

MEETING NOTICE AND AGENDA

Name of Organization: ADVISORY GROUP TO CONDUCT INTERIM STUDY ON
LEASE-PURCHASE AND INSTALLMENT-PURCHASE
AGREEMENTS BY PUBLIC ENTITIES (S.B. 426, SECTION 31)

Date and Time of Meeting: April 20, 2006 - 10:00 a.m.

Place of Meeting: Grant Sawyer State Office Building
Room 4401
555 East Washington Avenue
Las Vegas, 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 video conference conducted at the following location:

Legislative Building
Room 2135
401 South Carson Street
Carson City, Nevada

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

A G E N D A

- I. Call to Order, Opening Remarks and Introductions by Senator Warren B. Hardy.
- *II. Approval of Minutes of the February 23, 2006, Meeting.
- *III. Overview of the Current Availability and Future Trends of Commercial Property in the Las Vegas Area and Discussion of Impact on Lease-Purchase Agreements.

Ralph Murphy, President, National Association of Industrial and Office Properties (NAIOP)
- *IV. Discussion of Labor Issues Associated with Lease-Purchase Agreements.
 - A. Daniel Costella, Ironworkers Local 118
 - B. Paul McKenzie, Operating Engineers Local 3
 - C. Charlie Nahorniak, Carpenters/Contractors Cooperation Committee, Inc.
 - D. Rich Houts, Building and Construction Trades Council of Northern Nevada
- *V. Discussion of Need for Statutes that Define Procedures for Awarding Contracts for Developers, Design-build Teams and/or Contractors on Lease-purchase Projects.

Gus Nunez, Deputy Manager, State Public Works Board

- *VI. Discussion of Responsibility for Roles of Owner Representative, Project Manager and Building Official on Lease-purchase Projects.

Gus Nunez, Deputy Manager, State Public Works Board

- *VII. Response from State Public Works Board to Allegation that, Based on the 50 Percent Savings Clause in the Design-Build Agreement and General Conditions Document for the Richard Bryan Building Lease-Purchase Project, it Did not Ensure Contractor Compliance with NRS 608.150.
- *VIII. Results of Survey of Local Governments Concerning the Use of Lease-Purchase Agreements and Whether the Associated Non-Appropriation Clause Had Been Invoked.
- *IX. Discussion of Future Agenda Items and Next Meeting Date.
- X. Public Comment.
- XI. Adjournment.

* Denotes items on which the committee may take action.

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 Analysis Division of the Legislative Counsel Bureau, in writing, at the Legislative Building, 401 South Carson Street, Carson City, Nevada 89701-4747, or call Denise Larsen at the Fiscal Analysis Division 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 website at www.leg.state.nv.us.