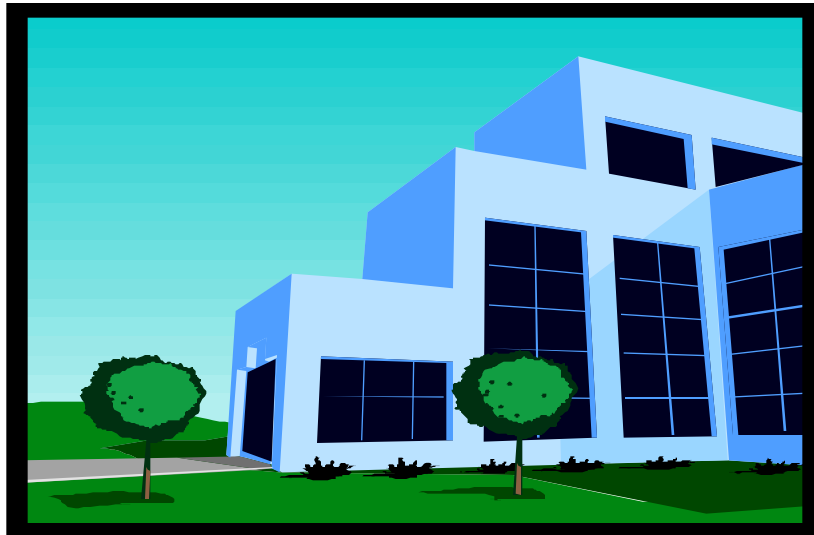


**NEVADA LEGISLATURE'S  
INTERIM FINANCE COMMITTEE'S  
SUBCOMMITTEE TO REVIEW  
PUBLIC WORKS BOARD MATTERS**



**Monday, April 23, 2012  
8:30 a.m.**

**Legislative Building  
401 South Carson Street  
Carson City, Nevada  
Room 3137**

***Videoconference to:  
Grant Sawyer State Office Building  
555 East Washington Avenue  
Las Vegas, Nevada  
Room 4412E***

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: April 23, 2012 – 8:30 a.m.

Place of Meeting: Legislative Building  
Room 3137  
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 4412E  
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. Two or more agenda items may be combined for consideration. An item may be removed from this agenda or discussion relating to an item on this agenda may be delayed at any time.**

I. ROLL CALL.

II. 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.)

*For  
Possible  
Action*

III. APPROVAL OF MINUTES OF THE AUGUST 30, 2011, MEETING.

*For  
Possible  
Action*

IV. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON APRIL 24, 2012, REGARDING THE REQUEST TO MODIFY THE SCOPE OF CIP PROJECT 09-C18, SOUTHERN NEVADA VETERANS' CEMETERY EXPANSION, TO ADD THE DESIGN AND CONSTRUCTION OF NEW COLUMBARIUM WALLS, DOUBLE CRYPTS, AND ADDITIONAL SITE DEVELOPMENT PURSUANT TO NRS 341.145(1)(f), AND TO INCREASE THE AUTHORITY TO RECEIVE AND EXPEND AN ADDITIONAL \$7.5 MILLION IN FEDERAL FUNDS FOR THE PROJECT PURSUANT TO NRS 341.121.

*For  
Possible  
Action*

V. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON APRIL 24, 2012, REGARDING THE REQUEST TO MODIFY THE SCOPE OF CIP PROJECT 09-C13, FIELD MAINTENANCE SHOP FACILITY AT THE LAS VEGAS READINESS CENTER, TO ADD A VEHICLE WASH RACK, SHADE SHELTERS, AND PHOTOVOLTAIC SYSTEMS PURSUANT TO NRS 341.145(1)(f) AND TO INCREASE THE AUTHORITY TO RECEIVE AND EXPEND AN ADDITIONAL \$3,528,528 IN FEDERAL FUNDS FOR THE PROJECT PURSUANT TO NRS 341.121.

*For  
Possible  
Action*

VI. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON APRIL 24, 2012, REGARDING THE REQUEST TO MODIFY THE SCOPE OF CIP PROJECT 09-M05, SEDIMENTATION REMEDIATION FOR THE MARLETTE LAKE WATER SYSTEM, PURSUANT TO NRS 341.145(1)(f) TO CONSTRUCT A WATER STORAGE TANK EMERGENCY OVERFLOW PIPE TO ELIMINATE WATER DISCHARGES.

VII. INFORMATION REGARDING CIP PROJECT 09-C15, NEW ELKO COUNTY READINESS CENTER, INCLUDING: (a) THE STATUS OF THE PROJECT'S DESIGN AND CONSTRUCTION, (b) THE RECEIPT OF THE FEDERAL FUNDING APPROVED FOR THE PROJECT, AND, (c) THE SCOPE AND COST OF THE ENVIRONMENTAL REMEDIATION AND SITE RECLAMATION NECESSARY BECAUSE OF THE CLOSURE OF THE NEVADA SYSTEM OF HIGHER EDUCATION'S CARLIN FIRE SCIENCE ACADEMY.

*For  
Possible  
Action*

VIII. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON APRIL 24, 2012, REGARDING THE CIP PROJECT EXCEPTION REPORT PURSUANT TO NRS 341.100(8)(g).

IX. 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.)

## X. ADJOURNMENT.

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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

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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](http://www.leg.state.nv.us).



**MINUTES OF THE AUGUST 30, 2011, MEETING**

**MINUTES OF THE  
INTERIM FINANCE COMMITTEE'S  
SUBCOMMITTEE TO REVIEW PUBLIC WORKS BOARD MATTERS  
(NRS 218E.405)  
August 30, 2011**

The Interim Finance Committee's Subcommittee to Review Public Works Board Matters (NRS 218E.405) held its first meeting of the 2011-13 Interim on August 30, 2011, 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 South Carson Street, Carson City, Nevada.

**SUBCOMMITTEE MEMBERS PRESENT IN LAS VEGAS:**

Assemblyman David Bobzien, Chairman  
Senator Ben Kieckhefer  
Senator David Parks  
Assemblyman Joseph Hogan

**SUBCOMMITTEE MEMBERS PRESENT IN CARSON CITY:**

Assemblyman Tom Grady

**SUBCOMMITTEE MEMBERS ABSENT:**

Senator Sheila Leslie (excused)

**STAFF MEMBERS PRESENT IN LAS VEGAS:**

Eric King, Program Analyst, Fiscal Analysis Division  
Brenda Erdoes, Legislative Counsel, Legal Division

**STAFF MEMBERS PRESENT IN CARSON CITY:**

Mark Krmpotic, Senate Fiscal Analyst, Fiscal Analysis Division  
Rick Combs, Assembly Fiscal Analyst, Fiscal Analysis Division  
Eileen O'Grady, Chief Deputy Legislative Counsel, Legal Division  
Patti Sullivan, Committee Secretary, Fiscal Analysis Division

**EXHIBITS:**

Exhibit A – Agenda and Meeting Packet  
Exhibit B – Attendance Record  
Exhibit C – Chairman's Report to the Interim Finance Committee on August 31, 2011

**I. ROLL CALL.**

Chairman Bobzien called the regularly scheduled meeting of the Subcommittee to Review Public Works Board Matters to order at 1:08 p.m. in Las Vegas. Senator Parks, Senator Kieckhefer and Assemblyman Hogan attended in Las Vegas and Assemblyman Grady was present in Carson City.

**II. PUBLIC COMMENT**

No one came forward for public comment.

**III. APPROVAL OF MINUTES OF THE SEPTEMBER 9, 2010, MEETING.**

SENATOR KIECKHEFER MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 9, 2010, MEETING.

ASSEMBLYMAN GRADY SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

**IV. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON AUGUST 31, 2011, REGARDING THE REQUEST TO CANCEL THE FOLLOWING CIP PROJECTS:**

- a) 09-C01, RETROFIT HOUSING UNIT NUMBER 11 AT HIGH DESERT STATE PRISON TO CREATE THE SOUTHERN REGIONAL MEDICAL FACILITY;
- b) 09-M13, REPLACE BOILER #2 AT SOUTHERN DESERT CORRECTIONAL CENTER;
- c) 09-C11, ADA AND LIFE SAFETY RETROFIT FOR WESTERN NEVADA COLLEGE;
- d) 09-M04, UPGRADE ELECTRICAL POWER AT THE STEWART FACILITY;
- e) 09-M07, REPLACE FLOORING AT THE NORTHERN REGIONAL MEDICAL FACILITY;
- f) 09-M11, REPLACE DOORS, LOCKS AND CONTROL PANELS AT SOUTHERN DESERT CORRECTIONAL CENTER; AND
- g) 09-M17, UPGRADE ELECTRICAL POWER SUPPLY SYSTEM AT THE BLASDEL BUILDING.

Eric King, Program Analyst, Fiscal Analysis Division, gave an overview of the seven CIP projects (listed above), which the State Public Works Division (SPWD) requested for cancellation. He stated the SPWD requested cancellation of project 09-C01, Southern Regional Medical Facility, at the direction of the Department of Corrections (DOC) due to the unreasonable expectation of obtaining additional positions for staffing



of the facility in the subsequent two bienniums. In addition, the DOC wanted to pursue construction of a long-term care facility at Northern Nevada Correctional Center (NNCC) in Carson City, instead of the Regional Medical Facility in Southern Nevada. Mr. King indicated the SPWD also requested cancellation of project 09-M13, Replace Boiler #2 at Southern Desert Correctional Center. The boiler replacement was no longer necessary because the DOC contracted with a third-party energy efficiency contractor for installation of a well water heat exchange system, which would provide adequate heating capacity. All of the other listed projects had been delayed since October 2010 due to the state's bonding capacity. The SPWD requested cancellation of the projects and replaced them with various 2011 CIP projects.

Senator Kieckhefer wondered if the DOC planned to request a Southern Nevada medical facility in a future CIP. He referred to a letter dated August 4, 2010 (Exhibit A, page 37), to the State Public Works Board from Howard Skolnik, former DOC director, indicating there would still be a need for construction of a Southern Regional Medical Facility.

Greg Cox, Director, DOC, said the department would request the Southern Regional Medical Facility in a future CIP, but for now, the department's medical director and staff could manage the situation with the current staffing plan and available number of beds.

Senator Kieckhefer asked if it was still the policy of the department to pursue building a long-term care facility in the north, and whether the department's intent was to propose construction of a facility in the 2013 Legislative Session.

Director Cox explained many departments across the nation were using long-term care facilities as a way to reduce overall medical costs for aging inmates. Considering Nevada's budget constraints, he thought the department was doing a good job managing the increasing elderly population with existing resources, and could continue to do so for a number of years. He said the department had a nationally recognized, and successful geriatric program for older inmates called True Grit located at NNCC, which also housed a regional medical facility. In order to determine when construction of a long-term care facility might be appropriate, Director Cox would continue to analyze data on caring for the aging inmates, as well as monitor how the existing geriatric program was working.

Senator Kieckhefer concluded that based on the flat inmate population, a regional medical facility in the south was not needed at this time, but may be considered in the future. In addition, a long-term care facility in the north may be considered at a future time. Director Cox agreed.

SENATOR KIECKHEFER MOVED TO CANCEL SEVEN 2009 CIP PROJECTS INCLUDING 09-C01, 09-M13, 09-C11, 09-M04, 09-M07, 09-M11 AND 09-M17.

ASSEMBLYMAN HOGAN SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

**V. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON AUGUST 31, 2011, REGARDING THE REQUEST TO MODIFY THE SCOPE OF CIP PROJECT 09-S05, STATEWIDE PAVING PROGRAM, TO ELIMINATE IMPROVEMENTS APPROVED FOR THE BRADLEY BUILDING, THE LAS VEGAS BUILDINGS AND GROUNDS BUILDING, AND THE CAPITOL COMPLEX.**

Mr. King provided an overview on the request to cancel three segments of project 09-S05 for the Capitol Complex, the Las Vegas Buildings and Grounds Building and the Bradley Building. The SPWD indicated these parking lots had deteriorated past the point where crack and slurry sealing could repair them and would eventually need to be replaced.

Chairman Bobzien asked the SPWD to comment on the plan for these parking lots.

Gus Nunez, Administrator, SPWD, noted with the advanced deterioration of these parking lots the cost for repair was close to the cost to remove and replace the pavement. However, with minimal maintenance, the existing surfaces of the lots were useable for approximately five years before removal and replacement would be necessary. Mr. Nunez said the division would try to get as much life out of the pavement as possible while monitoring its condition every biennium. He thought a funding request for the removal and replacement of the pavement would be likely in the 2015 Legislative Session.

Chairman Bobzien asked if this was the typical method used by the division to manage the life cycle of parking lots, or was this situation a special case given the state's fiscal constraints.

Mr. Nunez explained the life cycle of pavement and the importance of preventive maintenance. He said with proper preventive maintenance, pavement should last approximately 20 years before it needed to be removed and replaced. The SPWD had checked on these particular parking lots three or four years prior and thought the usable life would be longer. Unfortunately, the deterioration accelerated faster than anticipated and it was determined to be more cost effective to perform day-to-day maintenance to extend its life, and then remove and replace the pavement when it failed completely. Mr. Nunez pointed out it was important to catch the deterioration at the right time in order to have more options for repairing rather than replacing the pavement. The timing was too late for these lots, and replacement was the only option.

Mr. Grady was concerned that the state was trying to save money during this biennium by postponing paving projects. Furthermore, he thought by doing so there would be

many parking lots that needed replacement at the same time and the funding might not be available due to continued budget constraints. He said, for example, if these three lots were postponed this biennium and then there were three more the following biennium, there would be five or six lots which would need replacement for safety reasons. The state may not have the funding for replacement of all the lots at the same time.

Mr. Nunez said the SPWD would continue to review the status of all the pavements, develop strategies for timing the replacements and ask for funding dependent upon other CIP projects that might take precedence. He noted that the SPWD tried to establish a pavement management system for the state, but it was determined not to be cost effective to initiate. Instead, the division inspected the pavements every biennium to assess the deterioration and need for preventive maintenance.

SENATOR KIECKHEFER MOVED TO MODIFY THE SCOPE OF CIP PROJECT 09-S05, STATEWIDE PAVING PROGRAM TO ELIMINATE IMPROVEMENTS APPROVED FOR THE BRADLEY BUILDING, LAS VEGAS BUILDINGS AND GROUNDS BUILDING AND THE CAPITOL COMPLEX.

ASSEMBLYMAN HOGAN SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

**VI. INFORMATION PROVIDED BY THE STATE PUBLIC WORKS DIVISION FOR THE FOLLOWING PROJECTS THAT HAVE BEEN COMPLETED AT A TOTAL COST THAT IS LESS THAN THE LEGISLATIVELY APPROVED FUNDING FOR THOSE PROJECTS:**

- a) **09-M10, ARSENIC TREATMENT SYSTEM AT HUMBOLDT CONSERVATION CAMP;**
- b) **09-M16, GOVERNOR'S MANSION SAFETY AND SECURITY UPGRADES;**
- c) **09-M25, LIGHTING UPGRADE AT THE NEVADA HISTORICAL SOCIETY;**
- d) **09-M28, SANITARY SEWER UPGRADE AT NORTHERN NEVADA CORRECTIONAL CENTER;**
- e) **09-M29, NEVADA DEPARTMENT OF WILDLIFE ELKO OFFICE REPAIR AND PAVEMENT PROJECT; AND**
- f) **09-M30, FENCING OF STATE LAND AT THE RANGE ROAD AND SILVERADO RANCH ROAD ARMORIES.**

Mr. King presented this informational item regarding six CIP projects that had been completed at a total cost that was less than the legislatively approved funding for those projects. The projects and subsequent savings were as follows:

- 09-M10 – \$110,873
- 09-M16 – \$180,000
- 09-M25 – \$164,157
- 09-M28 – \$215,000
- 09-M29 – \$142,000
- 09-M30 – \$181,582

Mr. King indicated the total savings was \$993,612 from the original amount approved for all the projects.

Chairman Bobzien asked if the savings were due to the over projection of costs at the time the projects were approved, or the impact of economic conditions that were not foreseeable at the time the projects were approved. If the savings were from favorable bids he wondered if that practice was expected to continue or if there would be an uptick, which would change the dynamics for future projects.

Mr. Nunez said the bid savings resulted from favorable bids due to the economic conditions. He indicated dating back to 2006-2007 the division received 3 to 4 bids for every project, but in the last few years 10 to 20 bids was more common, which drove competition and the drop in prices. However, Mr. Nunez said that at present the number of bidders averaged 5 per project, mainly because many construction companies had gone out of business. Since the cost of material and labor rose, the profits declined, and for many firms it was not worth bidding or doing business any longer. Mr. Nunez said it was hard to predict what would happen in the upcoming years, but with the escalation of the price of labor and materials, profit margins could not get any thinner; therefore, he thought construction costs would start rising in the near future

The Subcommittee accepted the information regarding projects completed for less than the approved amount.

**VII. INFORMATION PROVIDED BY THE STATE PUBLIC WORKS DIVISION FOR THE FOLLOWING PROJECTS, WHICH THE DIVISION HAS RECEIVED A FAVORABLE CONSTRUCTION BID:**

- a) **09-C05, MEDICAL EDUCATION LEARNING LAB BUILDING--THE UNIVERSITY OF NEVADA HEALTH SCIENCES SYSTEM;**
- b) **09-C13, FIELD MAINTENANCE SHOP FACILITY AT THE LAS VEGAS READINESS CENTER;**
- c) **09-C23L, CHEYENNE CAMPUS LABORATORY RENOVATIONS AND MAIN BUILDING FIRE ALARM, HVAC AND LIGHTING UPGRADES--COLLEGE OF SOUTHERN NEVADA;**
- d) **09-M03, WEST ENTRY WIND BREAK FOR THE RICHARD H. BRYAN BUILDING;**
- e) **09-S01, STATEWIDE ROOFING PROGRAM;**
- f) **09-S01F, STATEWIDE ROOFING PROGRAM--OFFICE OF THE MILITARY;**

- g) 09-S02, STATEWIDE ADA PROGRAM; AND**
- h) 09-S03, STATEWIDE FIRE AND LIFE SAFETY PROGRAM.**

Mr. King provided an explanation of the eight projects that received a favorable construction bid. This agenda item was for informational purposes only with no action required by the Subcommittee and the savings were as follows:

- 09-C05 – \$6,212,000
- 09-C13 – \$ 900,000
- 09-C23L – \$1,200,000
- 09-M03 – \$ 59,554
- 09-S01 – \$ 901,000
- 09-S01f – \$ 760,000
- 09-S02 – \$ 151,000
- 09-S03 – \$ 891,000

Mr. King said the total savings from favorable construction bids for all the projects was \$11,083,554.

Senator Kieckhefer asked why the state was receiving bid savings from the University of Nevada, Reno, Medical Education Learning Lab as university staff had already moved into the finished building.

Mr. Nunez explained that, even though the building was finished and occupied, ordering of furniture, fixtures and equipment (FF&E), including audio-visual equipment, was in the process of being completed. The FF&E bids were finalized and resulted in the bid savings.

Senator Kieckhefer inquired whether the bids for the FF&E were new and bid out separately from the original construction contract. Mr. Nunez said that was correct.

The Subcommittee accepted the information regarding projects that had received a favorable construction bid.

**VIII. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON AUGUST 31, 2011, REGARDING RECONSIDERATION OF THE ACTION APPROVED ON FEBRUARY 3, 2011, BY THE INTERIM FINANCE COMMITTEE REGARDING CANCELLATION OF CIP PROJECT 09-M34, INSTALL PANIC ALARM SYSTEM AT DINI-TOWNSEND HOSPITAL, TO RESTORE A PORTION OF THE EXPENDITURE AUTHORITY FOR THE PROJECT.**

Mr. King explained the SPWD requested reconsideration of the action approved by the Interim Finance Committee at its February 2011 meeting to cancel CIP project 09-M34, Install Panic Alarm System at Dini-Townsend Hospital, as well as to reduce the project's

funding to \$42,000 (bond funds) and to revert approximately \$40,000 in realized bond cash to the Bond Interest and Redemption account. The SPWD requested to increase authorized funding for the project from \$42,000 to \$83,880 in order to transfer the \$41,880 in realized bond funding to other 2009 CIP projects that have been delayed due to the state's bonding capacity. He indicated it was a technical request.

Since this action would redirect funds into the 2009 CIP, Senator Kieckhefer asked how the projects that needed funding would be prioritized, and whether it would be based on life safety issues, or at the discretion of the SPWD.

Evan Dale, Deputy Administrator, Administrative Services, explained there were 2009 CIP projects that already had authority to receive bond money, but had not yet received funding. Instead of raising new bond money for these projects, the SPWD intended to transfer the excess funds from projects such as 09-M34, which received more bond cash than it actually needed. For the transfer of funds from project 09-M34, he indicated the other 2009 CIP projects would be prioritized based on bond cash need and the authority to accept the bond funding.

Taking into consideration all the projects that needed cash, Senator Kieckhefer asked specifically how it would be decided which projects would receive the funding.

Mr. Dale said, in this case, the SPWD looked at the projected expenditure pattern of the project, and the ones that needed the cash before the next bond sale (Fall 2011) received priority. He added that all of the 2009 CIP projects would be fully funded after these transfers except for one, which would receive the rest of its cash in the next bond sale.

SENATOR KIECKHEFER MOVED TO RECONSIDER THE ACTION APPROVED ON FEBRUARY 3, 2011, OF THE INTERIM FINANCE COMMITTEE TO CANCEL CIP PROJECT 09-M34 TO INSTALL A PANIC ALARM SYSTEM AT DINI-TOWNSEND HOSPITAL INCLUDING APPROVING INCREASING THE PROJECT'S FUNDING TO \$83,880 IN ORDER TO TRANSFER REALIZED GENERAL OBLIGATION BOND CASH TO OTHER 2009 CIP PROJECTS THAT ARE DELAYED.

ASSEMBLYMAN HOGAN SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

**IX. CONSIDERATION OF RECOMMENDATION TO THE INTERIM FINANCE COMMITTEE ON AUGUST 31, 2011, REGARDING THE CIP PROJECT EXCEPTION REPORT PURSUANT TO NRS 341.100(8)(g).**

Mr. King called attention to four projects on the August 2011 CIP Project Exception Report, which was submitted monthly by the SPWD. The first project 07-C27, Civil Support Team Weapons of Mass Destruction Facility in Las Vegas, was delayed because the federal funds authorized for the project were not anticipated to be received until October 2012. In addition, the 2011 Legislature approved a two-year extension for 07-C27 to allow the state to receive the federal funds and complete the design. He said project 09-C13, Field Maintenance Shop Facility at the Las Vegas Readiness Center, was delayed until October 2011 because the federal funding agency had not completed its design documents. In addition, the SPWD intended to request cancellation of project 09-M05, Sedimentation Remediation for the Marlette Lake Water System, at a future date since the improvements were no longer necessary. Mr. King also indicated a portion of project 09-S01, Statewide Roofing Program, had been delayed, which included the replacement of 11 roofs at the Nevada Youth Training Center because some of the buildings may be demolished and would not need a new roof.

Chairman Bobzien asked if there was concern about potential cost inflation of project 07-C27, Civil Support Team Weapons of Mass Destruction Facility, because of the delay.

Mr. Nunez said, based on the division's cost estimates, and per the current design for the project, there were sufficient federal funds and state matching funds for the project. The division would continue to monitor any increases in inflation for all the projects. The division expected that by the 2012 federal fiscal year the project would be started and the current funding level would be adequate. If inflation increased higher than anticipated, additional funding would be sought in the 2013 Legislative Session.

Although the project was not listed on the CIP Exception Report, Assemblyman Grady asked for an update on the status of the agreement for collocation of the Nevada National Guard and University of Nevada, Carlin Fire Sciences Academy, and if there was a delay in receiving the federal funding.

Mr. Nunez said the project design was completed and in the plan check phase. The project was funded by federal funds as well as state matching funds. He explained the state funds had been received, but the SPWD was waiting on the remainder of the federal funds in order to finalize the sales agreement with the University of Nevada, Reno and then proceed with a construction budget. Mr. Nunez said the funding was expected in October 2011, but he would have to ask the National Guard about any possible delays on the receipt of the funding.

Assemblyman Grady said he was concerned the federal funding would not be received. With Chairman Bobzien's permission, he asked staff to follow up with the SPWD and the National Guard on the pending funding for the project.

Chairman Bobzien asked why improvements were no longer necessary for project 09-M05, Sedimentation Remediation Marlette Lake Water System.

Mr. Nunez said the SPWD installed some additional controls in the water system so that emergency releases out of the Marlette Lake Storage Tank, which could have potentially caused some erosion of the existing channel in its upper reach, were no longer necessary. He said the division could control the system so no releases could come out of the tank, and it should alleviate any issues in which the state could be blamed.

Chairman Bobzien asked if there was a plan, a cost estimate and funding for demolishing the buildings at the Nevada Youth Training Center in lieu of replacing the roofs as specified in 09-S01, Statewide Roofing Program.

Chris Chimits, Deputy Administrator, SPWD, said the demolition was for the superintendent's and assistant superintendent's residences, which were not going to be used because the structures were condemned. He indicated the anticipated cost associated with the two structures was approximately \$38,000 if no asbestos was present in the plaster on the walls, and approximately \$66,000 if asbestos was found. He said in the opinion of the SPWD, there was a low probability of finding asbestos, so the lower cost of \$38,000 was anticipated. Mr. Chimits noted the funds would come from a future CIP project when the agency requested the buildings to be demolished. There was no hurry to demolish the buildings and that funding could be used for a greater need in the 2011-13 biennium.

SENATOR PARKS MOVED THAT THE AUGUST CIP EXCEPTION REPORT BE ACCEPTED.

ASSEMBLYMAN HOGAN SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

**X. PUBLIC COMMENT.**

No one came forward for public comment.

**XI. ADJOURNMENT.**

Chairman Bobzien adjourned the meeting at 1:54 p.m.

Respectfully submitted,

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Patti Sullivan, Committee Secretary



APPROVED:

\_\_\_\_\_  
Assemblyman David Bobzien, 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.**



**REQUEST TO MODIFY THE SCOPE  
OF CIP PROJECT 09-C18,  
SOUTHERN NEVADA VETERANS' CEMETERY EXPANSION,  
AND TO INCREASE THE AUTHORITY TO RECEIVE  
AND EXPEND ADDITIONAL FEDERAL FUNDS**

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## PUBLIC WORKS BOARD

### INTERIM FINANCE COMMITTEE REQUEST April 24, 2012

#### SUBJECT TITLE:

Request change in scope and authorization to receive and spend additional Federal funds for project 09-C18, Southern Nevada Veterans Memorial Cemetery Expansion in Boulder City, Nevada.

#### DISCUSSION:

Project No. 09-C18 was approved by the 2009 Nevada Legislature to renovate and expand the administrative office building and construct an additional columbarium wall with niches, in-ground cremations as well as pre-placement of concrete vaults for caskets at the Southern Nevada Veterans Cemetery in Boulder City. The scope also included entrance improvements and design and construction of a new north access road along with half street improvements along Quail Drive.

The new scope of work expansion being asked for now would allow design and construction of new columbarium walls, double crypts and additional site development within the cemetery in accordance with the U.S. Department of Veterans Affairs request associated with their funding augmentation.

#### PRIOR ACTIONS:

At the meeting on April 28, 2010, IFC granted permission to replace the remodeling of the existing administration building with a new structure, construct a new entrance and other traffic flow improvements, demolish and relocate a committal shelter and delete a columbarium wall addition.

At the meeting on October 25, 2011, IFC granted permission to eliminate construction of in-ground burial vaults and increase the number of plots for in-ground cremations. Permission was also granted to receive an addition \$265,329 in Federal Funds for reimbursement of the State funds used in the planning project, 07-P05 which provided the design for 09-C18. The authority for this project was reduced by \$1,949,340.00 at this meeting making the current project total \$3,949,378.00.

#### FINANCIAL IMPACTS / ISSUES:

Original authorization funding for 09-C18, Southern Nevada Veterans Memorial Cemetery Expansion in Boulder City, Nevada will increase Federal funding by \$7,500,000.00 to a total of \$10,667,930.00 in Federal funding. State General Obligation Bonds in the amount of \$781,448.00 would remain the same. Authority to receive and spend additional funds from the Nevada Army National Guard will increase project 09-C18's total funding from \$3,949,378.00 to \$11,449,378.00.

**ACTION ITEM:**

Motion to approve scope of work change and authority to receive and spend additional funds from the Nevada Army National Guard in the amount of \$3,949,378.00 for project 09-C18, Southern Nevada Veterans Memorial Cemetery Expansion in Boulder City, Nevada.

**PREPARED BY:**

Evan Dale  
Administrator  
Department of Administration, Administrative Services Division



DEPARTMENT OF VETERANS AFFAIRS  
National Cemetery Administration  
Washington, DC 20420

JAN 24 2012

Mr. Caleb Cage, Executive Director  
Nevada Office of Veterans Services  
5460 Reno Corporate Drive  
Reno, NV 89511

Dear Mr. Cage:

I am pleased to advise you that the U. S. Department of Veterans Affairs (VA) plans to have sufficient funds to participate in a grant to expand columbaria and full casket crypts at the State Veterans Cemetery in Boulder City, Nevada, (Federal Application Identifier NV-10-14). We anticipate that these funds will remain available until September 30, 2012. Please note that a grant cannot be awarded until the Secretary determines that all grant requirements are met. By February 8, 2012, please submit either an acceptance letter for this grant opportunity, subject to the availability of funds or request that the project be deferred for FY 2013 consideration.

State or Tribal Government cemetery projects for which funds are available require additional time for VA to finalize technical, financial and legal reviews of the submissions for a grant award. Therefore, all of the Federal requirements must be received at VA by July 15, 2012, in order for us to complete your grant application in FY 2012.

We ask that you develop a milestone schedule for completing the necessary requirements for this project. By the 15<sup>th</sup> of each month, please update the schedules and e-mail or fax the updates to Mr. Howard Orr, Landscape Architect - Project Manager, Veterans Cemetery Grants Service. The requirements regarding this program may be found in 38 CFR Part 39. All grant forms that are noted in the regulation are available on the Internet at <http://www.cem.va.gov/scg/scgforms.asp>.

Should you or your staff have any questions, please feel free to contact Mr. Orr at (202) 632-7203. His e-mail address is [howard.orr@va.gov](mailto:howard.orr@va.gov) or you may fax your updates to (202) 632-7572.

Sincerely,

A handwritten signature in black ink that reads "George D. Eisenbach, Jr." in a cursive script.

George D. Eisenbach, Jr.  
Acting Director  
Veterans Cemetery Grants Service (41E)

cc: 41B1

AFTER

**SPWD PROJECT BUDGET AND SCHEDULE SHEET** \* 3/2/2012

<b>Project Name:</b> Southern Nevada Veterans Cemetery Expansion & New Gr.	<b>Project No.:</b> 09-C18
<b>Project Manager:</b> Luis A. Roa	<b>Fund Code No.:</b> 468-1567-13
<b>Using Agency:</b> VetCem	<b>Accounting Contact:</b> Natasha

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
-	3/12/10	6/05,06/12 & 06/19/11	20%	365	10/23/12
-	2/15/11	7/7/11	\$102,077.79	28	TBD
2/1/10	4/8/11	10/17/11	1.1%	11/12/12	TBD

<b>Total VA &amp; State Cost for 09-C18 &amp; New Project</b>		
<b>PROFESSIONAL SERVICES</b>		<b>PROFESSIONAL SERVICES AGREEMENTS</b>
A/E Design & Supervision	681,828.00	A/E Agreement:
Surveying	15,766.00	Endorsements:
Geotechnical Services	23,500.00	Total: \$681,828.00
Materials Testing Services	173,339.00	Survey Agreement:
Structural Plan Check	5,747.00	Endorsements:
Mechanical Plan Check	0.00	Total: \$15,766.00
Electrical Plan Check	5,292.00	Geotechnical Agreement:
Civil Plan Check - Share Cost	5,397.00	Endorsements:
ADA Plan Check	3,673.00	Total: \$23,500.00
Fire Marshal Plan Check	2,639.91	Materials Testing Agreement:
Code Compliance Plan Check-Shared Cost	16,801.00	Endorsements:
Constructability Plan Check	0.00	Total: \$173,339.00
CMAR Pre-Construction Services	0.00	Extended Project Management Agreement:
Project Management & Inspection	489,028.00	Endorsements:
Commissioning Services	0.00	Total: \$0.00
FF&E Design Services	0.00	<b>CONSTRUCTION CONTRACT</b>
A/E Contingency: Allowed by VA	85,570.17	Prime Construction Contract:
Boulder City St. Improvement Plan Check	9,151.02	Change Order Subtotal:
Subtotal:	<u>\$1,517,732.10</u>	Total: \$9,047,710.79
<b>CONSTRUCTION COSTS</b>		<b>CHANGE ORDER SUMMARY SHEET INFO</b>
Construction Contract	9,047,710.79	Designated Construction Contingency:
Remaining Construction Contingency	439,817.23	Change Order Subtotal:
Miscellaneous Construction Contracts - VA funds for misc. construction needs not included in the construction contract	59,870.85	Remaining Construction Contingency:
Utility Costs to transformer	39,702.98	Total: \$439,817.23
Utility Design/Connection Fees	24,631.00	<b>FF&amp;E</b>
Data/Telecom Wiring & Equipment	0.00	Designated FF&E Budget:
Furnishings & Equipment (FF&E)	0.00	FF&E Expenditures:
Roofing Maintenance Agreement	10,000.00	Total: \$0.00
Local Government Requirements	0.00	<b>REMARKS</b>
Purchase Orders	0.00	VA funding (Total Grant \$3,433,259 of which \$265,329 were used to reimburse 07-P05)
Moving Cost Included in Grant	17,000.00	State Funding
Street lights / Power Poles	80,000.00	Additional VA Grant
Subtotal:	<u>\$9,718,732.85</u>	Total Project Budget
<b>MISCELLANEOUS</b>		11,449,378.00
Advertising	3,063.55	<b>VA Funding Summary</b>
Printing	32,825.00	Initial VA Funds
Bond Sale Costs	1,820.00	IFC October 2011 - Reduced the authority
Agency Moving Costs	0.00	Proposed Request
Land Purchase	0.00	Total VA Funding
Purchase Orders	0.00	10,667,930.00
Federal Express Budget	2,000.00	
Misc. Expenses	27.43	
Subtotal:	<u>\$39,735.98</u>	
<b>PROJECT CONTINGENCY (State Funds):</b>	<b>\$173,177.07</b>	
<b>TOTAL PROJECT BUDGET:</b>	<b>\$11,449,378.00</b>	

**State Public Works Board**

**Project Cost Estimate**

**\* 09 Approved CIP**

Project No: 09-C18  
 Title: Southern Nevada Veterans Cemetery Expansion  
 Description: Admin bldg. remodel and addition; Columbarium wall, in-ground cremations and burial vaults Entrance Improvements, Maintenance Building Demolition; Continuation of 07-P05  
 Department: Office of Veterans' Services  
 Division: VetCem  
 Agency: VetCem Project Mgr: FYL

Funding Summary	
State:	781,448
Agency:	0
Federal:	5,117,270
Other:	0
<b>Total:</b>	<b>5,898,718</b>

Project Group: Offices or Dorms Building Area: 3,200 gsf  
 Project Type: New Months To Construction: 12  
 Project Site: Remote Construction Annual Inflation Rate: ~~12%~~ 3%  
 Location: Boulder City Total Inflation: 12.00%

Project No. C18 2008 2010

	2008	2010
<b>Professional Services</b>		
A/E Design & Supervision	202,369	208,524
Surveys	25,000	25,377
Soils Analysis	25,000	25,377
Materials Testing Services	83,248	85,780
Structural Plan Check	0	0
Mechanical Plan Check	0	0
Electrical Plan Check	0	0
Civil Plan Check	1,933	1,962
ADA Plan Check	1,920	1,949
Fire Marshall Plan Check	0	0
Code Compliance Plan Check	0	0
Constructability Plan Check	0	0
CMAR Pre-Construction Service	0	0
PWB Project Mgmt & Inspection	336,028	336,028
3rd Party Commissioning	0	0
Extended Project Management	0	0
FF&E Design Fee	0	0
Other	0	0
<b>Sub Total</b>	<b>675,498</b>	<b>684,998</b>
<b>Building Costs</b>		
Construction	4,484,500	4,819,035
Construction Contingency	405,502	417,667
Green Building Equivalence	0	0
Utility/Off-Site Costs	50,000	51,500
Utility Connection Fees	50,000	51,521
Data/Telecom Wiring	15,408	15,870
Furnishings and Equipment	0	0
Roof Maint. Agreement	10,000	10,000
Local Government Requirements	0	0
Hazardous Material Abatement	10,000	10,304
Other	0	0
<b>Sub Total</b>	<b>5,025,410</b>	<b>5,175,897</b>
<b>Miscellaneous</b>		
Advertising	6,097	6,282
Printing	30,483	31,410
Bond Sale Costs	128	130
Agency Moving Costs	0	0
Land Purchase	0	0
Other	0	0
<b>Sub Total</b>	<b>36,708</b>	<b>37,822</b>
<b>Total Project Cost</b>	<b>5,737,614</b>	<b>5,898,718</b>

**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 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:**

1. Adm. Building Addition (1,810 sf @ \$450/sf)	724,500
2. Adm. Building Renovation (1,600 sf @ \$250/sf)	400,000
3. Site Improvements, Grading, Storm Drainage	350,000
4. Columbarium for 2,000 Niches	425,000
5. New Vault Installation (1,400 vaults @ \$1,000/vault)	1,400,000
6. 1300 In-Ground Cremations	300,000
7. Fence, Landscaping and Irrigation	225,000
8. Entrance Improvements*	50,000
9. Old, Unused Maintenance Building Demolition*	75,000
10. Sidewalk, Curb & Gutter (1,100 lf @ \$50/lf)*	55,000
11. Access Road*	150,000
12. Quik Asphalt Project (1,100 lf @ \$300/lf)*	330,000
<b>Total</b>	<b>4,484,500</b>

*#660,000  
 ADDED w/ 2009  
 RECOMMENDATION*

\* These identified construction activities have AE Fees and PM and Inspection fees for design through construction administration. The other items have AE and PM and Inspection fees for construction administration.

**Life Cycle Cost Estimate**

Typical O&M (\$/sf/year today)	=	13.58
Estimated Inflation (%/year)	=	2.70
Project Area (sf)	=	0
Life Cycle (years)	=	30
Operation & Maintenance Cost	=	0
Construction Cost	=	5,942,954
<b>Total Life Cycle Cost</b>	=	<b>5,942,954</b>



Proj. No.: C18 Southern Nevada Veterans Cemetery Expansion  
Agency: Veterans Memorial Cemetery  
Location: Boulder City

**Detail Description:**

The scope of this project is to renovate and expand the administrative office building and construct an additional columbarium wall with niches, in-ground cremations and pre-placement of concrete vaults for caskets at the Southern Nevada Veterans Memorial Cemetery (SNVMC), which is being designed under CIP 07-P05. The scope of project will also include design and construction of entrance improvements, demolition of the old unused maintenance building, a new north access road within the cemetery and off site half street improvements on Quail Drive.

The project costs for grading and paving Quail Drive are planned to be funded 100% with State funds. Project management and inspection fees for the entire project are also planned to utilize State funds.

After the bids are received and before the contract is awarded, the balance of the project will be funded with Federal grant money from the Veterans Administration. The State will need seed money, a loan from the General Fund, to pay for these costs up to the point that the project is bid. Further, working capital will be borrowed from the General Fund for each monthly payment until federal reimbursement funds are received.

**Project Justification:**

The Southern Nevada Veterans Memorial Cemetery (SNVMC) was established in 1990 and provides the final resting place for more than 22,000 veterans and their spouses. Since opening, two expansions have increased the capacity of the cemetery to meet this interment need. During 2007, with nearly 1,700 interments, SNVMC was the second busiest state veterans cemetery in the United States and steady interment rates will maintain this ranking. Department of Veterans Affairs (VA) has a goal to maintain a minimum of five years of burial plots at veteran cemeteries. These numbers are not currently being met for columbarium cremain interments and in-ground double casket remains. This project would maintain a necessary amount to meet the needs of veterans and their families. Presently, staffing at SNVMC is 60% below VA standards. Increased administrative space is necessary to meet the needs of additional administrative staff and the files necessary to maintain the cemetery. Renovation of the administrative building will enable this and allow for a more appropriate visitors center for the families of those interred.

**Background Information:**

This project is a continuation of 2007 CIP Project 07-P05 through construction of the administrative office building and development of columbarium wall, burial plots and in-ground cremations. Grants from the Dept. of Veterans Affairs (VA) fund all eligible costs associated with state veteran cemetery expansion. Based on burial rates as of February 2008, SNVMC has less than four years left of plots for double casket burials and three years left for cremain interment in the columbarium wall. This CIP will facilitate the receipt of Federal grant money for expansion in order to meet the burial needs for the foreseeable future.

**Additional Information:**

LCB: Please confirm that General Fund transfers pursuant to the authority included in NRS 341.095 will be needed for the project recommended by CIP 09-C18. If the temporary transfer of General Funds will be needed, please indicate the method that would be used to ensure that the General Fund would be reimbursed in the same fiscal year that any temporary transfer of General Funds occurs.

SPWB: As indicated in the detail description for this project, Federal funds will not be available until bids for the construction contract are received. Therefore, all costs incurred prior to bid day, including design fees, will need to be financed by the State. In addition, working capital will be needed during the construction phase to cover the lag between construction payments and reimbursements from the Federal government.

The requirement to pay back the general fund advance in the same fiscal year the temporary transfer is made is unfamiliar to the SPWB. Such requirement may hinder the SPWB's ability to comply with NRS 338.515 and, possibly, lead to additional claims from the contractor. Please note that the 3 month period following the end of a fiscal year is already challenging due to the balance forward process. Additional constraints on this project's working capital financing will only exacerbate the issue.

If the general fund advance must be paid back in the same fiscal year the temporary transfer is made,

then SPWB personnel will make an entry on their calendar to suspend bill payments for the project in June so that the advance may be repaid. Subsequently, a new advance would be requested in the following fiscal year.



# SPWB PROJECT BUDGET AND SCHEDULE SHEET

#2

3/31/2010

<b>Project Name:</b> Southern Nevada Veterans Cemetery Expansion	<b>Project No.:</b> 09-C18
<b>Project Manager:</b> Fred Lee	<b>Fund Code No.:</b> 468-1567-13
<b>Using Agency:</b> VetCem	<b>Accounting Contact:</b> Jeanne Peat

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
2/1/10	3/12/10		\$0.00 0.0%	0 0 TBD	

<u>PROFESSIONAL SERVICES</u>	<u>Amount</u>
A/E Design & Supervision	220,540.00
Surveying	15,100.00
Geotechnical Services	10,067.00
Materials Testing Services	88,257.00
Structural Plan Check	0.00
Mechanical Plan Check	0.00
Electrical Plan Check	0.00
Civil Plan Check	1,962.00
ADA Plan Check	1,949.00
Fire Marshal Plan Check	0.00
Code Compliance Plan Check	0.00
Constructability Plan Check	0.00
CMAR Pre-Construction Services	0.00
SPWB Project Management & Inspection	336,028.00
Commissioning Services	0.00
Extended Project Management	0.00
FF&E Design Services	0.00
xxx	0.00
xxx	0.00
Subtotal:	\$673,903.00

<u>CONSTRUCTION COSTS</u>	
Construction Contract	4,613,761.00
Remaining Construction Contingency	461,376.00
Miscellaneous Construction Contracts	0.00
Utility/Off-Site Costs	51,500.00
Utility Design/Connection Fees	51,521.00
Data/Telecom Wiring & Equipment	15,870.00
Furnishings & Equipment (FF&E)	0.00
Roofing Maintenance Agreement	10,000.00
Local Government Requirements	0.00
Hazardous Materials Abatement	
Purchase Orders	0.00
xxx	0.00
xxx	0.00
Subtotal:	\$5,204,028.00

<u>MISCELLANEOUS</u>	
Advertising	3,443.00
Printing	17,214.00
Bond Sale Costs	130.00
Agency Moving Costs	0.00
Land Purchase	0.00
Purchase Orders	0.00
xxx	0.00
xxx	0.00
Subtotal:	\$20,787.00

<u>PROJECT CONTINGENCY:</u>	\$0.00
<b>TOTAL PROJECT BUDGET:</b>	<b>\$5,898,718.00</b>

<u>PROFESSIONAL SERVICES AGREEMENTS</u>	
A/E Agreement:	220,540.00
Endorsements:	0.00
Total:	\$220,540.00
Survey Agreement:	15,100.00
Endorsements:	0.00
Total:	\$15,100.00
Geotechnical Agreement:	10,067.00
Endorsements:	0.00
Total:	\$10,067.00
Materials Testing Agreement:	88,257.00
Endorsements:	0.00
Total:	\$88,257.00
Extended Project Management Agreement:	0.00
Endorsements:	0.00
Total:	\$0.00

<u>CONSTRUCTION CONTRACT</u>	
Prime Construction Contract:	4,613,761.00
Change Order Subtotal:	0.00
Total:	\$4,613,761.00

<u>CHANGE ORDER SUMMARY SHEET INFO</u>	
Designated Construction Contingency:	461,376.00
Change Order Subtotal:	0.00
Remaining Construction Contingency:	\$461,376.00

<u>FF&amp;E</u>	
Designated FF&E Budget:	0.00
FF&E Expenditures:	0.00
Remaining FF&E Budget:	\$0.00

REMARKS

Project Index Number : 09-C18 Title : Southern Nevada Veterans Cemetery Expansion  
 Agency : SPWB Description : New Admin. Bldg., site improvements, in-ground remains, fence, landscaping,  
 Division : SPWB irrigation, entrance improvements, Maintenance Bldg. Demolition; cont. of 07-P05  
 Department: Admin Location : Boulder City  
 Project Manager : other

Project Group:	Storage or Warehousing	Professional Services	Plan Checking	Other Requirements
Project Type:	New	<input checked="" type="checkbox"/> Formal AE Selection	<input checked="" type="checkbox"/> Structural <input checked="" type="checkbox"/> Mechanical	<input type="checkbox"/> FF&E <input type="checkbox"/> Data/Telecom Wiring & Equip
Location Type:	Local	<input checked="" type="checkbox"/> AE Contracting	<input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Civil <input checked="" type="checkbox"/> ADA	<input checked="" type="checkbox"/> 3rd Party Commissioning <input type="checkbox"/> Green Building Equivalence <input checked="" type="checkbox"/> Roofing Maintenance
Building Area :	0 gsf	<input checked="" type="checkbox"/> SD's	<input checked="" type="checkbox"/> Fire	<input checked="" type="checkbox"/> Moving Costs
Months to Construction :	12	<input checked="" type="checkbox"/> DD's	<input checked="" type="checkbox"/> Code	<input checked="" type="checkbox"/> Bond Sale Costs
Annual Inflation Rate (Construction):	0.00 %	<input checked="" type="checkbox"/> CD's	<input checked="" type="checkbox"/> Constructability	<input checked="" type="checkbox"/> Materials Testing
Total Inflation (Construction) :	- %	<input checked="" type="checkbox"/> CA and Inspection	<input checked="" type="checkbox"/> Roofing	

Enter Estimated Costs Here		Amount
Construction:	2,413,683	
Survey:	15,100	
Soils Analysis:	11,400	
Utility/Off-Site:	52,000	
Utility Design/Connection Fees:	5,000	
Local Government Requirements:	0	
Hazardous Materials Abatement:	11,000	

Blue values are protected.  
 Justify and request approval to edit them from the Chief of Planning if necessary.  
 Red values are calculated. Override with caution.

Professional Services	2010	2011	%	REMARKS
A/E Design & Supervision	190,628	190,628	7.9%	All line item costs are estimated with the best information available in 2010. It is expected that the actual costs incurred in the 2011 to 2012 time frame will be somewhat different than the 2010 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.
A/E Contingency	109,090	109,090	4.5%	
Surveys	15,100	15,100	0.6%	
Soils Analysis	11,400	11,400	0.5%	
Materials Testing Services	90,000	90,000	3.7%	
Structural Plan Check	2,025	2,025	0.1%	
Mechanical Plan Check	0	0	0.0%	
Electrical Plan Check	0	0	0.0%	
Civil Plan Check	2,300	2,300	0.1%	
Fire Marshall Plan Check	2,640	2,640	0.1%	
ADA Plan Check	0	0	0.0%	1. Adm. Building Addition (REMOVED on 4-28-10) 0
Code Compliance Plan Check	3,280	3,280	0.1%	2. Adm. Building Renovation (REMOVED on 4-28-10) 0
Constructability Plan Check	0	0	0.0%	2a. New Administration Building (APPROVE on 4-28-10) 830,400
CMAR Pre-Construction Services	0	0	0.0%	2b. Existing Adm Bldg Demolition(APPROVED on 4-28/10) 50,000
Project Management & Inspection	336,028	336,028	13.9%	3. Site Improvements, Grading, Storm Drainage 350,000
3rd Party Commissioning	4,479	4,479	0.2%	4. Columbarium for 2,000 Niches (REMOVED on 4-28-10) 0
Extended Project Management	0	0	0.0%	5. New Vault Installation (10/11 IFC) 0
FF&E Design Fee	0	0	0.0%	6. 4,801 In-Ground Cremations (10/11 IFC) 412,383
Boulder City plan check fee	9,151	9,151	0.4%	7. Fence, Landscaping and Irrigation 225,000
	0	0	0.0%	8. Entrance improvements 50,000
<b>Total Professional Services</b>	<b>776,121</b>	<b>776,121</b>		9. Old, Unused Maintenance Building Demolition 75,000
<b>Construction Costs</b>				10. Curb & Gutter (860 lf @ \$15/lf) (10/11 IFC) 12,900
Construction	2,413,683	2,413,683	100.0%	11. Access Road 150,000
Construction Contingency	129,250	129,250	5.4%	12. Quail Asphalt Project (860 l.f. @ \$300/lf) (10/11 IFC) 258,000
Green Building Equivalence	0	0	0.0%	<b>Total</b> 2,413,683
Utility/Off-Site Costs	52,000	52,000	2.2%	<b>Federal Grant</b> 3,433,259
Utility Design/Connection Fees	5,000	5,000	0.2%	Reimbursement to 07-P05 265,329
Data/Telecom Wiring & Equip	0	0	0.0%	Federal Funding for 09-C18 3,167,930
Furnishings and Equipment	0	0	0.0%	State Funding 09-C18 <b>781,448</b>
Roof Maintenance Agreement	10,000	10,000	0.4%	<b>Total Project Funding</b> 3,949,378
Local Government Requirements	0	0	0.0%	
Hazardous Materials Abatement	11,000	11,000	0.5%	
Relocation of point of demarcation for the phones	60,000	60,000	2.5%	
Building plaques and tree plaques	16,000	16,000	0.7%	
<b>Total Construction Costs</b>	<b>2,696,933</b>	<b>2,696,933</b>		
<b>Miscellaneous</b>				
Advertising	1,284	1,284	0.1%	<b>Life Cycle Cost Estimate</b>
Printing	20,000	20,000	0.8%	Typical O&M (\$/sf/year today) = 8.01
Bond Sale Costs	130	130	0.0%	Estimated Inflation (%/year) = 2.70
Agency Moving Costs	17,000	17,000	0.7%	Project Area (sf) = 0
Land Purchase	0	0	0.0%	Life Cycle (years) = 30
Funds for Unanticipated Fed. Alterat	433,499	433,499	18.0%	Operation & Maintenance Cost = 0
Misc.	4,411	4,411	0.2%	Construction Cost = 3,949,378
<b>Total Miscellaneous</b>	<b>476,324</b>	<b>476,324</b>	<b>19.7%</b>	<b>Total Life Cycle Cost = 3,949,378</b>
<b>Total Project Cost</b>	<b>3,949,378</b>	<b>3,949,378</b>		

**REQUEST TO MODIFY THE SCOPE  
OF CIP PROJECT 09-C13,  
FIELD MAINTENANCE SHOP FACILITY AT THE  
LAS VEGAS READINESS CENTER AND TO  
INCREASE AUTHORITY TO RECEIVE  
AND EXPEND FEDERAL FUNDS**

V

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

April 24, 2012

#### **SUBJECT TITLE:**

Request change in scope and authorization to receive and spend additional Federal funds for project 09-C13, Field Maintenance Shop Facility in Las Vegas, Nevada.

#### **DISCUSSION:**

Project No. 09-C13 was approved by the 2009 Nevada Legislature to complete the design and construction for a new 40,882 s.f. Field Maintenance Shop, covered military vehicle parking and other offsite work such as asphalt concrete paving, concrete paving and storm water drainage structures at the existing Las Vegas Readiness Center site.

The National Guard Bureau has modified the Military Construction Cooperative Agreement for this project which reflects an increase to the Federal portion of project funds. The amount of Federal funds will be increased from \$21,401,752 to \$24,930,280 in accordance with the NGB memorandum dated 25 October 2011 (attached).

#### **PRIOR ACTIONS:**

The 2009 Nevada Legislature approved Project No. 09-C13, Field Maintenance Shop Facility in Las Vegas, Nevada and authorized funding in the amount of \$23,407,660.00. Revenue authorization consists of \$2,905,908.00 in State bonding and \$21,401,752.00 in Federal funding. Interim Finance Committee meeting August 2011 reduced the Bond authority by \$900,000.00 to \$2,005,908.00 bonding funds and Federal funding remaining the same for a total of \$23,407,660.00.

#### **FINANCIAL IMPACTS / ISSUES:**

Original authorization funding for 09-C13, Field Maintenance Shop Facility will increase Federal funding by \$3,528,528.00 to a total of \$24,930,280.00 in Federal funding. State General Obligation Bonds in the amount of \$2,005,908.00 would remain the same. Authority to receive and spend additional funds from the Nevada Army National Guard will increase project 09-C13's total funding from \$24,307,660.00 to \$26,936,188.00.

#### **ACTION ITEM:**

Motion to approve scope of work change and authority to receive and spend additional funds from the Nevada Army National Guard in the amount of \$3,528,528.00 for project 09-C13, Field Maintenance Shop Facility.

#### **PREPARED BY:**

Evan Dale  
Administrator  
Department of Administration, Administrative Services Division



**NATIONAL GUARD BUREAU**

USPFO FOR NEVADA  
2452 FAIRVIEW DRIVE  
CARSON CITY, NV 89701-8807

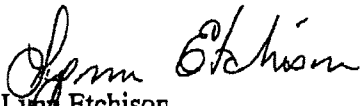
NGNV-PFO-Grants and Agreements Division (5-b2)

25 October 2011

MEMORANDUM FOR Chief, National Guard Bureau, NGB-ARI-CO (ATTN: Mr. Tibor Lanczy) 111 S. George Mason Drive, Arlington, VA 22204-1382

Subject: Military Construction Cooperative Agreement (ARNG) Agreement No. W9124X-08-2-2001, Field Maintenance Shop (FMS), PN: 320070, located in Las Vegas, Nevada.

1. Enclosed is a copy of Modification P11002 to subject agreement for your review and approval.
2. This modification is to reflect an increase to the Design Appendix budget and the Construction Appendix budget.
3. Please rforward approval to the undersigned at the USPFO for Nevada, Agreements Division, 2452 Fairview Drive, Carson City, NV 89701-6807. Questions may also be directed to the undersigned at DSN 530-7872 or CM (775)887-7872, FAX DSN 530-7839.

  
Lynn Etchison  
GOR, NGNV  
Cooperative Agreements Business Manager

Encls  
W9124X-08-2-2001  
Modification P11002



**COOPERATIVE AGREEMENT MODIFICATION**

Agreement Title and Number: ARNG MCCA – W9124X-08-2-2001

Project Name and Location: Field Maintenance Shop (FMS) - PN: 320070, Las Vegas, Nevada

Modification Number: P11002

ISSUED BY:  
NATIONAL GUARD BUREAU  
USPFO FOR NEVADA  
2452 FAIRVIEW DRIVE  
CARSON CITY, NV 89701-6807

ISSUED TO:  
THE STATE [COMMONWEALTH OR TERRITORY] OF NEVADA  
NEVADA STATE MILITARY DEPARTMENT  
2460 FAIRVIEW DRIVE  
CARSON CITY, NV 89701-6807

This modification is issued pursuant to the Authorities, 31 U.S.C. Chapter 63; MCA and Appendices Article VII, Sect 703; MCCA Article XII, Sect 1201 of the basic cooperative agreements.

Mark purpose and obtain signatures as appropriate IAW NGR 5-1, Chapter 3.

- a. FUNDING
- b. TERMS AND CONDITIONS
- c. TERMINATION
- d. OTHER ADMINISTRATIVE

**DESCRIPTION OF MODIFICATION:**

1. This modification is to reflect an increase to the Design budget of the agreement from \$1,781,200.00 to \$1,932,280.00.
2. This modification is to reflect an increase to the Construction budget of the agreement from \$21,403,000.00 to \$22,998,000.00
3. This Modification will add Commissioning Services to appendix SD.
4. Replace existing appendix pages APP-SD-4 and APP-SC-2 with the revised attached appendix pages APP-DS-4 and APP-SC-2

**EXECUTION**

Except as provided herein, all terms and conditions of the Cooperative Agreement and/or Appendix remain unchanged in full force and effect.

IN WITNESS WHEREOF, the parties by their authorized representatives execute this Cooperative Agreement Modification.

**THE STATE/TERRITORY/DISTRICT OF NEVADA:**

BY: William R. Burks  
William R. Burks, Brigadier General, NVMD  
THE ADJUTANT GENERAL

Date: 25 Oct 11

**NATIONAL GUARD BUREAU:**

BY: F.T. Castagnola  
F.T. Castagnola, Colonel, NGB  
USPFO FOR NEVADA

Date: 21 Oct 11

**NGB-OPR-PM:**

BY: \_\_\_\_\_  
Richard G. Nord, EN  
Installations Division Chief

Date: \_\_\_\_\_

**APPROVED AS TO LEGAL FORM:**

BY: \_\_\_\_\_

STATE ATTORNEY GENERAL OR  
DESIGNEE

Date: \_\_\_\_\_

**APPROVED AS TO LEGAL FORM:**

BY: \_\_\_\_\_

Staff Judge Advocate

Date: \_\_\_\_\_

## PROJECT DESIGN BUDGET

(Field Maintenance Shop, Las Vegas, Nevada  
(PROJECT NUMBER: 320070)

Activity	Estimated Federal Share	Estimated State Share	Estimated Totals
Estimated Construction Costs (Note 4)	21,078,000.00	N/A	21,078,000.00
Site Investigation Services	632,000.00	N/A	632,000.00
Design Services	1,265,000.00	N/A	1,265,000.00
Commissioning Services	25,280.00	N/A	25,280.00
Bid Document Reproduction Services	10,000.00	N/A	10,000.00
<b>TOTALS ( Maximum Design Funding )</b>	<b>1,932,280.00</b>	<b>N/A</b>	<b>1,932,280.00</b>

Project Design Budget notes, terms and conditions:

1. This project design budget is incorporated into this appendix for the purpose of establishing total estimated project design costs and the amount of NGB funding necessary to reimburse the State for the federal share to produce project design documents.
2. The United States shall not be liable to reimburse the State for costs of design except those for Cost Shared Improvements or Federal Improvements.
3. All design work after the date of construction award will be Title II/Type "C" SUPERVISION AND INSPECTION Services (SIOH); see page APP-SC-2.
4. Estimated Construction Costs = DD Forms 1390/91 construction amount, as approved by NGB, excluding Contingency and Title II/Type "C" SUPERVISION AND INSPECTION Services (see Article VI for definition).
5. Other specific design budget terms unique to this MCCA. If none, state NONE. (NONE)

NOTE: In lieu of above, budget/cost data on DD Forms 1390/91 may be used as a project budget with appropriate direction as to which parts of 1390/91 data are to be treated as budget cost limitations.

**PROJECT CONSTRUCTION BUDGET**

(Field Maintenance Shop, Las Vegas, Nevada)  
(PROJECT NUMBER 320070)

Activity	Estimated Federal Share	Estimated State Share	Estimated Totals
Construction of Cost Shared Improvements	21,078,000.00	N/A	21,078,000.00
Construction of Federal Improvements	N/A	N/A	N/A
Construction of State Improvements	N/A	N/A	N/A
<b>Sub Total</b>	21,078,000.00	N/A	21,078,000.00
Offset Demolition Cost	111,000.00	N/A	111,000.00
Construction Contingency	1,054,000.00	N/A	1,054,000.00
Commissioning (0.6% of Primary)	91,000.00	N/A	91,000.00
Supervision and Inspection Services	664,000.00	N/A	664,000.00
<b>TOTALS</b>	22,998,000.00	N/A	22,998,000.00

Project Construction Budget notes, terms and conditions:

1. This project construction budget is incorporated into this appendix for the purpose of establishing total estimated project costs and the amount of NGB funding necessary to reimburse the State for the federal share of construction and Supervision and Inspection services.
2. The United States shall not be liable to reimburse the State for costs of construction except those for Cost Shared Improvements, Federal Improvements, or Construction Contingency (change orders).
3. ALL design work after the date of construction award will be Title II/Type "C" SUPERVISION AND INSPECTION Services (SIOH).
4. Other specific construction budget terms unique to this MCCA. If none, state NONE. (NONE)

AFTER

<b>SPWD PROJECT BUDGET AND SCHEDULE SHEET</b>						* 3/8/2012
Project Name: Field Maintenance Shop		Project No.: 09-C13		Fund Code No.: 468-1566-18		
Project Manager: Chandra S. Bandi, P.E		Accounting Contact: Natasha Kephart		Using Agency: NARNG		
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	
	2/18/08	10/6/11	0%	365		
	3/31/08	1/12/12	\$0.00	0		
	7/29/11	5/28/12	0.0%	5/27/13		
<b><u>PROFESSIONAL SERVICES</u></b>			<b><u>PROFESSIONAL SERVICES AGREEMENTS</u></b>			
	<b>Amount</b>					
A/E Design & Supervision	1,297,757.00	A/E Agreement:		0.00		
Surveying	0.00	Endorsements:		0.00		
Geotechnical Services	0.00	Total:		<u>\$0.00</u>		
Materials Testing Services	74,485.00	Survey Agreement:		0.00		
Structural Plan Check	5,266.00	Endorsements:		0.00		
Mechanical Plan Check	7,700.00	Total:		<u>\$0.00</u>		
Electrical Plan Check	6,800.00	Geotechnical Agreement:		0.00		
Civil Plan Check	5,200.00	Endorsements:		0.00		
ADA Plan Check	4,470.00	Total:		<u>\$0.00</u>		
Fire Marshal Plan Check	20,512.00	Materials Testing Agreement:		0.00		
Code Compliance Plan Check	0.00	Endorsements:		0.00		
Constructability Plan Check	0.00	Total:		<u>\$0.00</u>		
CMAR Pre-Construction Services	46,577.00	Extended Project Management Agreement:		0.00		
Project Management & Inspection	619,385.00	Endorsements:		0.00		
Commissioning Services	81,709.00	Total:		<u>\$0.00</u>		
Extended Project Management	90,035.00	FF&E				
FF&E Design Services	0.00	Designated FF&E Budget:		0.00		
Professional Services Contingency	381,804.00	FF&E Expenditures:		0.00		
xxx	0.00	Remaining FF&E Budget:		<u>\$0.00</u>		
Subtotal:	<u>\$2,641,700.00</u>					
<b><u>CONSTRUCTION COSTS</u></b>			<b><u>CONSTRUCTION CONTRACT</u></b>			
Construction Contract	21,944,000.00	Prime Construction Contract:		21,944,000.00		
Remaining Construction Contingency	1,054,000.00	Change Order Subtotal:		0.00		
Miscellaneous Construction Contracts	0.00	Total:		<u>\$21,944,000.00</u>		
Utility/Off-Site Costs	1,180,798.00	<b><u>CHANGE ORDER SUMMARY SHEET INFO</u></b>				
Utility Design/Connection Fees	31,855.00	Designated Construction Contingency:		0.00		
Data/Telecom Wiring & Equipment	0.00	Change Order Subtotal:		0.00		
Furnishings & Equipment (FF&E)	0.00	Remaining Construction Contingency:		<u>\$0.00</u>		
Roofing Maintenance Agreement	20,000.00					
Local Government Requirements	26,544.00	<b><u>REMARKS</u></b>				
Hazardous Materials Abatement	0.00	Red numbers are State funded.				
Purchase Orders	0.00					
xxx	0.00					
xxx	0.00					
Subtotal:	<u>\$24,257,197.00</u>					
<b><u>MISCELLANEOUS</u></b>						
Advertising	5,200.00					
Printing	26,001.00					
Bond Sale Costs	6,090.00					
Agency Moving Costs	0.00					
Land Purchase	0.00					
Purchase Orders	0.00					
xxx	0.00					
xxx	0.00					
Subtotal:	<u>\$37,291.00</u>					
<b><u>PROJECT CONTINGENCY:</u></b>	<b>\$0.00</b>					
<b><u>TOTAL PROJECT BUDGET:</u></b>	<b>\$26,936,188.00</b>					

**State Public Works Board**

**Project Cost Estimate**

**09 Approved CIP**

Project No: 09-C13  
 Title: Field Maintenance Shop Facility  
 Description: 40,882 sf; Construction Documents thru Construction; Continuation of 08-A005  
 Department: Office of the Military  
 Division: NArmyNG  
 Agency: NArmyNG Project Mgr: CSB

Funding Summary	
State:	2,905,908
Agency:	0
Federal:	21,401,752
Other:	0
<b>Total:</b>	<b>24,307,660</b>

Project Group: Armory, Military or Prisons Building Area: 40,882 gsf  
 Project Type: New Months To Construction: 24  
 Project Site: Local Construction Annual Inflation Rate: 12%  
 Location: Las Vegas Total Inflation: 25.44%

Project No.	C13	2008	2010
<b>Professional Services</b>			
A/E Design & Supervision		1,237,580	1,314,009
Surveys		12,000	12,365
Soils Analysis		8,000	8,243
Materials Testing Services		248,214	263,543
Structural Plan Check		8,593	8,794
Mechanical Plan Check		11,858	12,219
Electrical Plan Check		7,815	7,847
Civil Plan Check		5,743	5,918
ADA Plan Check		4,660	4,802
Fire Marshall Plan Check		1,781	2,753
Code Compliance Plan Check		29,137	30,023
Constructability Plan Check		28,827	27,437
CMAR Pre-Construction Service		0	0
PWB Project Mgmt & Inspection		819,385	819,385
3rd Party Commissioning		53,147	58,429
Extended Project Management		84,798	90,035
FF&E Design Fee		0	0
Other		0	0
<b>Sub Total</b>		<b>2,357,138</b>	<b>2,461,801</b>
<b>Building Costs</b>			
Construction		18,973,373	18,007,051
Construction Contingency		1,527,604	1,620,835
Green Building Equivalence		0	0
Utility/Off-Site Costs		1,981,352	2,080,798
Utility Connection Fees		30,000	31,853
Data/Telecom Wiring		20,441	21,888
Furnishings and Equipment		0	0
Roof Maint. Agreement		20,000	20,000
Local Government Requirements		25,000	26,544
Hazardous Material Abatement		0	0
Other		0	0
<b>Sub Total</b>		<b>20,567,770</b>	<b>21,808,567</b>
<b>Miscellaneous</b>			
Advertising		4,898	5,200
Printing		24,489	26,001
Bond Sale Costs		5,736	6,090
Agency Moving Costs		0	0
Land Purchase		0	0
Other		0	0
<b>Sub Total</b>		<b>35,123</b>	<b>37,292</b>
<b>Total Project Cost</b>		<b>22,950,031</b>	<b>24,307,660</b>

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.	
<b>Construction Cost Detail:</b>	
1. Construction (40,882 sf @ \$300/sf)	12,264,600
2. Covered Parking (28,000 sf @ \$30/sf)	780,000
3. Covered Wash Platform	39,473
4. Site Improvements:	
Electric, Low Voltage, Water, Sewer & Gas	780,321
5. Site Preparation, Force Protection, CMU Screen Walls	
Barbed Wire Fencing, Signs, Dust Control, Chain Link Fencing & Landscape Improvements	3,108,979
<b>Total</b>	<b>16,973,373</b>
<b>Offsite Costs:</b>	
1. AC Paving, Concrete Paving, Sidewalks, Curb & Gutter	1,250,979
2. Storm Water Drainage Precast Box Culverts	710,373
<b>Total</b>	<b>1,961,352</b>
<b>State Funding Request Summary:</b>	
1. Offsite Costs	2,080,798
2. Advertising & Printing, Bond Sale Costs	37,292
3. Utility Connection Fees, Local Govt. Requirements & Roof Maintenance Costs	78,397
4. Project Management & Inspection Fees	819,385
5. Extended Project Management Fees	90,035
<b>Total</b>	<b>2,905,908</b>
<b>Life Cycle Cost Estimate</b>	
Typical O&M (\$/sf/year today)	13.56
Estimated Inflation (%/year)	2.70
Project Area (sf)	40,882
Life Cycle (years)	30
Operation & Maintenance Cost	25,128,725
Construction Cost	24,307,662
<b>Total Life Cycle Cost</b>	<b>49,436,387</b>

**Proj. No.:** C13            Field Maintenance Shop Facility  
**Agency:** Nevada Army National Guard  
**Location:** Las Vegas

**Detail Description:**

The scope of this project is to complete the design and construction starting at Construction Documents of a new 40,882 sf Field Maintenance Shop (FMS), covered military vehicle parking and other offsite work such as asphalt concrete paving, concrete paving and storm water drainage structures at the existing Las Vegas Readiness Center site in Las Vegas, Nevada. The planning through Design Development work was completed under agency project 08-A005.

Once completed, it shall consist of maintenance bays, shops, storage, administrative spaces, break room, locker/shower and other ancillary support spaces. Site work consists of military vehicle parking, POV and customer parking, access aprons, drives, general storm water control/detention structures, side walks and other miscellaneous site features to this facility. This facility will be built on 50 acres site located in Las Vegas, Nevada, which is currently BLM land that was leased to the State.

Select items from the project cost estimate are considered 100% State funded and select items are considered 100% federally funded. The cost items considered 100% State funded are offsite work; advertising and printing, bond sales; utility connection fees, local government requirements; roof maintenance; project management and inspection fees; and extended project management fees. Federal funding is from Future Years Defense Program (FYDP).

**Project Justification:**

The new FMS facility, once constructed shall perform field and maintenance for military vehicles. The types of military vehicles includes wheeled and tracked tactical vehicles; towed vehicles including trailers; engineering, communications and electronics, small arms equipment and other Federal equipment.

The new project is intended to replace NArmyNG's existing field maintenance shop which was built in 1971 in Henderson, Nevada. It is an overcrowded and substandard maintenance shop. As a result, FMS personnel do not have the administrative, storage, shop and vehicle maintenance work bay spaces required to meet the NArmyNG mission and operational requirements.

**Background Information:**

Currently the project 08-A005 has completed its programming; schematic design and design development phase with allocated Federal funds. Federal funds typically do not cover project management and inspection fees, local government connection fees and certain off site costs.

**Additional Information:**

LCB: Considering that agency project 08-A005 for the proposed facility was originally requested to be funded entirely from federal funds, please indicate why the recommended project includes \$2.9 million in state funds and what the state funds would provide that was not included in the original scope of the agency project. Please indicate if the recommended project can be reduced by the amount of the state funds that are included in the project and briefly describe the ramifications for the project if the recommended state funds are not approved.

SPWB: The federal government paid 100% of the costs of the agency project 08-A005. Then they stopped the project during the design stage. They have now requested this project again in the 2009 CIP with this projected funding split. The request from the guard included the 2.9 million in state funds to cover off-site costs. Project 08-A005 was requested pursuant to the attached memo which indicated 100% federal funding. The Federal requirements have not changed. They will fund 100% of the eligible costs. The ineligible costs are shown on the attached cost estimate sheet under the heading "State Funding Request Summary" which total \$2,905,981.00. The project may not be reduced without eliminating the site work and other ineligible costs being removed from the scope of work which would render the project unusable.

LCB: Please indicate if the federal funds that are recommended for the project are currently available. If the federal funds are not currently available, please indicate the date by which the funds will be available.

SPWB: The federal funds will be available when the design is completed.

**SPWB PROJECT BUDGET AND SCHEDULE SHEET**

**#2**

8/19/2011

Project Name: Field Maintenance Shop Facility	Project No.: 09-C13
Project Manager: Chandra S. Bandi., P.E	Fund Code No.: 468-1566-18
Using Agency: NARNG	Accounting Contact: Jeanne Peat

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	2/18/08	N/A (CMAR)	0%	365	
N/A	3/31/08	N/A (CMAR)	\$0.00	0	
N/A	7/29/11	11/8/11	0.0%	11/6/12	

	State Funding Costs	Federal Funding Costs	Amount
<b>PROFESSIONAL SERVICES</b>			
A/E Design & Supervision	0.00	1,289,111.13	1,289,111.13
Surveying	0.00	12,365.00	12,365.00
Geotechnical Services	0.00	8,243.00	8,243.00
Materials Testing Services	0.00	263,543.00	263,543.00
Structural Plan Check	0.00	6,794.00	6,794.00
Mechanical Plan Check	0.00	7,700.00	7,700.00
Electrical Plan Check	0.00	6,800.00	6,800.00
Civil Plan Check	0.00	5,918.00	5,918.00
ADA Plan Check	0.00	4,802.00	4,802.00
Fire Marshal Plan Check	0.00	2,753.00	2,753.00
Code Compliance Plan Check	0.00	20,325.89	20,325.89
Constructability Plan Check	0.00	27,437.00	27,437.00
CMAR Pre-Construction Services	46,577.84	0.00	46,577.84
SPWB Project Management & Inspection	619,385.00	0.00	619,385.00
Commissioning Services	0.00	56,429.00	56,429.00
Extended Project Management	38,834.16	0.00	38,834.16
FF & E Design Services	0.00	0.00	0.00
A/E Contingency	0.00	27,315.50	27,315.50
	0.00	0.00	0.00
Subtotal:	704,797.00	1,739,536.52	\$2,444,333.52
<b>CONSTRUCTION COSTS</b>			
Construction	0.00	17,581,109.00	17,581,109.00
Construction Contingency	0.00	1,100,000.00	1,100,000.00
Green Building Equivalence	0.00	946,575.00	946,575.00
Utility/Off-Site Costs	1,185,423.00	0.00	1,185,423.00
Utility Design/Connection Fees	31,853.00	0.00	31,853.00
Data/Telecom Wiring & Equipment	0.00	21,686.00	21,686.00
Furnishings & Equipment (FF&E)	0.00	0.00	0.00
Roofing Maintenance Agreement	20,000.00	0.00	20,000.00
Local Government Requirements	11,454.00	0.00	11,454.00
Hazardous Materials Abatement	0.00	0.00	0.00
Purchase Orders	15,090.00	0.00	15,090.00
	0.00	0.00	0.00
	0.00	0.00	0.00
Subtotal:	1,263,820.00	19,649,370.00	\$20,913,190.00
<b>MISCELLANEOUS</b>			
Advertising	5,200.00	0.00	5,200.00
Printing	25,944.85	0.00	25,944.85
Bond Sale Costs	6,090.00	0.00	6,090.00
Agency Moving Costs	0.00	0.00	0.00
Land Purchase	0.00	0.00	0.00
Purchase Orders	0.00	0.00	0.00
Fed Ex	56.15	0.00	56.15
	0.00	0.00	0.00
Subtotal:	37,291.00	0.00	\$37,291.00
Total Expenditures	2,005,908.00	21,388,906.52	
UNOBLIGATED FUNDS:	0.00	12,845.48	\$12,845.48
<b>TOTAL PROJECT BUDGET:</b>	<b>2,005,908.00</b>	<b>21,401,752.00</b>	<b>\$23,407,660.00</b>

<b>PROFESSIONAL SERVICES AGREEMENTS</b>	
A/E Agreement:	1,282,068.50
Endorsements:	7,042.63
Total:	<u>\$1,289,111.13</u>
Survey Agreement:	12,365.00
Endorsements:	0.00
Total:	<u>\$12,365.00</u>
Geotechnical Agreement:	8,243.00
Endorsements:	0.00
Total:	<u>\$8,243.00</u>
Materials Testing Agreement:	263,543.00
Endorsements:	0.00
Total:	<u>\$263,543.00</u>
Extended Project Management Agreement:	0.00
Endorsements:	0.00
Total:	<u>\$0.00</u>
<b>CONSTRUCTION CONTRACT</b>	
Prime Construction Contract:	17,580,374.00
Change Order Subtotal:	0.00
Miscellaneous Construction Contracts	735.00
	0.00
Total:	<u>17,581,109.00</u>
<b>CHANGE ORDER SUMMARY SHEET INFO</b>	
Construction Contingency:	1,100,000.00
Change Order Subtotal:	0.00
Remaining Construction Contingency:	<u>\$1,100,000.00</u>
Owners Construction Contingency:	0.00
CMAR's Contingency:	0.00
Remaining Construction Contingency:	<u>\$0.00</u>
<b>FF&amp;E</b>	
Designated FF&E Budget:	0.00
FF&E Expenditures:	0.00
Remaining FF&E Budget:	<u>\$0.00</u>
<b>REMARKS</b>	
Appropriation	
Federal Funds	21,401,752.00
State Funds	2,005,908.00
Total	<u>23,407,660.00</u>





**REQUEST TO MODIFY THE SCOPE  
OF CIP PROJECT 09-M05,  
SEDIMENTATION REMEDIATION FOR THE  
MARLETTE LAKE WATER SYSTEM**

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

April 24, 2012

#### SUBJECT TITLE:

Request change in scope for project 09-M05, Sedimentation Remediation, Marlette Lake Water System.

#### DISCUSSION:

Project 09-M05 as approved by the 2009 Nevada Legislature consisted of a Building & Grounds request for funding to design and construct erosion control mitigation measures that would reduce erosion and downstream sediment build-up from Marlette Lake Water System's Lakeview storage tank emergency overflow. These erosion control measures consisted of energy dissipaters, a detention basin, ground cover and grouted rock rip rap constructed at designated locations along the tributary to McEwen Creek. The project was developed in part in response to a lawsuit filed by Elizabeth McCleary against Buildings and Grounds and the Nevada Department of Transportation.

A settlement of the aforementioned lawsuit has been reached which includes Building & Grounds promise (based upon IFC approval) to construct this proposed revised project as an acceptable remedy to the allegations raised in the operative complaint.

Public Works Division proposed and Plaintiff accepted, a solution that eliminates the possibility of any water being discharged from the Lakeview storage tank into the McEwen Creek water shed along with any associated sedimentation. The proposed revised scope accomplishes this by constructing a new raw water storage tank emergency overflow pipe that will connect to an existing raw water pipe that flows to the Carson City Water Treatment Plant.

#### PRIOR ACTIONS:

The 2009 Nevada Legislature approved Project No. 09-M05, Sedimentation Remediation, Marlette Lake Water System and authorized funding in the amount of \$743,220.00.

#### FINANCIAL IMPACTS / ISSUES:

Original authorization funding of \$743,220.00 was approved by the 2009 Legislature and consisted of General Obligation Bonds.

#### ACTION ITEM:

Motion to approve scope of work change for project 09-M05, Sedimentation Remediation, Marlette Lake Water System.

#### PREPARED BY:

Evan Dale  
Administrator  
Department of Administration, Administrative Services Division

BEFORE / AFTER

State Public Works Board		Project Cost Estimate		09 Approved CIP	
Project No:	09-M05			<b>Funding Summary</b>	
Title:	Sedimentation Remediation, Mariette Lake Water System			State:	743,220
Description:	Design and Construct an Energy Dissipator and Sedimentation Basin to Handle Overflow Water from the Lakeview Water Storage Tank			Agency:	
				Federal:	
Department:	Department of Administration			Other:	
Division:	B&G			<b>Total:</b>	<b>743,220</b>
Agency:	B&G	Project Mgr:	DMD		
Project Group:	Mech/Elec/Struc/Civil/Roofing	Building Area:	0	gsf	
Project Type:	New	Months To Construction:	12		
Project Site:	Remote	Construction Annual Inflation Rate	12%		
Location:	Carson City	Total Inflation:	12.00%		

Project No.	M05	2008	2010
<b>Professional Services</b>			
A/E Design & Supervision		47,051	48,482
Surveys		17,000	17,257
Soils Analysis		8,500	8,628
Materials Testing Services		12,798	13,187
Structural Plan Check		0	0
Mechanical Plan Check		0	0
Electrical Plan Check		0	0
Civil Plan Check		1,213	1,231
ADA Plan Check		0	0
Fire Marshall Plan Check		0	0
Code Compliance Plan Check		0	0
Constructability Plan Check		0	0
CMAR Pre-Construction Service		0	0
PWB Project Mgmt & Inspection		107,475	107,475
3rd Party Commissioning		0	0
Extended Project Management		0	0
FF&E Design Fee		0	0
Other		0	0
<b>Sub Total</b>		<b>194,037</b>	<b>196,261</b>
<b>Building Costs</b>			
Construction		478,000	492,340
Construction Contingency		43,020	44,311
Green Building Equivalence		0	0
Utility/Off-Site Costs		0	0
Utility Connection Fees		0	0
Data/Telecom Wiring		0	0
Furnishings and Equipment		0	0
Roof Maint. Agreement		0	0
Local Government Requirements		0	0
Hazardous Material Abatement		0	0
Other		0	0
<b>Sub Total</b>		<b>521,020</b>	<b>536,651</b>
<b>Miscellaneous</b>			
Advertising		1,837	1,687
Printing		8,187	8,436
Bond Sale Costs		181	187
Agency Moving Costs		0	0
Land Purchase		0	0
Other		0	0
<b>Sub Total</b>		<b>10,005</b>	<b>10,309</b>
<b>Total Project Cost</b>		<b>725,062</b>	<b>743,220</b>

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.	
<b>Construction Cost Detail:</b>	
Construction:	
1. Erosion Control (2,000 lf @ \$125/lf )	250,000
2. Retention Basins (4 units @ \$35,000/ea)	140,000
3. Landscaping (180,000 sf @ \$0.55/sf )	88,000
<b>Total</b>	<b>478,000</b>

**State Public Works Board**

**Project Cost Estimate**

**09 Approved CIP**

<b>Project No:</b>	09-M05	<b>Funding Summary</b>	
<b>Title:</b>	Sedimentation Remediation, Mariette Lake Water System	<b>State:</b>	743,220
<b>Description:</b>	Design and Construct an Energy Dissipator and Sedimentation Basin to Handle Overflow Water from the Lakeview Water Storage Tank	<b>Agency:</b>	
		<b>Federal:</b>	
<b>Department:</b>	Department of Administration	<b>Other:</b>	
<b>Division:</b>	B&G	<b>Total:</b>	743,220
<b>Agency:</b>	B&G		
	<b>Project Mgr:</b> DMD		

<b>Project Group:</b>	Mech/Elect/Struct/Civil/Roofing	<b>Building Area:</b>	0	gsf
<b>Project Type:</b>	New	<b>Months To Construction:</b>	12	
<b>Project Site:</b>	Remote	<b>Construction Annual Inflation Rate</b>	12%	
<b>Location:</b>	Carson City	<b>Total Inflation:</b>	12.00%	

Project No.	M05	2008	2010
<b>Professional Services</b>			
A/E Design & Supervision		47,051	48,482
Surveys		17,000	17,257
Soils Analysis		8,500	8,828
Materials Testing Services		12,798	13,187
Structural Plan Check		0	0
Mechanical Plan Check		0	0
Electrical Plan Check		0	0
Civil Plan Check		1,213	1,231
ADA Plan Check		0	0
Fire Marshall Plan Check		0	0
Code Compliance Plan Check		0	0
Constructability Plan Check		0	0
CMAR Pre-Construction Service		0	0
PWB Project Mgmt & Inspection		107,475	107,475
3rd Party Commissioning		0	0
Extended Project Management		0	0
FF&E Design Fee		0	0
Other		0	0
<b>Sub Total</b>		<b>194,037</b>	<b>196,281</b>
<b>Building Costs</b>			
Construction		478,000	492,340
Construction Contingency		43,020	44,311
Green Building Equivalence		0	0
Utility/Off-Site Costs		0	0
Utility Connection Fees		0	0
Data/Telecom Wiring		0	0
Furnishings and Equipment		0	0
Roof Maint. Agreement		0	0
Local Government Requirements		0	0
Hazardous Material Abatement		0	0
Other		0	0
<b>Sub Total</b>		<b>521,020</b>	<b>536,661</b>
<b>Miscellaneous</b>			
Advertising		1,837	1,887
Printing		8,187	8,436
Bond Sale Costs		181	187
Agency Moving Costs		0	0
Land Purchase		0	0
Other		0	0
<b>Sub Total</b>		<b>10,005</b>	<b>10,309</b>
<b>Total Project Cost</b>		<b>725,062</b>	<b>743,220</b>

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.	
<b>Construction Cost Detail:</b>	
<b>Construction:</b>	
1. Erosion Control (2,000 lf @ \$125/lf )	250,000
2. Retention Basins (4 units @ \$35,000/ea)	140,000
3. Landscaping (180,000 sf @ \$0.55/sf)	99,000
<b>Total</b>	<b>489,000</b>

**Proj. No.:** M05 Sedimentation Remediation, Mariette Lake Water System  
**Agency:** Buildings & Grounds  
**Location:** Carson City

**Detail Description:**

This project will design and construct mitigation measures to reduce erosion and downstream sediment build-up to McEwan Creek. Erosion control measures would include the construction of energy dissipaters, retention basins and/or grouted rock rip rap in the existing channel / gully.

**Project Justification:**

Historic water discharges at Lakeview tank over past 130 years have contributed to erosion and the creation of a large gully resulting in sedimentation solids loading of McEwan Creek. The current ranch owner located at the mouth of McEwan Creek has experienced problems with sedimentation. The ranch owner has filed a lawsuit and is now attempting to force mitigation through the legal system.

**Background Information:**

The state-owned Lakeview water storage tank is part of the Mariette - Hobart water system. The Lakeview storage tank has had historic overflow discharges over the past 130 years into McEwan Creek. The overflow, along with other natural causes, has eroded a large gully that, in turn, has contributed to sedimentation solids loading of McEwan Creek.

**Additional Information:**

**INFORMATION REGARDING  
CIP PROJECT 09-C15,  
NEW ELKO COUNTY READINESS CENTER**

**State Public Works Board**

**Project Cost Estimate**

**09 Approved CIP**

**Project No:** 09-C15  
**Title:** Carlin Readiness Center  
**Description:** Acquire and Remodel UNR Fire Academy; includes site work; (07-P06 Deferral); ; Planning thru Construction  
**Department:** Office of the Military  
**Division:** NArmyNG  
**Agency:** NArmyNG **Project Mgr:** RLC

Funding Summary	
<b>State:</b>	7,934,261
<b>Agency:</b>	0
<b>Federal:</b>	8,631,170
<b>Other:</b>	0
<b>Total:</b>	16,565,431

**Project Group:** Armory, Military or Prisons **Building Area:** 46,699 **gsf**  
**Project Type:** Remodel **Months To Construction:** 6  
**Project Site:** Remote **Construction Annual Inflation Rate:** 12%  
**Location:** Carlin **Total Inflation:** 5.83%

Project No.	C15	2008	2010
<b>Professional Services</b>			
A/E Design & Supervision		639,347	648,997
Surveys		10,000	10,075
Soils Analysis		10,000	10,075
Materials Testing Services		20,732	21,045
Structural Plan Check		3,314	3,339
Mechanical Plan Check		3,929	3,959
Electrical Plan Check		2,857	2,878
Civil Plan Check		2,810	2,831
ADA Plan Check		2,449	2,467
Fire Marshall Plan Check		1,974	2,983
Code Compliance Plan Check		8,202	8,264
Constructability Plan Check		7,523	7,580
CMAR Pre-Construction Service		0	0
PWB Project Mgmt & Inspection		302,452	302,452
3rd Party Commissioning		0	0
Extended Project Management		0	0
FF&E Design Fee		14,777	15,000
Environmental Site Assessment		197,026	200,000
<b>Sub Total</b>		<b>1,227,392</b>	<b>1,241,946</b>
<b>Building Costs</b>			
Construction		4,285,750	4,349,561
Construction Contingency		385,718	391,461
Green Building Equivalence		0	0
Utility/Off-Site Costs		0	0
Utility Connection Fees		0	0
Data/Telecom Wiring		23,350	23,698
Furnishings and Equipment		295,539	300,000
Roof Maint. Agreement		0	0
Local Government Requirements		0	0
Hazardous Material Abatement		0	0
Other		0	0
<b>Sub Total</b>		<b>4,990,357</b>	<b>5,064,720</b>
<b>Miscellaneous</b>			
Advertising		3,301	3,351
Printing		16,504	16,753
Bond Sale Costs		1,618	1,642
Agency Moving Costs		233,495	237,019
Land Purchase		0	0
Facility Acquisition		9,851,304	10,000,000
<b>Sub Total</b>		<b>10,106,222</b>	<b>10,258,766</b>
<b>Total Project Cost</b>		<b>16,323,971</b>	<b>16,565,431</b>

**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 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. Administration Building (8,344 sf @ \$53.19/sf)	443,800
2. Classroom Building (19,705 sf @ \$28.75/sf)	568,500
3. Food Service Building (8,945 sf @ \$30.75/sf)	275,000
4. Fire Station Building (9,705 sf @ \$23.09/sf)	224,000
5. Security Fence and Access Control	1,068,850
6. Site - AC & Concrete Paving & Roads	1,579,300
7. Site - Landscaping & Site Revisions	130,500
	<b>4,265,750</b>

**Proj. No.:** C15 Carlin Readiness Center  
**Agency:** Nevada Army National Guard  
**Location:** Carlin

**Detail Description:**

This project includes the acquisition of the Fire Science Academy located just east of Carlin; and the design and remodel of various buildings to relocate the Elko NVARNG operations to Carlin. The remodeled facility will serve approximately 60 soldiers, provide storage and maintenance areas for equipment, and classroom spaces for training.

The project will be funded by Federal and State funding.

**Project Justification:**

The Elko NVARNG is in need of a modern facility that meets the current and future needs of the military units assigned and to provide a facility that can accommodate anticipated growth in the future. The 593rd Medium Truck Company and a new Military Police company will occupy the remodeled buildings. This readiness center will provide the necessary administrative, training, and storage needs required to achieve optimum efficiency for the units. This project will allow the NVARNG to fulfill its mission requirements and improve the readiness of the units assigned to the facility.

The unit's ability to meet its readiness, recruiting and retention, and training objectives will continue to be adversely effected if the personnel are not provided with adequate facilities. Delays in the funding of this project will force the continued use of an antiquated and undersized facility and will continue to impact troop readiness and morale. The lack of proper and adequate training, storage, and administrative areas will continue to impair the attainment of required mobilization readiness levels. This will potentially affect mission readiness, capabilities, and cause potential logistical loss in terms of high dollar equipment due to improper storage techniques.

**Background Information:**

The Nevada National Guard has a long and rich relationship in the Elko/Carlin area and they would like to continue to build on that history. The existing Elko armory is located adjacent to the Great Basin College (GBC). The facility no longer meets the needs of the NVARNG, and GBC has expressed an interest to acquire the property. Advanced planning funds were provided by Project 07-P06 for an option to construct a new facility on the Elko Airport property.

**Additional Information:**

**LCB:** A description of the additional cost, if any, that would be incurred to site the readiness center at Carlin versus Elko.

**SPWB:** Based on comparing the Elko estimate and the Carlin estimate, the total project costs would be less when located at Carlin (\$21,965,330 vs. \$16,227,741). However, the state's funding portion is higher (\$6,975,319 vs. \$8,000,000).

**LCB:** A description of any work completed and any costs incurred for completion of CIP project 07-P06, Elko Readiness Center-Planning, that would not be needed or used if the project is constructed in Carlin rather than Elko.

**SPWB:** Project 07-P06 has expended to date \$136,156.85 with pending payments to the architect in the amount of \$6,725 and incidental PM charges to the project. The work performed to date are programming, conceptual floor and site plans, an aerial site survey, site trip(s) and meetings with the local officials, LEED planning meetings, and an appraisal of the existing Elko Armory. The only portion of this work that carries over to the Carlin site would be the understandings gained of the NVARNG's site and building space needs).

**LCB:** Please describe the source of the federal funds that are recommended for the project and when they will be received.

**SPWB:** The source is a federal appropriation from U.S. congress to the State of Nevada. The funds are anticipated in the next federal fiscal year.

**LCB:** If the federal funds will not be received until after the state funds are approved for the project, please indicate if it is the intent of the State Public Works Board to begin work on the project before the federal funds are available.



SPWB: SPWB would intend to commence work on the design of the project. No construction contracts or property acquisition payments would be authorized until the federal funds have been received.

LCB: Please indicate if LEED or green building equivalence costs are included in the recommended project for remodels of the existing facilities. If not, please indicate why not.

SPWB: LEED or green building equivalence costs are not being requested as a part of this project. The project construction costs include only minimal modifications and upgrades to the existing facilities. With no modifications to the HVAC systems or electrical systems or the exterior skin on the buildings.



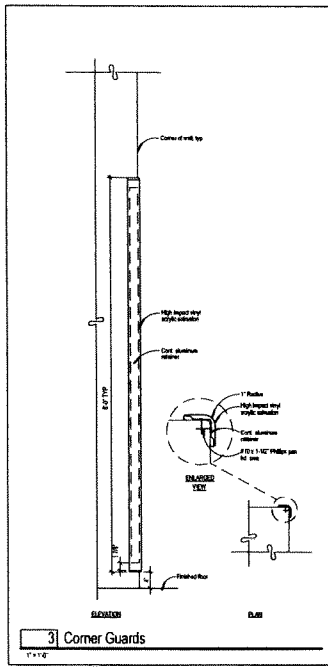
<b>Project Name:</b> New Elko County Readiness Center	Federal \$	8,631,170.00	<b>Project No.:</b> 09-C15
<b>Project Manager:</b> Robbie Oxoby	State \$	7,934,261.00	<b>Fund Code No.:</b> 468-1577-12
<b>Using Agency:</b> Army National Guard	Total \$	16,565,431.00	<b>Accounting Contact:</b> Natasha Kephart

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
	9/22/10	3/12/12		280	4/21/13
	1/17/11	4/3/12	\$0.00	0	5/21/13
6/10/10	3/8/12	6/15/12	0.0%	3/21/13	6/21/13

	Federal	State	Total
<b>PROFESSIONAL SERVICES</b>			
A/E Design & Supervision	356,812.50	118,937.50	475,750.00
Surveying	0.00	0.00	0.00
Geotechnical Services	3,150.00	1,050.00	4,200.00
Materials Testing Services	18,750.00	6,250.00	25,000.00
Structural Plan Check	1,875.00	625.00	2,500.00
Mechanical Plan Check	1,800.00	600.00	2,400.00
Electrical Plan Check	2,700.00	900.00	3,600.00
Civil Plan Check	3,506.25	1,168.75	4,675.00
ADA Plan Check	1,288.50	429.50	1,718.00
Fire Marshal Plan Check	5,798.18	1,932.73	7,730.91
Code Plan Check	8,801.25	2,933.75	11,735.00
Constructability Plan Check	12,342.00	4,114.00	16,456.00
CMAR Pre-Con Services	0.00	0.00	0.00
SPWB Project M & I	226,839.00	75,613.00	302,452.00
Commissioning Design Servi	10,356.97	3,452.32	13,809.29
Ext Project Management	0.00	0.00	0.00
FF&E Design Services	0.00	0.00	0.00
Environmental	0.00	0.00	0.00
Utility Design Fees	0.00	0.00	0.00
<b>Subtotal:</b>	<b>654,019.65</b>	<b>218,006.55</b>	<b>\$872,026.20</b>
<b>CONSTRUCTION COSTS</b>			
Construction Contract	3,452,322.75	1,150,774.25	4,603,097.00
Remaining Const Cont	172,616.14	57,538.71	230,154.85
Misc Const Contracts	0.00	0.00	0.00
Utility/Off-Site Costs	0.00	0.00	0.00
Utility Connect Fees	37,500.00	12,500.00	50,000.00
Data/Telecom W & Eq			
Furnishings & Eq (FF&E)	300,000.00	0.00	300,000.00
Roofing Maint Agrmnt	0.00	0.00	0.00
Local Government Req	0.00	0.00	0.00
Hazardous Mat Abtmnt	0.00	0.00	0.00
Purchase Orders	0.00	0.00	0.00
Commissioning Construction	20,713.94	6,904.65	27,618.58
<b>Unmatchable Federal Funds</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Subtotal:</b>	<b>3,983,152.82</b>	<b>1,227,717.61</b>	<b>\$5,210,870.43</b>
<b>MISCELLANEOUS</b>			
Advertising	0.00	0.00	0.00
Printing	15,000.00	1,800.00	16,800.00
Bond Sale Costs	0.00	0.00	0.00
Agency Moving Costs	237,000.00	0.00	237,000.00
Land Purchase	3,665,135.40	6,334,864.60	10,000,000.00
Purchase Orders	0.00	300.00	300.00
xxx	0.00	0.00	0.00
xxx	0.00	0.00	0.00
<b>Subtotal:</b>	<b>3,917,135.40</b>	<b>6,336,964.60</b>	<b>\$10,254,100.00</b>
			<b>\$10,254,100.00</b>
<b>PROJECT CONTINGENCY:</b>			<b>\$228,434.37</b>
<b>Subtotal</b>	<b>8,554,307.87</b>	<b>7,782,688.76</b>	<b>\$16,336,996.63</b>
<b>TOTAL PROJECT BUDGET:</b>	<b>8,631,170.00</b>	<b>7,934,261.00</b>	<b>\$16,565,431.00</b>
	<b>76,862.13</b>	<b>151,572.24</b>	<b>\$228,434.37</b>

<b>PROFESSIONAL SERVICES AGREEMENTS</b>	
A/E Agreement:	446,500.00
Endorsements: Pending	29,250.00
<b>Total:</b>	<b>\$475,750.00</b>
Survey Agreement:	0.00
Endorsements:	0.00
<b>Total:</b>	<b>\$0.00</b>
Geotechnical Agreement:	4,200.00
Endorsements:	0.00
<b>Total:</b>	<b>\$4,200.00</b>
Materials Testing Agreement:	25,000.00
Endorsements:	0.00
<b>Total:</b>	<b>\$25,000.00</b>
Extended Project Management Agreement:	0.00
Endorsements:	0.00
<b>Total:</b>	<b>\$0.00</b>
<b>25%</b>	
<b>CONSTRUCTION CONTRACT</b>	
Prime Construction Contract:	4,603,097.00
Change Order Subtotal:	0.00
<b>Total:</b>	<b>\$4,603,097.00</b>
<b>CHANGE ORDER SUMMARY SHEET INFO</b>	
Designated Construction Contingency:	230,154.85
Change Order Subtotal:	0.00
Remaining Construction Contingency:	\$230,154.85
<b>FF&amp;E</b>	
Designated FF&E Budget:	300,000.00
FF&E Expenditures:	0.00
Remaining FF&E Budget:	\$300,000.00
<b>REMARKS</b>	
<b>Project Funding Ratios Based on Useable Funds</b>	
Federal:	52.10%
State:	47.90%
Unused Federal:	0.00%
<b>Total:</b>	<b>100.00%</b>
<b>FSA Purchase Ratios</b>	
Federal:	36.65%
State:	63.35%
\$ Available for Construction (Less Contingency)	\$4,820,653.54



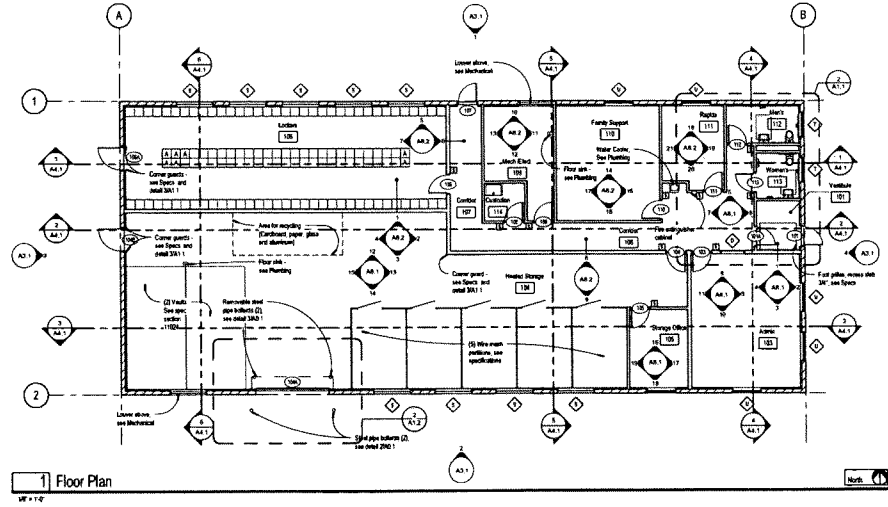
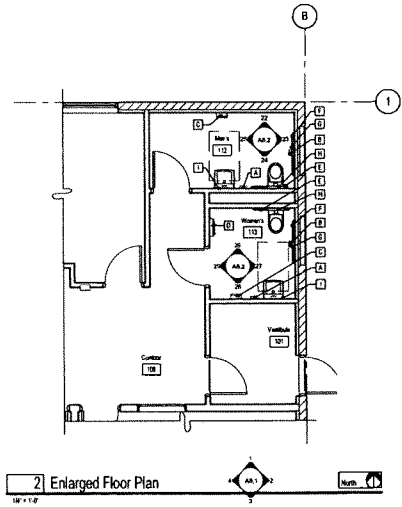


- ### Sheet Notes
- All door hardware is galvanized brass unless otherwise noted. All door hardware shall be 1/2" from the finish of perpendicular wall to door edge (P.F.D.).
  - All dimensions are from face of wall, face of CMU, or center of finished opening, unless noted otherwise.
  - For dimensions of masonry walls and rough openings, see the Structural drawings. Minimum clearances shown on the plan are for reference only. Any discrepancies found between the dimensions on the sheet and the Structural drawings shall be brought to the immediate attention of the Architect.
  - Provide 1/2" x 1/4" x 1/4" gage flat strip blocking behind all frames and wall-mounted accessories. This includes cabinets and any other items that are wall-mounted. Blocking shall open a minimum of three eights and be attached to each stud with a minimum of ten screws.
  - Refer to Mechanical and Electrical plans for equipment setbacks from discipline. All required equipment not necessarily shown on this sheet.
  - Room Storage: Provide signs adjacent to areas where indicated on plan. Signs will be AIA compliant.
  - Openings, partitions, etc. shall not be placed in walls, beams, columns, walls, etc. unless specifically indicated on the drawings.
  - Cap all open ends in structural steel components, typical.
  - The structural concrete floor will have a rebar exposed and extend 300 mm below with a polyethylene cap over floor surface and where required.
  - Refer to the Site Plan for concrete slabs and wallings.
  - Finishings are shown for reference only. Finishings to be provided by Owner and installed under separate contract.
  - Accessories and fittings are shown together and contractor installed. Contractor to provide roughing-in for plumbing and electrical. The contractor shall complete the final layout and installation of the kitchen equipment as provided by the owner. Contractor must furnish all supplies with the owner's approval prior to construction. See Mechanical, Plumbing, and Electrical drawings.
  - Work shall be to surface-mounted controls. Mechanical to be concealed.
  - The Contractor shall install one (1) Owner-provided recessed "Voice Box" (E20 by Bluebonnet) (placement of surface-mounted E20 by Bluebonnet) in an adjacent wall location indicated by the location indicated on the plan (E20 by Bluebonnet). The Contractor shall provide the cost of the "Voice Box" installation and shall provide "Voice Box" in accordance with the hardware supplier. Contractor shall include all labor for installation. (See Note)
  - Where not specified, provide with steel coating (ZnO) unless to be painted. Painted with steel requires the same unless otherwise specified.

### Legend

- Room storage
- ▲ Lockers to meet AIA accessibility standards (ANSI A117.1)

Type Mark	Description	Manufacturer	Model	Comments
A	Soap Dispenser	Bobrick	B-4112	
B	Toilet Tissue Dispenser	Bobrick	B-4288	
C	Paper Towel Dispenser	Bobrick	B-38619	
D	Sanitary Napkin Dispenser	Bobrick	B-47009	
E	Rear Horizontal Grab Bar (36")	Bobrick	B-6804 x 36	
F	Side Horizontal Grab Bar (42")	Bobrick	B-6806 x 42	
G	Stair Vertical Grab Bar 18"	Bobrick	B-6808 x 18	
H	Toilet Seat Cover Dispenser	Bobrick	B-4221	
I	Mirror with Stainless Steel Channel Frame	Bobrick	B-165 2436	

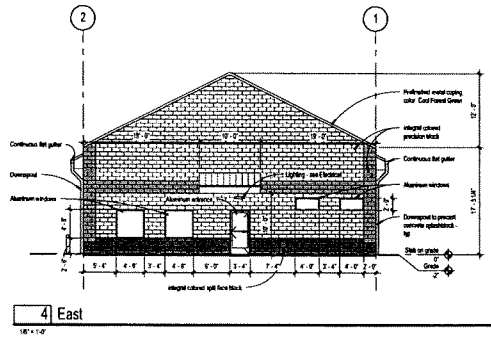


Professional Seal  
 H+K ARCHITECTS  
 5485 Reno Corporate Drive, Suite 100  
 Reno, Nevada 89511-2262  
 P 775-332-6640  
 F 775-332-6642  
 harchitects.com

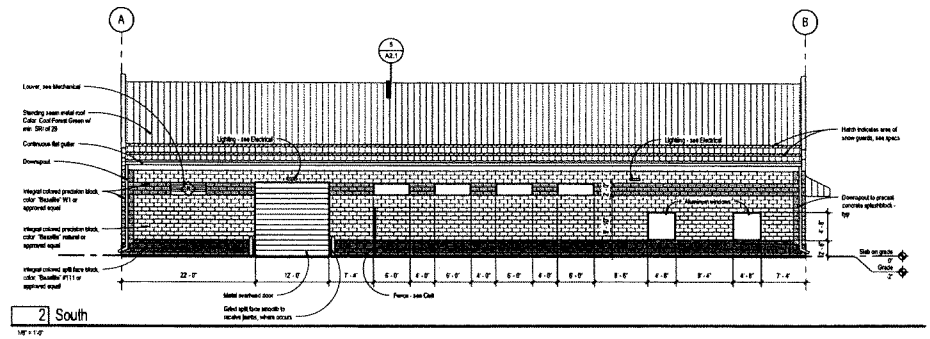
**H+K ARCHITECTS**  
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**Nevada Army National Guard**  
**Elko County Readiness Center**  
 NGB Project No. 320069 / SPWB Project No. 09-C15  
 100 University Avenue  
 Carlin, NV 89822-0877

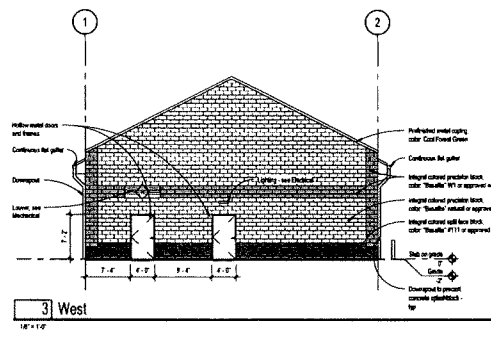
Readiness Center Floor Plan  
 March 9, 2012  
 H+K Project No. 1014  
**A1.1**



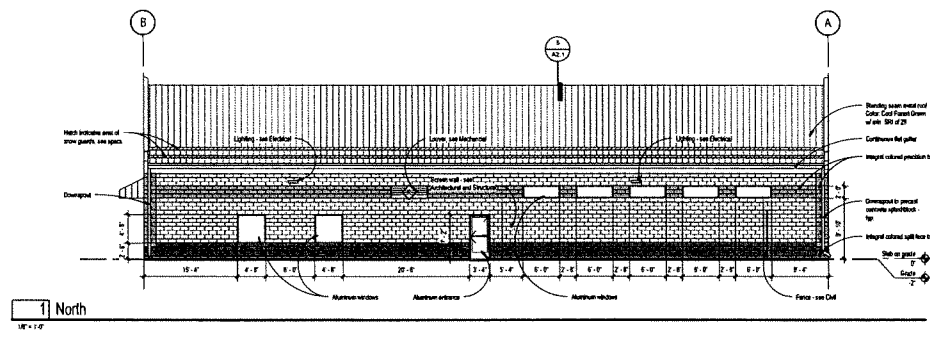
4 East  
1/8" = 1'-0"



2 South  
1/8" = 1'-0"



3 West  
1/8" = 1'-0"



1 North  
1/8" = 1'-0"



Professional Seal  
Date: \_\_\_\_\_  
Version: \_\_\_\_\_  
Comments: \_\_\_\_\_

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**Nevada Army National Guard  
Elko County Readiness Center**  
NGB Project No. 320069 / SPWB Project No. 09-C-15  
100 University Avenue  
Carlin, NV 89822-0877

Readiness Center  
Exterior Elevations  
March 9, 2013  
H+K Project No. 1014  
**A3.1**



**CIP PROJECT EXCEPTION REPORT**

**Project:** 07-C27, Civil Support Team WMD Readiness Building

**Curent Status:** On Hold

**Location:** Clark

**Using Agency** Military, NArmyNG

**Design Start Date:** 17-Aug-09

**Notice to Proceed Date:** 04-Oct-11

**Certificate of Substantial Completion Date:** 7/7/2012

**Design** 95.00% Complete

**Project Budget:** \$13,713,114.20

**Construction** 0.00% Complete

**Potential Issues Requiring IFC Approval:**  No  Yes

**Outside Conformed CIP Book Budget**  No  Yes

**Any Schedule Delays:**  No  Yes **Waiting for Federal funding to be released for this project.**

**Any Other Unusual Project Challenges:**  No  Yes **Waiting for Federal funding to be released for this project. Funding may be available in November of 2012 according to the NNG.**



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Project: 09-C13, 09-C13 Field Maintenance Shop Facility at the Las Vegas Readines Curent Status: Off-Hold - Under Design

Location:

Using Agency MILITARY, NARMYNG

Design Start Date: 11-Mar-08 Notice to Proceed Date: 04-Nov-11 Certificate of Substantial Completion Date: 11/2/2012

Design 100.00% Complete

Project Budget: \$23,407,660.00

Construction 0.00% Complete

Potential Issues Requiring IFC Approval:  No  Yes

The National Guard has requested to increase the Federal contribution to this project. This request will be taken to the April 2012 IFC meeting.

Outside Conformed CIP Book Budget  No  Yes

Any Schedule Delays:  No  Yes

Federal construction funding has been secured for this project. Once we have obtained Board of Examiners approval of the CMAR construction contract, we will proceed to construction.

Any Other Unusual Project Challenges:  No  Yes

Project: 09-C15, 09-C15 New Elko County Readiness Center

Curent Status: Off-Hold - Under Design

Location:

Using Agency MILITARY, NARMYNG

Design Start Date: 15-Jun-10 Notice to Proceed Date: 29-May-11 Certificate of Substantial Completion Date: 2/25/2012

Design 100.00% Complete

Project Budget: \$16,565,430.85

Construction 0.00% Complete

Potential Issues Requiring IFC Approval:  No  Yes

Outside Conformed CIP Book Budget  No  Yes

Any Schedule Delays:  No  Yes

Any Other Unusual Project Challenges:  No  Yes

Revised prediction by NNC indicating that the release of funds will occur in Late March or early April, 2012.

Project: 09-C18, 09-C18 Southern Nevada Veterans' Cemetery Expansion

Curent Status: Projects Under Construction

Location:

Using Agency VETSVC, VETCEM

Design Start Date: 01-Feb-11 Notice to Proceed Date: 17-Oct-11 Certificate of Substantial Completion Date:

Design 100.00% Complete

Project Budget: \$3,949,378.00

Construction 40.00% Complete

Potential Issues Requiring IFC Approval:  No  Yes

The Veterans Affairs has requested to increase the Federal portion of funding for this project. This request will be taken to the April 2012 IFC meeting.

Outside Conformed CIP Book Budget  No  Yes

Any Schedule Delays:  No  Yes

Any Other Unusual Project Challanges:  No  Yes

Project: 09-M02a, 09-M02a Water Supply Backflow Prevention for the Bradley Buildin Curent Status: Projects In Design Phase

Location:

Using Agency ADMIN, B&G

Design Start Date: 15-Sep-10 Notice to Proceed Date: 15-Mar-11 Certificate of Substantial Completion Date: 6/15/2011

Design 100.00% Complete

Project Budget: \$183,643.00

Construction 0.00% Complete

Potential Issues Requiring IFC Approval:  No  Yes

This project was presented to the Las Vegas Valley Water District (LVVWD) Board on February 1, 2012. The Board cancelled the project/permit and indicated that the work/backflow preventer would be installed by LVVWD under a new program that upgrades backflows under specific requirements. This building meets these requirements and will be upgraded in the next 18 months by their office. We are waiting for confirmation in writing that this building meets all requirements and then may need to cancel the project.

Outside Conformed CIP Book Budget  No  Yes

Any Schedule Delays:  No  Yes

Any Other Unusual Project Challanges:  No  Yes

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Project: 09-M05, 09-M05 Sedimentation Remediation for the Marlette Lake Water Sy Curent Status: Projects In Design Phase

Location:

Using Agency ADMIN, B&G

Design Start Date: 14-Dec-09 Notice to Proceed Date: 01-Jun-10 Certificate of Substantial Completion Date: 2/18/2011

Design 20.00% Complete

Project Budget: \$743,220.00

Construction 0.00% Complete

Potential Issues Requiring IFC Approval:  No  Yes

This project will be taken to a future IFC with a request to change the scope of work.

Outside Conformed CIP Book Budget  No  Yes

Any Schedule Delays:  No  Yes

Any Other Unusual Project Challanges:  No  Yes

Project: 11-E08, ARMY AVIATION SUPPORT FACILITY ADVANCE PLANNING & D Curent Status:

Location: ELKO

Using Agency MILITARY, NARMYNG

Design Start Date:  Notice to Proceed Date:  Certificate of Substantial Completion Date:

Design 0.00% Complete

Project Budget: \$384,995.00

Construction 0.00% Complete

Potential Issues Requiring IFC Approval:  No  Yes

The National Guard has requested that scope changes be made to this project and it will be taken to the April 2012 IFC meeting.

Outside Conformed CIP Book Budget  No  Yes

Any Schedule Delays:  No  Yes

Any Other Unusual Project Challanges:  No  Yes

