

CLARK COUNTY BUILDING DEPARTMENT
BUILDING ENTERPRISE FUND ADVISORY COMMITTEE (BEFAC)

CCBD Presentation Room
May 23, 2022

MINUTES

MEMBERS/ALTERNATES PRESENT:

William Ham, Chair	MGM Resorts
Nat Hodgson, Vice Chair	Southern Nevada Home Builders Association (SNHBA)
Shawn Danoski	NAIOP
Jordan Krahenbuhl	Plumbing, Heating, Cooling Contractors of NV (PHCCNV)
Ann Barnett	Nevada Contractors Association (NCA)
Amara Vigil	Clark County Building Department
Jessica Colvin	Clark County Finance Department

MEMBERS/ALTERNATIVES NOT PRESENT:

Sonny Vinuya	Las Vegas Asian Chamber of Commerce
Anna Danchik	Clark County Finance Department

STAFF PRESENT

Randy Tarr	Clark County Manager's Office
James Gerren	Clark County Building Department
Sam Palmer	Clark County Building Department
Ofelia Monje	Clark County Building Department
Theresa Atimalala	Clark County Building Department
Timothy Baldwin	Clark County District Attorney
John Advent	Clark County Real Property Management

GUESTS IN ATTENDANCE:

Amanda Moss, Southern Nevada Home Builders Association (SNHBA)

In Compliance with the Open Meeting Law. The meeting of the Building Enterprise Fund Advisory Committee was called to order at approximately 2:32 p.m. by William Ham, BEFAC Chair, and a quorum was confirmed. William Ham opened the meeting.

I. Introductions

Public Comment Period. There were no public comments.

II. Review of Minutes. A motion was made by Nat Hodgson to approve the minutes from previous meeting on December 6, 2021, seconded by Shawn Danoski, and passed unanimously.

III. Financial Update. Jessica Colvin explained the June 30th, 2022, financial update estimates will be presented at the next BEFAC meeting.

IV. Capital Project Requests. Jim Gerren presented RPM's Preliminary Cost Estimates for following Capital Projects for committee discussion and possible action:

a. LED Lighting Upgrade	\$ 2,080,968
b. Boiler Replacement	\$ 1,257,138
c. Chiller 3 Replacement	\$ 858,314
d. Covered Parking	\$ 4,997,044
e. Parking Lot Gate & Controller Replacement	\$ 413,451
f. Cubicle Reconfiguration – Permit Intake	\$ 224,954
g. Sound System Upgrade – Presentation Room	\$ 287,823
h. Room #1116 Audio/Visual Upgrade	\$ 133,458
i. Room #1116 and #1222 Floor Video Ports	\$ 147,976
j. Space Planning Needs-Russell Campus	\$ 203,555
k. Air-Water Balance - Russell Campus	\$ 2,681,858
l. <u>Fire Alarm Systems Replacement</u>	<u>\$ 1,324,698</u>
Total	\$13,185,885

- a. LED Lighting Upgrade proposal was approved. A motion was made by Nat Hodgson, seconded by Jessica Colvin, and passed unanimously.
- b. Boiler Replacement proposal was approved. A motion was made by Jordan Krahenbuhl and passed unanimously.
- c. Chiller 3 Replacement proposal was approved. A motion was made by Nat Hodgson and passed unanimously.
- d. Covered Parking proposal was approved. A motion was made by Nat Hodgson and passed unanimously.
- e. Parking Lot Gate & Controller Replacement proposal was approved. A motion was made by Jordan Krahenbuhl and passed unanimously.
- f. Cubicle Reconfiguration – Permit Intake proposal was approved. A motion was made by Ann Barnett and passed unanimously.
- g. Sound System Upgrade – Presentation Room proposal was approved. A motion was made by Shawn Danoski and passed unanimously.
- h. Room #1116 Audio/Visual Upgrade proposal was approved. A motion was made by Amara Vigil and passed unanimously.
- i. Room #1116 and #1222 Floor Video Ports proposal was approved. A motion was made by Jordan Krahenbuhl and passed unanimously.
- j. Space Planning Needs-Russell Campus proposal was approved. A motion was made by Nat Hodgson and passed unanimously.
- k. Air-Water Balance - Russell Campus request is being held by BEFAC pending clarification of monetary breakdown and scope of work.
- l. Fire Alarm Systems Replacement proposal was approved with potential of recouping costs from other departments using the facility through their lease. A motion was made by Shawn Danoski and passed unanimously.

V. Capital Improvement Project Update. Jim Gerren provided a status on previously approved capital improvement projects.

- Plans Exam Restroom -
Plans submitted last week, RPM estimates job to be completed by end of August.
- Covered Parking (Photovoltaic) -
Funded for Pro Service Fees, Permit fees and utility application & connection fees only.
- Carpet Replacement -
Project is on-going, ahead of schedule.
- ADA Code Accessibility -
60% Complete with final report expected in June, accessibility modifications are contingent on results.
- Public & Employee Parking LED Light Change -
Work complete
- Smart TV Relocation and New Installation -
First shipped Smart TV was damaged, sent back and waiting on a replacement but don't have a date.
- Parking Lot Assessment -
Boring extractions completed and sent to the lab. Will get an expected report date.
- 2 Chiller Replacements -
Project still in design, currently 95% designed. Potential to post for bids by end of June or July.
- Data Room Cooling -
Project still in design, currently 95% designed. Potential to post for bids by end of June or July.
- Exterior Joint Sealant Replacement -
Reviewing bid docs and bundling everything to go to purchasing for bid. Anticipate project completion by end of summer.
- Interior Camera VMS Upgrade -
Equipment supply chain issue. Experienced server failure and rolled estimated costs to replace equipment in with the original bid.
- Lighting Control System Replacement -
Design complete waiting for BEFAC approval to combine project with Led Lighting Conversion for an additional \$800,000.

VI. Valuation Table Update. Jim Gerren presented a spreadsheet table created by Jerry Stueve that shows cost valuation in Accela based on 1997 UBC valuations. Requesting to update the valuations in Accela to bring up to date. BEFAC held this item for more information, requesting more details with examples showing 2008 vs 1997 and what other jurisdictions are using in Southern Nevada.

VII. Department Update.

- Performance Data: Jim Gerren presented PowerPoint presentation providing performance data comparisons of FY18 through FY22 of building permits issued (residential, commercial and revisions), completed building inspections, building inspections activity, and building inspection rollovers. Slight decrease in building permits issued, however not concerned still at a high value fiscally and large increase to commercial projects. Building inspections at peak with fewer rollovers.
- Staffing Update: Jim Gerren presented PowerPoint presentation which provided the key vacancies and new hires within the Building Department:
 - New Hires
 - Administrative Secretary
 - Building Inspection Specialist
 - Building Inspector I (3)
 - Building Permit Specialist I (4)
 - P/T Management Assistant (2)
 - Senior Building Inspector
 - Promotions
 - Belayhun Gebretsadik - Senior Engineer/Architect
 - Glenn Weidman - Commercial Combination Inspector
 - James Gerren - Director Development Services
 - Mary Audrey - Assistant Manager Plans Exam
 - Michael Metz - Commercial Combination Inspector
 - Paul Simpson - Sr. Engineer/Architect
 - Ramon Carrillo – Sr. Building Inspector
 - Steven Crofford – Sr. Building Inspector
 - Offers Pending Background Check:
 - Building Inspector I
 - P/T Management Assistant
 - Current Recruitments:
 - Associate Engineer (3)
 - Building Inspector I/II (2)
 - Building Plan Exam. Specialist (4)
 - Fire Protection Engineer
 - Manager Engineering
 - Records Technician (2)
 - Sr. Building Inspector (3)
 - Sr. Engineer/Architect
 - Sr. Management Analyst
 - Sr. Office Specialist
 - Positions Seeking Authority to Recruit:
 - Office Assistant II (2)
 - Funded Positions in Holding
 - Administrative Specialist
 - Assistant Director
 - Manager Plans Exam
 - Sr. Building Inspector (5)

VIII. Economic Outlook from BEFAC Members.

- Gaming Industry: Representative and Chair Bill Ham expressed the challenging times. Enthusiasm coming out of pandemic met with reality of inflation, supply chain, and monetary policy. Many projects in the works, interested to see how trend goes with permits, and if activity starts to wane.
- Commercial Development Industry: Representative Shawn Danoski expressed the demand as encouraging. Construction and development timelines are continuing to extend longer and longer due to material availability, labor availability, and inspections availability. The shortages drag out the development and construction timelines which ultimately adds some costs and creates a bit of uncertainty. The outlook is still optimistic because initial development of phases is strong. Has concerns of demand cooling down but could have a positive effect in making labor and materials more readily available therefore bring costs more under control.
- Residential Construction Industry: Representative Jordan Krahenbuhl continues to experience labor and material shortages as well. Staying busy, however cautious of what lies ahead.
- Residential Construction Industry: Representative Nat Hodgson explains sales are down slightly, which is welcomed, because they do not have the manpower. Supply chain and costs, land, water continues to be an issue. The demand is still there, which is great, however will be further behind if they don't pull the numbers they need to.
- Construction Industry: Representative Ann Barnett expresses same issues with labor and material shortages and cost increases. Hard to predict prices day by day.

IX. Proposed items for future agendas.

- District Attorney to provide overview of BEFAC roles and responsibilities.
- Financial update.
- Air-Water balance update.
- Valuation table update.
- Accella update.
- Electronic submittal process.

- X. Set next committee meeting time and location.** TBD, sometime in August or September 2022.

Public Comment Period. There were no public comments.

Seeing as there are no public comments, the meeting was adjourned at 4:15 p.m.