DEPARTMENT OF ADMINISTRATION

STATE PUBLIC WORKS DIVISION





AGENCY OVERVIEW



ASSEMBLY COMMITTEE ON GOVERNMENT AFFAIRS
FEBRUARY 8, 2017

GUS NUNEZ, ADMINISTRATOR

State Public Works Division Gustavo Nuñez, Administrator

SPWD – NRS 341

- o The Division consists of:
 - > The Administrator:
 - > The Buildings and Grounds Section;
 - The Public Works Compliance and Code Enforcement Section;
 - The Public Works Professional Services Section; and
 - The State Public Works Board
 - Under the supervision of the Director of the Department
 - > NRS 341
 - > NRS 331

Division Purpose

- The Legislature finds:
 - Planning, maintenance and construction of public buildings is a specialized field requiring for its successful accomplishment a high degree of skill and experience not ordinarily acquired by public officers and employees whose primary duty lies in some other field.
 - Planning, maintenance and construction involves the expenditure of large amounts of public money which, whatever their particular constitutional, statutory or governmental source, involve a public trust.
 - > Application by state agencies of conflicting standards of performance results in wasteful delays and increased costs in the performance of public works.
- The Legislature therefore declares:
 - All planning, maintenance and construction of buildings for the State be performed by the Division.

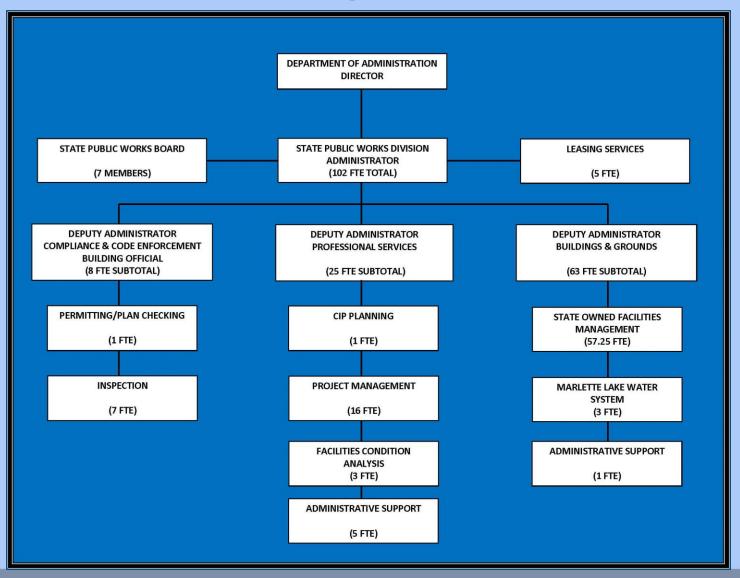
Introduction and Overview

- Vision, Mission and Philosophy Statements
- Our Organization
- Professional Services
 - Develop the CIP
 - Project Management
 - Capital Improvement Program Recent History
 - Current (2017) CIP Development
 - Facility Condition Analysis Program
 - State Building Official
- Buildings and Grounds
 - Facility Management
 - Marlette-Hobart Water System
 - State Leasing Program

Vision - Mission - Philosophy

- Vision: State agencies will occupy exemplary facilities.
- Mission: To provide well planned, efficient, and safe facilities to State Agencies so they can effectively administer their programs.
- Philosophy: We work as a team to build consensus, take pride in our work, and serve with humility.

Our Organization



Professional Services



Capital Improvement Program Develop the CIP

- Receive Agency requests
- Due diligence by the SPWD staff
- Jury by peers to ensure project accuracy
- Review projects with the using agency management
- Board review and recommendation
- Project prioritization
- Board recommendation to the Governor by October 1st
- Support for the Governor's recommendation through the Legislature





Project Management Implementation of the CIP

 143 steps to manage a project from inception to completion in accordance with statute, and approved scope and budget.

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Project Management Implementation of the CIP

- Comply with other State agency requirements
 - State Fire Marshal
 - Business and Industry (OSHA)
 - Health and Human Services (Hospital Licensure and Health Division)
 - Nevada Department of Environmental Protection
 - State Lands

CIP Project Delivery Options

- Design Bid Build (Traditional Method)
- Design Build
- Construction Management at Risk (CMAR)

Note: SPWD uses adopted criteria to determine the best delivery method for each



Current photo of the Sahara DMV, Project #15-C04 in Las Vegas. CMAR

Facility Condition Analysis Program

- Document necessary repairs
 - Safety issues
 - Provides a prioritized database of recommended projects
 - Utilized for agency CIP and maintenance budget requests
- Creates and maintains a building inventory and estimate of facility replacement costs
- Provides information for facility planning
- Fulfills statutory requirements to inspect and assess state buildings

State Building Official

- For Public Work Projects on State Lands:
 - Conducts plan checking for code compliance
 - Issues a building permit for construction
 - Conducts code inspections during construction
 - x Issues corrective notices
 - Issues a Certificate of Occupancy

Buildings & Grounds (B&G) Facility Management



Facility Management

- Infrastructure & Facility Maintenance
- HVAC Services
- Custodial Services
- Tenant Improvements
- Grounds Maintenance
- Misc. Services





Facility Maintenance

- Communication
- Accountability
- Customer Service





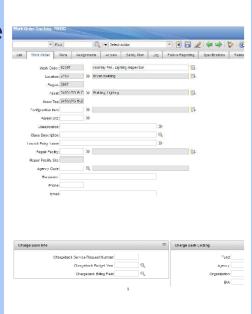
Communication

- Purpose & Mission
- ProjectCoordination
- Training
- Merger
 - ConstructionContracts
 - Insurance Standards
 - Design &Maintenance



Accountability

- Computerized Maintenance Management System (CMMS)
 - Maintenance Staff Daily Work Reports
 - Work Orders and Scheduled Preventative Maintenance
 - Comprehensive Maintenance Database
 - Cost of Service
 - Benchmarking
 - Equipment Maintenance Cost
 - Building Maintenance Cost
 - Develop Proper Staffing Levels



Customer Service

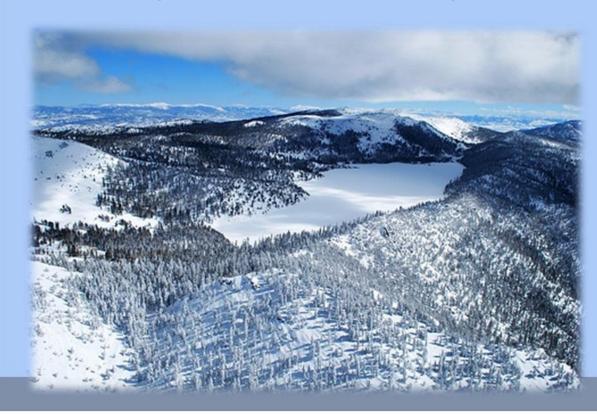
Appreciation
Luncheon for
B&G Staff
Hosted by the
Governor and
Administration

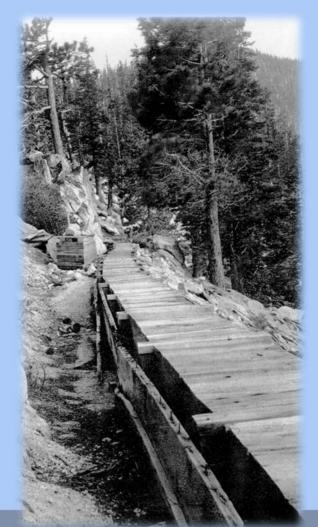


Buildings & Grounds MARLETTE-HOBART WATER SYSTEM



- Historic Water System
- Provides raw water to Storey County and Carson City

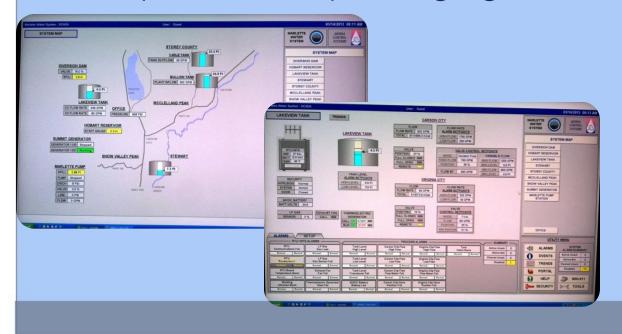




- System is funded entirely from water sales
- Water System Coordinating Committee

Short-term and long-term maintenance & capital improvements

Operations – Operating Agreements



Siphon Replacement Under Highway 395



Completed Projects					
No.	Project Description	Completion Date	Project Cost		
1	New pumping facility from Marlette Lake to Hobart Lake				
2	Generator site outside of Marlette Basin to supply power for new submersible pump at Marlette Lake	Aug-2009	\$12M		
3	24" pipe transmission water main replacement from Sawmill to Lakeview tank	Oct-2013	\$1.3M		
4	Emergency Action Plan for Marlette Lake	Apr-2015	\$72K		
5	Emergency Action Plan for Hobart Reservoir	Feb-2016	\$68K		
6	Contracts with NDF for brushing/cleaning operations for East Slope collection system and	2015	\$9K per		
	both dams (ongoing contracts)	thru 2017	year		
7	Diversion dam cleaning of pool and debris from years of growth originally scheduled for summer 2016	Deferred to 2017	\$110K		
8	SCADA upgrades ongoing for increased security and improved operations (High speed radios & dishes)	Oct-2016	\$22K		
9	Air Boxes for Vicee Canyon	Jun-2016	\$100K		
10	Marlette Lake Pump Repair	Aug-2016	\$40K		
11	Siphon Relocation under Highway 395	Nov-2016	\$600K		
12	Catchments #6, 5, 4, & 3	Oct-2016	\$372K		

Future Projects					
No.	Project Description	Anticipated Date	Project Cost		
1	Catchments #1, 2, & Tunnel (East Portal) including Road Improvements (Design & Construction)	Oct-2017	\$350K		
2	Aerator for Hobart Reservoir	Sep-2017	\$60K		
3	Diversion Dam Improvements: Cleaning, Valve Actuator, Slide Gate, Meter	Oct-2017	\$110K		
4	VFD and Transfer Switch for Pump at Marlette Lake	Aug-2017	\$150K		
5	Master Plan for Marlette Lake Water System to be completed in two phases	May-2018	\$80K		
6	Redesign of East Slope Pipeline (to be evaluated with the Master Plan update) to increase pipe size for additional flows with new catchments	Jun-2018	\$25K		
7	RCI (Resource Concepts, Inc.) Source Water Grant Funding contract for Road Repair and clearing	Jul-2017	\$10K		
8	Air jet dam (Hobart and Marlette) lower outlets to clear and inspect outlets, and repair valve for proper operation	Aug-2017	\$20K		
9	Pipeline replacement (3 miles) from Sawmill to Diversion Dam (Red House) and increase pipeline size from 18" to 24"	Oct-2022	\$4M		
10	Seismic Monitoring at each Dam (3 Total) with UNR	Aug-2018	\$25K		

Buildings and Grounds State Leasing Program

- The Leasing Services Group is responsible for fulfilling the requirements of NRS 331.110, that states, in part: "The Administrator shall negotiate, approve and oversee any agreement to lease office rooms..."
- Leasing Services fulfills this obligation administering agency requests for leased space, negotiating rates and terms of leases, and preparing lease contracts according to various State Administrative guidelines.

State Leasing Program

- Leasing Services has five main functions:
 - Locate and negotiate lease terms for new space for State agencies when currently occupied space is not adequate and State owned space in unavailable
 - Negotiate renewals of existing leases
 - Assist agencies with unresolved maintenance issues
 - Manage and negotiate tenant improvements
 - Establish standards of care and occupancy for State leased space

State Leasing Program

Statistics

- Oversight of 311 leases, representing 2,384,110 square feet, and approximately \$39 million of obligated lease payments for FY17
- The 311 leases include all State Agencies, Boards and Commissions, with the exceptions of Higher Education, the Supreme Court, and the Legislature

Division Bills

- AB41: Revises the qualifications of the Public Works Division Administrator
- AB72: Deletes SPWB Review of local government revisions to Uniform Plumbing Code
- SB44: Issuance of permits to private contractors
- SB45: Remove UNR and UNLV from Facility Analysis Group scope

Presentation to Assembly Committee on Government Affairs

Questions & Answers