

SENATE FINANCE COMMITTEE
MINUTES OF MEETINGS
MARCH 9, 1973

The meeting was called to order at 8:30 a.m. Assemblyman Don Mello was in the chair.

PRESENT: Floyd R. Lamb, Chairman
Warren L. Monroe
B. Mahlon Brown
James I. Gibson
William J. Raggio
Clifton Young
Archie Pozzi

Don Mello, Chairman Assembly Ways and Means
Jack Schofield
Darrell Dreyer
Rawson Prince
Bob Robinson
Randy Capurro
Tim Hafen
Bode Howard
Hal Smith

Earl Oliver, LCB Fiscal Analyst
John Dolan, Chief Deputy Fiscal Analyst LCB
Howard Barrett, Budget Director
Cy Ryan, UPI
Bryn Armstrong, Las Vegas Sun
Bill Bible, Budget Management Analyst
Ron Sparks, "
Randy Webb, "

William E. Hancock, Nevada State Planning Board
James Cashman, Jr. "
E. H. Fitz "
William G. Flangas "
Wesley W. Wiechmann "
Sam Krug "
I. J. Sandorf "
Joe Sheehy "
Dorothy G. Zettler "
John Patton, Reno real estate broker
David Swain, Financial Systems Corporation
Henry Cooper "
Pete Jeflis "

NEVADA STATE PLANNING BOARD - CAPITAL IMPROVEMENTS - Pages 563-568:

See page 7 of Recommended Capital Improvement Programs (supplemental Material #7) or page 563 A. 73-1 of the budget.

This dormitory will house 108 inmates in Medium Security 2 157

Senate Finance Committee
March 9, 1973
Page Two

Prison. There will be twelve inmates per unit, and this will house inmates who require more confinement or security than the Medium Prison now offers but who need to be involved with the rehabilitation and work programs at that facility. The additional sewer lagoon is needed as a temporary solution to the sanitation problems and it is hoped at a later date when the city sewage reaches the prison they can connect onto that.

Mr. Hancock stated that this improvement is needed regardless of whether or not the next session of the legislature decides to move the maximum security prison to medium. COST: \$2,628,000

EMOTIONALLY DISTURBED CHILDREN'S FACILITY, LAS VEGAS - Page 563 73-2 (or page 8 of the supplemental #8 booklet):

This will provide 8,000 square feet for emotionally disturbed children. There will be six children per unit, and it will also provide 12,000 square feet for day care use for out-patients who don't need to reside there. COST: \$990,000

Mr. Hancock said the Planning Board prefers the location of this at the comprehensive health center in Las Vegas on Charleston Blvd which would serve the north and west Las Vegas. This would provide accessibility to the comprehensive health center and they could share administrative space and common facilities. However, the department of health and federal people prefer the alternate location at East Sahara between Atlantic and McCloud. This is nearer to the east side where it would be convenient to many school locations, and is in an area where they say most of the children of this type are located.

SECURITY UNIT, NEVADA MENTAL HEALTH INSTITUTE, SPARKS - Page 563 73-3: (or see supplemental #8, page 8, Improvements for Criminally Insane)

ESTIMATED COST: \$1,228,000 The facilities will serve 32 inmates who are people who are non-convicted felons waiting to stand trial. This would include sex deviates and people who are emotionally disturbed who are viewed as dangerous. This will provide treatment and administrative facilities.

STREET IMPROVEMENTS, SPARKS AND LAS VEGAS - Page 563 73-4: (Also see page 16 73-4 of supplemental material #8)

The widening and realignment of the road in Sparks (Galletti Way) is necessary because it has been designated as a truck route by the City of Sparks, and the roadway is creating a traffic hazard to the state hospital. The City of Sparks

Senate Finance Committee
March 9, 1973
Page Three

will pay all the engineering costs and \$50,000. The total cost is \$125,000 of which the state will pay \$75,000. The state will also build a parking lot off the roadway for the state hospital employees and visitors costing \$40,000 for a total state cost of \$115,000.

The Las Vegas project will cost \$73,800 and is necessary due to increased traffic because of the new motor vehicle building. The City of Las Vegas will pay whatever costs over \$73,800 for the project, and Mr. Hancock said it would cost more than this. They would know the exact amount after it has been put out to bid.

IMPROVEMENTS, NEVADA YOUTH TRAINING CENTER, ELKO - Page 564 73-5: (Also see page 16 73-5 of supplemental material)

See explanation therein. COST: \$259,000

KITCHEN AND DINING HALL ADDITION, WOMEN'S PRISON, CARSON CITY Page 564 73-6 or page 16 of the supplemental material:

The women's prison was built to house 17 inmates and now has expanded to house 40. The dining hall and kitchen need to be expanded to handle that capacity. This facility will not be affected if the Maximum Security Prison is moved to Medium after 1975-77. COST: \$189,000

IMPROVEMENTS, COMPUTER FACILITY, CARSON CITY - Page 564 73-7: (Also see supplemental material on page 17 73-7) COST: \$398,000

This would provide for increased mechanical equipment and ventilation of the equipment. This would also install a no fault electrical system so if there were any fluctuation in power or an outage it would not affect the computer equipment.

IMPROVEMENTS, CAPITOL COMPLEX, CARSON CITY - Page 564 73-8: (Also see page 17 of the supplemental material.)

There is a \$100,000 appropriation of which \$50,000 would be intended to get a detailed analysis of the capitol building on a systematic structural study. In 1958 there was a study done indicating structural problems. The \$50,000 would be used to save that building and still keep the present architecture. The rest would be for fire sprinklers in the Heroes Memorial Building, Supreme Court, and Nye Building. There will also be miscellaneous repairs to the parking lot.

Senate Finance Committee
March 9, 1973
Page Four

STORAGE AND OFFICE SPACE, COMPREHENSIVE MENTAL HEALTH CENTER
AND MENTAL RETARDATION COTTAGES, LAS VEGAS - Page 564 73-9:
(Also see page 17 of supplemental material #8)

There is an extremely good chance that they will get \$100,000
from the federal government for this project. This will
provide air conditioning, storage, etc. Storage is minimal
now and they are using bedrooms for this. COST: \$319,400

RECREATION BUILDING, SOUTHERN NEVADA CHILDREN'S HOME, BOULDER
CITY - Page 564 73-10

The City of Boulder has concern about the impact of this facility
upon their recreational facilities. The total COST of \$244,000
will provide 5,200 square feet of space, half of which will
provide a basket ball court and recreational area and the other
half will be divided into three small play rooms for arts and
crafts, etc. Boulder City and the Welfare Division are asking
for this, and it could also be used by the residents of that
city.

IMPROVEMENTS, PHASE I, STATE HOSPITAL, SPARKS - Page 565 73-11:
(Also see page 18 of the supplemental material #8)

The units at Sparks used to be segregated. They have now
integrated the male and female wards, so need these funds to
remodel the toilet facilities and redecorate, etc. They had
wondered about pouring money into these old buildings, but
surveys indicate they are remodelable. COST: \$990,000

IMPROVEMENTS, NEVADA GIRLS TRAINING CENTER, CALIENTE - Page
565 73-12: (Also see supplemental material #8 page 18 & 10)

This is necessary because the girls don't have a play area
or recreational area, and this causes a problem particularly
in the winter months. COST: \$631,000

STATE OFFICE BUILDING, CARSON CITY - Page 565 73-13: (Also
see supplemental material #8 page 18)

This would be used to acquire four blocks of land to the east
of the capitol complex. This would provide off-street parking
and would ease the congestion. Mr. Hancock said, "We feel
this is to the state's advantage to construct and own the
building as it would be in the state capitol complex, would
reduce the parking problem in this area, and would ease traffic
congestion. This would develop the area so that motorists
could use Roop and Walsh streets without going through the
capitol complex. Carson City would extend those streets to
Fifth Street and this would give new north-south access and
improve east-west access. The city would pay for the

Senate Finance Committee
March 9, 1973
Page Five

extension of Roop Street.

"The state is now renting 60,000 net square feet throughout the city, and if this were converted to a single building it would amount to 75,000 gross square feet. The Heroes Memorial Building, the Nye Building, and another building are overfilled by 15,000 square feet. The proposed building would provide 104,000 gross square feet. The decision you make today will be far reaching in that it must be made now because if the state continues to rent there will be so much rental space outside the complex that to build at a later date would hurt the economy of Carson City. The decision should be made at this session."

The building could be built at \$22 per square foot, which is a minimum building cost. Agencies are now paying 30-50¢ per square foot.

Mr. John Patton, a Reno real estate broker, stated that they thought if the International Environmental Dynamics Corporation built the building and leased it to the state it would save the state 14-15%. David Swain testified that they could rent the building to the state for 47¢ per square foot on a 20-year lease, and at the end of the twenty years the state would own the building. He said the only increase in the rental rates would be the increase in property taxes on the private land. He said they would take care of all repairs but would not provide maintenance. He said this would provide a 12% cash flow rate. Their proposed building would be located on Stewart Street and would provide underground parking. Mr. Hancock said underground parking is not feasible in that area because of a high water table. Mr. Swain said if the state couldn't find three or four million dollars it would be advisable to buy this building and pay the rental costs each year until it was paid off in twenty years.

A planning board member pointed out that it wouldn't be to the advantage of the state to go into a lease operation because the state has a tax advantage on state-owned buildings.

Mr. Barrett said that it costs the state 17¢ per square foot for maintenance and taxes cost \$52,000 per year for the proposed building. This converts back to 41¢ per square foot on the proposed building compared to 56-60¢ per square foot on the proposed International Environmental Dynamics building, if that proposal included maintenance.

Senate Finance Committee
March 9, 1973
Page Six

Mr. Hancock said his office has had half a dozen proposals for office rentals and they range from 56-63¢ per square foot. He said the International Environmental Dynamics buildings they have looked at are extremely good buildings. With regard to the underground parking, he said it was just not economically feasible as long as they could buy land for less than \$6 per square foot.

It would cost \$445,000 for the acquisition of land and the balance of the total cost of \$3,223,000 would go for engineering and construction costs. It would cost \$160,000 for the architectural work.

Mr. Hancock said that they are asking to utilize "turnkey" procedures for construction. This would mean that the contractor would be brought in at an early stage to work with the architect in the beginning. Also within this concept all subcontracting will be bid competitively.

Mr. Cooper said this construction management approach and team concept reduces the costs of buildings 20%.

NATIONAL GUARD ARMORY EXPANSION & ARMY AVIATION SUPPORT FACILITY - Pages 565-566 74-14: (Also see page 19 of supplemental material #8)

The total cost would be \$1,563,500 of which the federal government would pay all but the \$456,000 which the state would contribute. The federal share will be approved by the 1975-76 session of Congress, but they require that the state have designs prepared before they will appropriate funds.
STATE COST: \$456,000

DEPARTMENT OF AGRICULTURE, LAS VEGAS - Page 566, 73-15: (Also see page 19 and 10 of supplemental material #8.)

This would be similar to the one state-owned facility in Sparks. This would provide a scale and lineal measurements and testing facility for Las Vegas as they currently have none and have to send such work to Reno. The building is to be a standard metal type warehouse. COST: \$115,500

NEVADA MENTAL HEALTH INSTITUTE, IMPROVEMENTS, PHASE II, SPARKS
Page 566 73-16 & page 19 of supplemental #8:

See explanation.

Senate Finance Committee
March 9, 1973
Page Seven

The following budgets^x all located on page 566 of the budget are ones that the governor has recommended but the planning board has not.

x STATE OFFICE BUILDING, Las Vegas:

This would be located at Sahara and Atlantic and would be a small two-story building. It would house the governor's office, public service commission, tax commission, Colorado River Commission, gaming control board. This would also provide \$580,000 to relocate the Las Vegas motor pool and provide a roof to protect the cars from the hot sun and dirt. The building would be 32,000 square feet and cost \$1,500,000 for the total appropriation.

x HEALTH WELFARE & REHABILITATION BUILDING - LAS VEGAS:

The state now leases from a private development on Bonanza Street on the west side. The private development owns eight acres of adjacent property. Because this is owned by a private party the state feels it would be to their advantage to have them build this building and when it meets the state's approval and standards they would then purchase the building. The fact that it is now in private ownership limits the negotiations. COST: \$1,500,000 (It will cost that amount just to extend the lease terms on existing building and lease the new building.)

x REJUVENATE LANDSCAPING, CAPITOL:

Because of the large number of shade trees in the capitol grounds it would be impossible to simply reseed the lawn. It will have to be scalped, a new sprinkler system installed, twelve inches of top soil laid, and then be resod or reseeded. Also along the perimeter area between the sidewalks and curbs they need to fill the dirt areas with concrete, and they would leave the trees in that area. COST: \$148,000

x REPAINT CAPITOL AND OCTAGON EXTERIORS:

In order to paint these buildings it would COST \$33,500.

x REPAINT LAS VEGAS STATE OFFICE BUILDING, INTERIOR:

They need to apply a fire retardant paint on the plywood in this office. The Las Vegas Fire Department and the State

Senate Finance Committee
March 9, 1973
Page Eight

Fire Marshall are requiring this. COST: \$11,000

✓ROOF STATE RESERVOIRS, CARSON CITY:

The two reservoirs west of Carson City are fenced but the Health Department is requesting that they be covered with a steel frame to protect the water supply from contamination (from small animals, etc) and to keep curious children away. COST: \$114,200

The committee then discussed Hobart Reservoir. It would cost \$30,000 in engineering fees to investigate improvements to this reservoir. There is one estimate that it would cost \$400,000 to improve this, but the Health Department indicates treatment might cost \$1 million more. A planning board member said he didn't know just how much it would cost. In 1964 a study of building an earth fill dam was made which would provide 830 million gallons of water, but it would have to be a first-rate dam because standards have improved for dam structures since 1964.

✓REMOVE ACCESS BARRIERS ON STATE BUILDINGS:

The governor is asking the removal of access barriers on the Capitol Building, Supreme Court, Hero's Memorial Building, and the Nye Building. They currently do not have ramp access for the handicapped, and this would provide them. COST: \$35,000.

The committee discussed the fish and game improvements B. 73-F1 through 73-F6 on pages 566-567 of the budget or page 20 of the supplemental material #8.

UNIVERSITY OF NEVADA - All projects will be funded through funds listed on page 20 of the supplemental material #8 or page 567 of the budget under C. There will be no general funds required for the University of Nevada capital improvement projects.

CAMPUS IMPROVEMENTS, UNIVERSITY OF NEVADA LAS VEGAS - 73-U1
Page 567 or page 21 of supplemental material:

This will provide for the purchase of three acres. See explanation.

CAMPUS IMPROVEMENTS, UNIVERSITY OF NEVADA, RENO - Page 567
73-U2 or page 21 of supplemental material:

See explanation. The library steps were made of a poor choice of materials for this area and have deteriorated to the point they present a hazard. They will be replaced with concrete.

Senate Finance Committee
March 9, 1973
Page Nine

LIFE SCIENCE BUILDING, UNLV 73U3, page 568 of budget or 21 of supplemental #8:

This will provide 70,000 gross square feet of classroom and laboratory space. This is basically needed because of the expanding enrollment in Las Vegas and sciences are expanding faster than other academic subjects. Mr. Hancock said science buildings are extremely expensive.

CLARK COUNTY COMMUNITY COLLEGE, PHASE II, NORTH LAS VEGAS - Page 568 of budget or page 21 of supplemental #8:

This will be built on the 80 acre site the City of Las Vegas has donated for this purpose. Mr. Hancock said the Las Vegas Community College is the most successful one in the system. He said even with this building the facilities will be too small.

WESTERN NEVADA COMMUNITY COLLEGE, PHASE II, RENO - Page 568 of the budget or page 22 of supplemental #8:

This will be built on the 467 acres north of Hug High School north of Reno, and they have patents to 160 acres. This will require connecting roads from Sun Valley and the utilities will come in on Sullivan Lane.

LIBRARY ADDITION, UNR - Page 568 of budget or page 22 of supplemental #8:

This expansion will be to the east and north of the building.

PERFORMING ARTS CENTER, PHASE II, UNIVERSITY OF NEVADA LAS VEGAS - Page 568 of budget or page 22 of supplemental #8:

This will provide rehearsal studios in the basement area. This project has received considerable private donations and the citizens of Las Vegas support this project as they will also have access to the building.

STUDENT UNION ADDITION, UNR - Page 568 of the budget or page 22 of supplemental #8:

The students will be paying the cost of the addition through a student bond. This will be built on the site of the old Artemesia Hall which was torn down.

DESERT RESEARCH INSTITUTE FACILITY, PHASE I, RENO - Page 568 of the budget or page 22 of supplemental #8 - 73-U9:

See explanation.

Senate Finance Committee
March 9, 1973
Page Ten

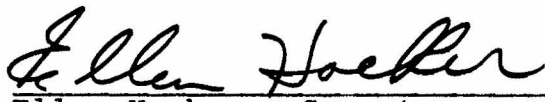
The total of all university building funds come from the higher education funds--no state funds are involved. Also, the armory for the National Guard and the mental health facility will involve federal funds. All other requests will be completely state funded.

Mrs. Zettler of the Planning Board said, "According to U.S. Labor statistics 30% of the high school graduates will not further their education, 50% will take post high school courses in vocational education, and 17% will attend college. At present only 20% of the high school graduates find jobs without additional education. Sixty percent of the high school graduates need more than high school but less than four years of college. Only 20% require college degrees. As of December, 1972 there were 2030 students in the Clark County Community College which translates into 990 total FTE. The present building plans (phase II) would plan for 1200 FTE, although this building wouldn't be in operation for two years. The program as recommended for 1975-77 (phase III) would be in operation by 1977 (3 calendar years hence) would plan for 2,500 FTE or 250,000 square feet, which would be less than half the needed space at that time considering the enrollment growth in this area. The 2,500 FTE would allow for 5,000 students. Phase I recommended in 1971-73 is just now going to bid." She felt that the priorities might be reconsidered and that the Desert Research Institute (project 73-U9) might be shifted. She said that if phase I and II were built simultaneously this would create savings.

Mr. Echeverria, the chairman of the Planning Board, stated that there was a proposal to have Bruce Arkell, the state planner, made a member of the state Planning Board. He said this meets with the approval of the board.

The meeting adjourned at 10:35 a.m.

Respectfully submitted,


Ellen Hocker - Secretary

APPROVED:


Floyd R. Lamb, Chairman