stone masonry and board formed concrete with a asphalt shingle roof on the two story portion and a corrugated metal roof on the single story portion. The facility is located on the east side of the site the B & G shop. The overall condition is poor.	650,400
0456	9971	BUILDING #034, WASHOE TRIBE [VACANT]	1941	1729	432,250	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 34 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. This duplex residence is currently vacant and in poor to fair condition.	414,960
0455	9971	BUILDING #033, ADVOCATES HOUSING	1941	1729	432,250	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 33, Advocates Housing is a duplex residential structure constructed with unreinforced stone masonry and wood framing. It has an asphalt composition roof and is in fair condition. One side of the duplex has remodeled to provide ADA accessibility but does not fully comply. A project will address those deficiencies.	414,960
0454	9971	BUILDING #032, ADVOCATES OFFICE	1941	1800	450,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 32, Advocates Office is a residential structure constructed with unreinforced stone masonry and wood framing that is currently being used as an office. It has an asphalt composition roof and is in fair condition. The building is lacking ADA accessibility.	432,000

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0437	9971	BUILDING #016, DORMITORY [VACANT]	1942	8416	2,524,800	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 16 is an unreinforced stone masonry and wood framed structure with an old composition shingle roof. It was a dormitory with restroom and laundry facilities. The building is vacant and in poor to fair condition.	2,019,840
0724	9971	BLDG #035, WASHOE TRIBE [VACANT]	1942	1500	375,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 35, Washoe Tribe is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The residence is currently vacant and is in poor shape.	360,000
0725	9971	BLDG #036, WASHOE TRIBE [VACANT]	1942	1500	375,000	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	2	FALSE	Building No. 36, Washoe Tribe is a mix of unreinforced stone masonry and wood framing with a transite shingle roof. The residence is currently vacant and is in poor shape.	360,000
0239	9956	B & G PAINT SHOP	1948	5000	1,000,000	Admin	B&G		402 East Second Street	Carson City	89701-	Hazardous	1	FALSE	The B & G Paint Shop is a concrete masonry unit and wood framed structure. It has a mix of corrugated transite and single-ply roofing and a concrete slab-on-grade foundation. It contains storage for painting and related supplies, a small office as well as a large service bay with areas for storage. There is a small unisex restroom which is not ADA compliant. The building is heated by ceiling hung gas fired heaters, an electric heater and has a portable cooling unit in the office. The facility is in fair shape.	1,200,000
0733	9971	BUILDING #061, FOCUS (VACANT)	1949	1630	407,500	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 61, FOCUS is a duplex style building constructed of unreinforced stone masonry and wood. It has a shingle roof in fair shape. It is currently vacant and is in poor to fair shape.	391,200
0343	9985	DCFS GROUP HOME, BLDG #15	1949	2117	529,250	HHS	MH/DS	NNAMHS	480 Galletti Way	Sparks	89431-	Residential	1	FALSE	The DCFS Group Home is a brick masonry structure with wood accents and trim on a concrete foundation. The roof is an asphalt composition shingle which was recently redone. The duplex contains bedrooms, bathrooms, living space and a kitchen/utility area. There are fire sprinklers in the building but it is not ADA compliant. The facility is in fair to good shape considering the age.	508,080
0298	9955	ICE HOUSE #7	1950	1700	340,000	Admin	B&G	NNCH	711 E 5TH	Carson City		Fabrication	1	FALSE	This building provides storage for the Human Resources, Child and Family Services Division.	408,000
1958	9985	DS GROUP HOME, BLDG #14	1951	1524	381,000	HHS	MH/DS	NNAMHS	605 S. 21st St.	Sparks	89431-	Residential	1	FALSE	The DS Group Home is a brick masonry structure with wood accents and trim on a concrete foundation. The roof is an asphalt composition shingle which was recently redone. The duplex contains bedrooms, bathrooms, living space and a kitchen/utility area. There are fire sprinklers in the building but it is not ADA compliant. The facility is in fair to good shape considering the age.	365,760
2311	9917	HEROES MEMORIAL ANNEX	1951	6819	2,386,650	AttGen	B&G		198 South Carson Street	Carson City	89701-	Business	2	FALSE	The Heroes Memorial Annex is a concrete and brick masonry structure with a single-ply roofing system on a concrete foundation. The Attorney General's IT offices are located on the upper level while the lower level is occupied by the Veterans Hall. The building is located on the west side of the Heroes Memorial building. It has an ADA accessible ramp into the Veterans offices on the south side and both levels are connected to the Heroes Memorial Building. The facility's HVAC equipment is located in the structure known as the Service Cube.	1,636,560

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0114	9989	STORAGE & MAINTENANCE OFFICE	1952	2190	547,500	Correct	NSP		3301 East 5th St.	Carson City		Business	1	FALSE	The Storage and Maintenance Office is a stone masonry and wood framed structure on a concrete slab-on-grade. The roofing is corrugated metal. The building contains small office areas, storage areas, a welding area and restrooms in roughly 3 separate spaces and three different occupancies. The roof has been damaged in the past and occasionally leaks during inclement weather. The facility is not ADA compliant and does not have a fire protection system. The structure is in fair shape.	525,600
0395	9916	STATE MAIL SERVICES BUILDING	1953	8137	2,441,100	Admin	B&G		720 East Fifth Street	Carson City	89701-	Business	1	FALSE	The State Mail Services building is a concrete, brick masonry and steel framed structure with a single-ply and composition roofing system. It has a concrete foundation and was formerly part of the old Fremont School. The facility provides mail processing services for the State of Nevada. There is a large mail processing area with a loading dock, offices and ADA compliant restrooms on the interior. The public reception counter area is in need of some barrier removal for ADA compliance along with some signage. The building does have a fire sprinkler system installed but could use a fire alarm system installed. There are 6 roof top packaged HVAC units in good condition. The facility is in good shape.	1,952,880
0120	9989	COTTAGE #3 (NSP) LOCATED AT WSCC	1953	930	279,000	Correct	NSP		3301 East 5th St.	Carson City		Residential	1	FALSE	The Cottage #3 is a stone masonry and wood framed building originally designed as a residence. It has since been converted to the Armory for Nevada State Prison. It has a new asphalt composition roof and the overall condition of the building is good.	223,200
0635	9933	OLD ADMINISTRATIVE OFFICE	1955	1440	72,000	Wildlife	Wildlife			Ely		Storage	1	FALSE	This building is currently used for miscellaneous storage. Projects for this building are on the site report, site #9933. Replacement costs were valued at storage.	345,600
0726	9971	BUILDING #037, QUARTERS (VACANT)	1956	1433	358,250	Admin	B&G		5500 Snyder Ave	Stewart	89701-	Residential	1	FALSE	Building No. 37, Quarters is a mix of unreinforced stone masonry and wood framing with a transite shingle roof. The residence is currently vacant and is in poor shape.	343,920
0112	9989	COTTAGE #1 (NSP) LOCATED AT WSCC	1957	850	255,000	Correct	NSP		3301 East 5th St.	Carson City		Residential	1	FALSE	The Cottage #1 is used by the Nevada State Prison (NSP) for storage of files. It is a stone masonry building with an asphalt composition roof and used to be housing for staff many years ago. The building is located along the entrance road to Warm Springs Correctional Center east of NSP. The structure is in fair shape.	204,000
0113	9989	INVESTIGATION / OLD WARDENS HOUSE	1957	2880	1,008,000	Correct	NSP		3301 East 5th St.	Carson City		Residential	2	TRUE	The Old Warden's House is a stone masonry and wood framed structure with a wood shingle roof. It is located on the north side of the prison outside of the main prison yard. The old residence is in extremely poor shape with damage to the roof and roof framing, failing decks, broken or damaged doors and windows as well as being infested with pigeons and rodents. Consideration of either restoration or demolition is strongly advised.	691,200
0121	9988	COTTAGE #4 (STORAGE)	1957	576	144,000	Correct	WSCC		3301 E. 5th St.	Carson City		Residential	1	FALSE	Cottage #4 is an unreinforced stone masonry building with a wood framed roof, asphalt composition roofing on a concrete slab-on-grade. Originally built as housing for staff, it is now used for general storage. All of the plumbing fixtures in the kitchen and bathroom have been removed or are damaged and non-operational. The carports have been removed. The structure is in fair shape.	138,240

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0122	9988	COTTAGE #5 MAINTENANCE STORAGE	1957	480	120,000	Correct	WSCC		3301 E. 5th St.	Carson City		Residential	1	FALSE	Cottage #5 is an unreinforced stone masonry building with a wood framed roof, asphalt composition roofing on a concrete slab-on-grade. Originally built as housing for staff, it is now used for general storage. All of the plumbing fixtures in the kitchen and bathroom have been removed or are damaged and non-operational. The carports have been removed. The structure is in fair shape.	115,200
0097	9988	COTTAGE #6	1957	576	144,000	Correct	WSCC		3301 E. 5th St.	Carson City		Residential	1	FALSE	Cottage #6 is an unreinforced stone masonry building with a wood framed roof, asphalt composition roofing on a concrete slab-on-grade. Originally built as housing for staff, it is now used for general storage. All of the plumbing fixtures in the kitchen and bathroom have been removed or are damaged and non-operational. The carports have been removed. The structure is in fair shape.	138,240
0119	9988	COTTAGE #2 (STORAGE)	1957	576	144,000	Correct	WSCC		3301 E. 5th St.	Carson City	89701-	Residential	1	FALSE	Cottage #2 is an unreinforced stone masonry building with a wood framed roof, asphalt composition roofing on a concrete slab-on-grade. Originally built as housing for staff, it is now used for general storage. All of the plumbing fixtures in the kitchen and bathroom have been removed or are damaged and non-operational. The carports have been removed. The structure is in fair shape.	138,240
0121	9988	COTTAGE #4 (STORAGE)	1957	576	144,000	Correct	WSCC		3301 E. 5th St.	Carson City	89701-	Residential	1	FALSE	Cottage #4 is an unreinforced stone masonry building with a wood framed roof, asphalt composition roofing on a concrete slab-on-grade. Originally built as housing for staff, it is now used for general storage. All of the plumbing fixtures in the kitchen and bathroom have been removed or are damaged and non-operational. The carports have been removed. The structure is in fair shape.	138,240
0122	9988	COTTAGE #5 MAINTENANCE STORAGE	1957	480	120,000	Correct	WSCC		3301 E. 5th St.	Carson City	89701-	Residential	1	FALSE	Cottage #5 is an unreinforced stone masonry building with a wood framed roof, asphalt composition roofing on a concrete slab-on-grade. Originally built as housing for staff, it is now used for general storage. All of the plumbing fixtures in the kitchen and bathroom have been removed or are damaged and non-operational. The carports have been removed. The structure is in fair shape.	115,200
0340	9985	HAND UP HOMES FOR YOUTH, BLDG #8	1958	25839	7,751,700	HHS	MH/DS	NNAMHS	480 Galletti Way	Sparks	89431-	Business	1	FALSE	The Hands Up For Youth building is a brick masonry and steel structure with a low slope single-ply roof on a concrete slab/foundation. The building contains the Hands Up Homes for Youth program, Health Information and Adolescent Services. The facility was only partially occupied during the survey of 2006. The interior and exterior finishes are in poor to fair condition and will be addressed with a project. There are fire sprinklers and alarms and it is partially ADA compliant.	6,201,360
0692	9886	OLD OMS BUILDING	1959	1640	410,000	Military	NNG		14 Joe Parr Way	Yerington		Storage	1	FALSE	The Yerington Nevada National Guard Old OMS Building is a concrete masonry unit constructed structure with a flat roof. The building contains a shop and storage areas. There is a small mezzanine in the shop portion of the building. The roof has leaked and the building currently is no longer in use. There is a propane tank adjacent to the side of the building that provided gas to the old facility.	393,600
0690	9884	ORGANIZATIONAL MAINTENANCE SHOP	1959	960	192,000	Military	NNG		735 West 4th Street	Winnemucca		Storage	1	FALSE	The OMS Storage Building is constructed of concrete masonry units, concrete foundation and structural steel roof framing covered by a built-up roofing system. This facility is primarily used for servicing and repairing military vehicles and weapons systems calibration. Support offices are contained within the building in a Mezzanine. The building is reaching the end of it's expected life and is in poor condition.	230,400

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0353	9985	MAINTENANCE / HOUSEKEEPING BUILDING #22	1959	7214	1,803,500	HHS	MH/DS	NNAMHS	480 Galletti Way	Sparks	89431-	Storage	1	FALSE	The Maintenance / Housekeeping building is a brick masonry structure with a pitched metal and low slope roof on a concrete slab/foundation. The facility contains office and storage rooms for maintenance, housekeeping, dietician, inventory control, janitorial and purchasing operations. The building does not contain fire sprinklers and is not ADA compliant. It is in poor to fair condition.	1,731,360
0095	9989	INDUSTRIAL / LICENSE PLATE FACTORY	1959	7462	2,238,600	Correct	NSP		3301 East 5th St.	Carson City		Fabrication	1	FALSE	The Industrial/License Plate Factory is a concrete masonry unit constructed building with a single-ply roof on a concrete slab-on-grade foundation. This facility contains all of the equipment and materials used in the making of license plates. There are non-ADA compliant restrooms and some small offices. There is a loading dock on the east side for deliveries and pick-ups. The facility has ceiling mounted heaters and a few evaporative coolers.	1,790,880
0043	9815	MANZANITA HALL	1896	29,968		NSHE	UNR		1664 N. Virginia St.	Reno		Dorm	3	TRUE		7,192,320
0046	9815	THOMPSON STUDENT SERVICES	1920	19,934		NSHE	UNR		1664 N. Virginia St.	Reno		Office	2	FALSE		4,784,160
0048	9815	CLARK ADMINISTRATION	1927	23,748		NSHE	UNR		1664 N. Virginia St.	Reno		Office	2	TRUE		5,699,520
0051	9815	MORRILL HALL ALUMNI CENTER	1886	15,384		NSHE	UNR		1664 N. Virginia St.	Reno		Office	3	TRUE		3,692,160
0052	9815	SARAH FLEISCHMANN BUILDING	1957	42,446		NSHE	UNR		1664 N. Virginia St.	Reno		Office				10,187,040
0053	9815	MACKAY SCIENCE	1930	44,127		NSHE	UNR		1664 N. Virginia St.	Reno		Classroom		TRUE		10,590,480
0059	9815	FLEISCHMANN AGRICULTURE	1957	128,748		NSHE	UNR		1664 N. Virginia St.	Reno						30,899,520
0062	9815	PALMER ENGINEERING	1941	34,928		NSHE	UNR		1664 N. Virginia St.	Reno		Classroom	2	TRUE		8,382,720
0066	9815	FACILITIES SERVICES BUILDING	1921	8,835		NSHE	UNR		1664 N. Virginia St.	Reno		Office	2	TRUE		2,120,400
0068	9815	LINCOLN HALL	1896	28,298		NSHE	UNR		1664 N. Virginia St.	Reno		Dorm	3	TRUE		6,791,520
0072	9815	VIRGINIA STREET GYM	1943	51,494		NSHE	UNR		1664 N. Virginia St.	Reno		Assembly	1	TRUE		12,358,560
0761	9815	JONES VISITOR CENTER	1913	8,302		NSHE	UNR		1664 N. Virginia St.	Reno		Office	1	TRUE		1,992,480
0067	9815	GETCHELL LIBRARY	1962	177,553		NSHE	UNR		1664 N. Virginia St.	Reno		Assembly				42,612,720
0073	9815	CHURCH FINE ARTS	1962	122,398		NSHE	UNR		1664 N. Virginia St.	Reno		Classroom				29,375,520