

# DEPARTMENT OF ADMINISTRATION STATE PUBLIC WORKS DIVISION

1



## AGENCY OVERVIEW



## ASSEMBLY COMMITTEE ON GOVERNMENT AFFAIRS

FEBRUARY 8, 2017

GUS NUNEZ, ADMINISTRATOR

# *State Public Works Division*

*Gustavo Nuñez , Administrator*

- SPWD – NRS 341
  - 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.

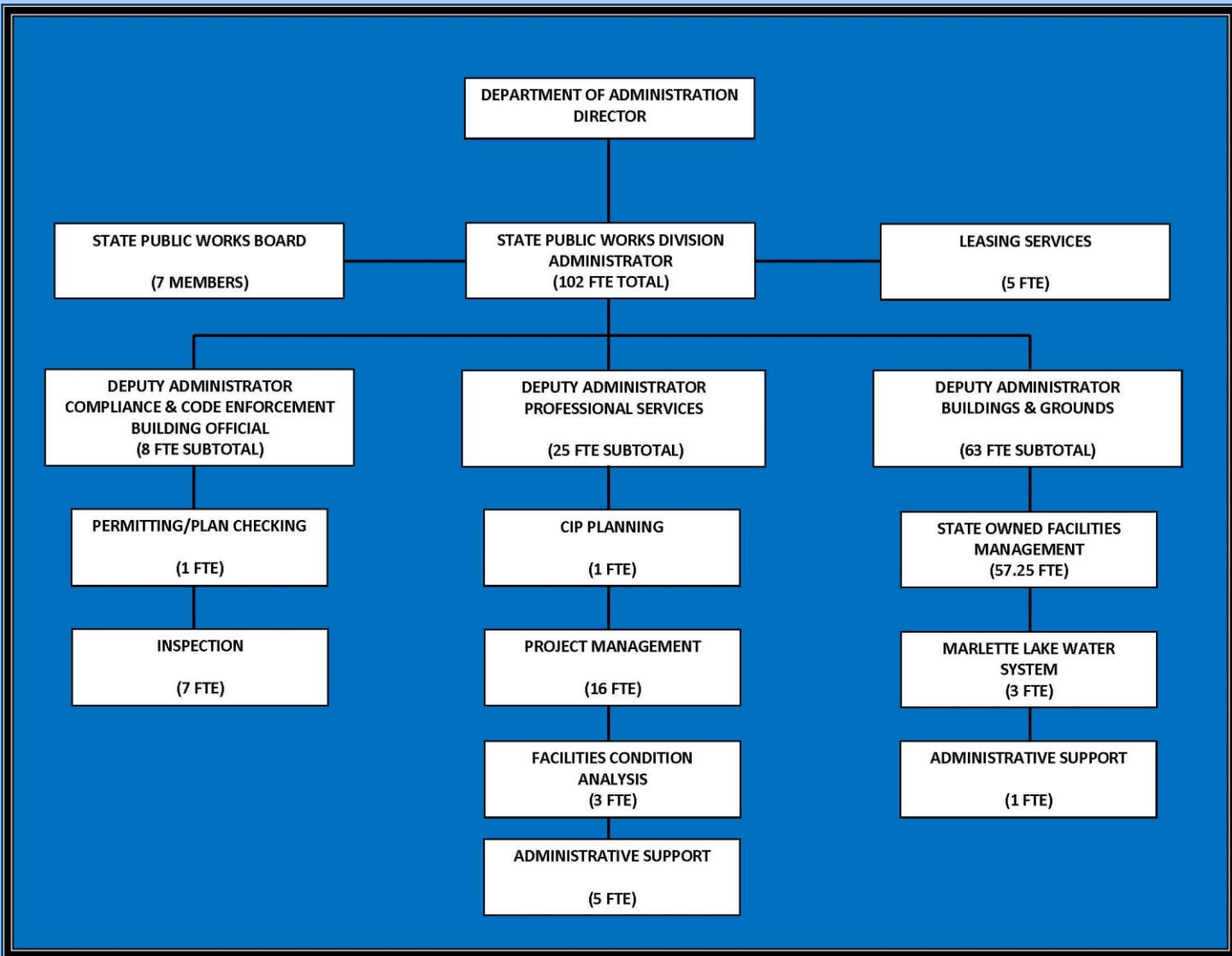
# *Introduction and Overview*

- 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 1<sup>st</sup>
- Support for the Governor's recommendation through the Legislature







# *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
    - ✦ 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
- Project Coordination
- Training
- Merger
  - Construction Contracts
  - 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

The screenshot displays a software interface for a Work Order titled 'Work Order: Tracking-PWDG'. The interface includes a menu bar with options like 'Work Order', 'Status', 'Assignments', 'Analysis', 'Safety Plan', 'Log', 'Failure Reporting', 'Specifications', and 'Notes'. Below the menu, there are several input fields for work order details, including 'Work Order' (02397), 'Location' (2454), 'Region' (0667), 'Asset' (2450175A PLT), and 'Asset Tag' (2450175A BLUE). There are also fields for 'Configuration Item', 'Serial ID', 'Liberation', 'Class Description', 'Invent. Party Name', 'Repair Facility', 'Repair Facility Site', and 'Agency Code'. At the bottom, there is a 'Charge back info' section with fields for 'Chargeback Service Request Number', 'Chargeback Request Year', and 'Chargeback Billing Rate'. To the right of this section is a 'Charge back Loading' section with fields for 'Load', 'Agency', 'Organization', and 'BIA'. The page number '1' is visible at the bottom center.

# *Customer Service*

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



# *Buildings & Grounds*

MARLETTE-HOBART WATER SYSTEM



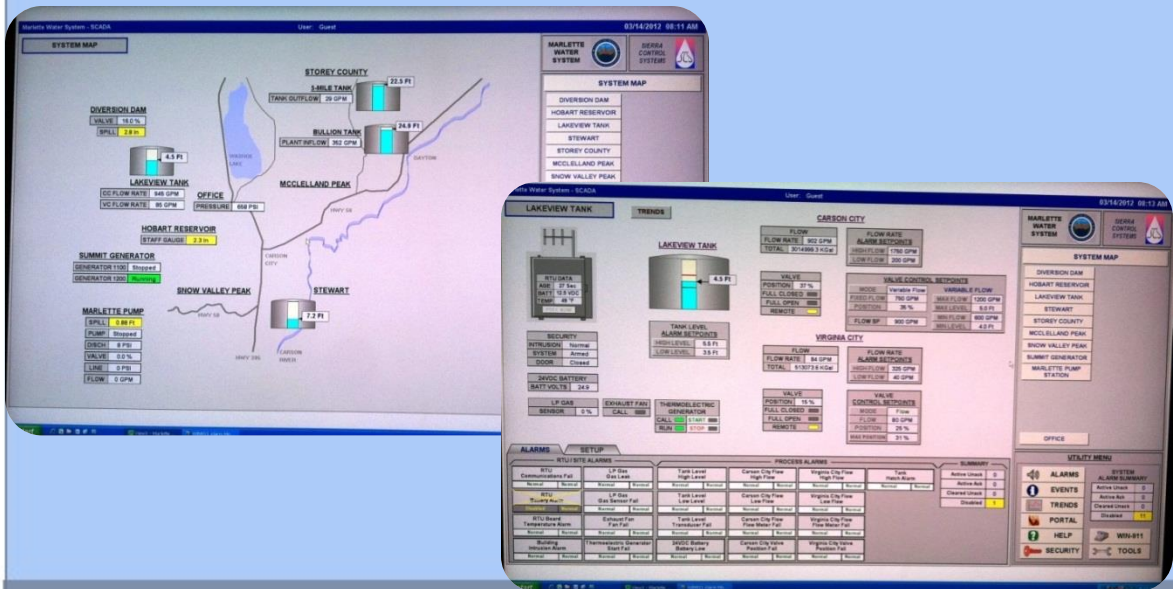
# *Marlette-Hobart Water System*

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



# Marlette-Hobart Water System

- 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

# Marlette-Hobart Water System

- Lakeview Tank Site  
7,100 ft. Elevation



# Marlette-Hobart Water System

Completed Projects			
No.	Project Description	Completion Date	Project Cost
1	New pumping facility from Marlette Lake to Hobart Lake	Aug-2009	\$12M
2	Generator site outside of Marlette Basin to supply power for new submersible pump at Marlette Lake		
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 both dams (ongoing contracts)	2015 thru 2017	\$9K per 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

# Marlette-Hobart Water System

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 is 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***