

CLARK COUNTY DEPARTMENT OF BUILDING & FIRE PREVENTION
BUILDING ENTERPRISE FUND ADVISORY COMMITTEE (BEFAC)

CCDB&FP Presentation Room
August 9, 2021

MINUTES

MEMBERS/ALTERNATES PRESENT:

William Ham, Chair	MGM Resorts
Nat Hodgson, Vice Chair	Southern Nevada Home Builders Association (SNHBA)
Shawn Danoski	NAIOP
Amara Vigil	Clark County Department of Building & Fire Prevention
Jessica Colvin	Clark County Finance Department (Virtual)

MEMBERS/ALTERNATIVES NOT PRESENT:

Sean Stewart	Associated General Contractors (AGC)
--------------	--------------------------------------

STAFF PRESENT:

Randy Tarr	Clark County Manager's Office (Virtual)
Jerry Stueve	Clark County Department of Building & Fire Prevention
Sam Palmer	Clark County Department of Building & Fire Prevention
Ofelia Monje	Clark County Department of Building & Fire Prevention
Timothy Baldwin	Clark County District Attorney
Christina Card	Clark County Finance Department
Theresa Atimalala	Clark County Department of Building & Fire Prevention
Markie Dixon	Clark County Department of Building & Fire Prevention
Laura Bichsel	Clark County Department of Building & Fire Prevention

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 3:00 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 to approve the minutes from previous meeting on December 3, 2020 and May 5, 2021 by Nat Hodgson and passed unanimously.

III. Financial Update. FY21 results not ready.

- a. Designated Cash and Capital Expenses. Jessica presented a spreadsheet to help board better understand designated cash and how capital is recorded on balance sheet. In 2018 board and committee restricted \$9.2 million for future capital improvements, total capital expenses at end of 2018 were \$650,180, leaving a remaining balance of \$8.5 million in designated cash for future capital improvements. With finance recommendation, FY20 board increased designated cash by \$15.9 million, less capital expenses of \$1.8 million,

leaving a remaining balance of \$22.6 million in designated cash for future capital improvements. FY21 capital expenses totaled \$939,021, leaving a remaining balance of \$21.7 million for future capital improvements.

- b. Five Year Capital Plan. As of June 30, 2021, designated cash available is \$21.7 million, total 5-year capital plan that went to the board is \$26.5 million. These projects are not necessarily funded, department identified as a need:

Designated Cash 6/30/21	\$21,743,479
-------------------------	--------------

5 Year Capital Plan (Identified Needs):

▪ Carpet Replacement	(\$299,027)
▪ Chair Replacement	(\$23,800)
▪ Chiller 1 & 2 Replacement	(\$1,714,622)
▪ Data Room A/C Systems	(\$113,405)
▪ Employee Entry Vestibules	(\$381,419)
▪ Employee Parking Lot LED Lighting	(\$383,582)
▪ Exterior Break Areas Ceiling Fan Replacement	(\$80,910)
▪ Exterior Signage Update	(\$78,123)
▪ Exterior Waterproofing and Caulking	(\$403,811)
▪ Lighting Control Panel Replacement	(\$1,424,736)
▪ Lobby Furniture Replacement	(\$223,321)
▪ New Conference Room Tables	(\$54,306)
▪ New Inspector Cubicles	(\$114,054)
▪ New Restroom	(\$715,892)
▪ Parking Lot Rehab and Striping	(\$330,000)
▪ Permit and Application System Replacement	(\$1,958,516)
▪ Smart TV Replacement	(\$40,537)
▪ Solar Panel Covered Parking (3 Phases)	(\$15,510,545)
▪ Technology Replacement	(\$750,000)
▪ Upgrade Internal Security Cameras	(\$576,718)
▪ Vehicle Replacement	(\$1,380,048)
Total 5 Year Capital Plan	(\$26,557,372)

Excess/(Deficient) Cash for Capital Needs	\$(4,813,893)
---	---------------

IV. Department Update.

- a. Performance Data: Jerry Stueve presented PowerPoint presentation providing performance data of total building permits issued and completed inspections for FY18 through FY22 and total fire prevention permits issued and completed inspections for FY18 through FY22. Department is staying very busy.

- b. Staffing Update: Jerry Stueve presented PowerPoint presentation which provided the key vacancies in the Building and Fire Prevention Department:

- Current Recruitments:
 - Assistant Manager Plans Examination (1)
 - Fire Protection Engineer (1)
 - Building Permit Specialist, I/II (4)
 - Building Plans Exam Specialist (2)
 - Building Plans Examiner, I/II (1)
 - Building Plans Technicians (2)
 - Office Specialist (1)

- Fire Plans Checkers (4)
- Supervising Building Inspectors (2)
- Building Inspection Specialist (1)
- Commercial Combination Inspector (1)
- Sr. Building Inspectors (6)
- Deputy Fire Marshall (1)
- Fire Inspectors (8)

- Department Vacancies:
 - Manager Plans Examination (1)
 - Associate Engineer (1)
 - Building Plans Exam Specialist (2)
 - Senior Building Inspector (7)
 - Building Inspector, I/II (1)
 - Administrative Secretary (1)
 - Recordation Technician (2)
 - Financial Office Specialist (1)
 - Office Services Aide (1)
 - Fire Marshal (1)
 - Senior Engineer/Architect (2)
 - Administrative Specialist (1)
 - Office Assistant II (1)

V. Capital Improvements Project Process. Jerry presented a diagram showing the process of Building & Fire Prevention's Capital Improvements Project Process:

1. Department identifies capital needs.
2. Department develops scope of work and forwards to RPM for cost estimate.
3. RPM Prepares cost estimate based on scope of work and returns to Department.
4. RPM provides a Cost Estimate.
5. Department sends project and cost estimate to Finance and BEFAC.
6. Finance includes Capital Projects in Department Annual Budget and BEFAC reviews capital project request and provides advice on proceeding or not.
7. Department determines if they will proceed with project.
8. If yes, Finance verifies funding availability/approvals.
9. If yes, Finance establishes a funded project.
10. RPM proceeds with design and construction of project.
11. Department provides BEFAC periodic updates on capital projects.

VI. AB139. No discussion at this time, Southern Nevada Home Builders is meeting with Finance for more details.

VII. Economic Outlook from the BEFAC Members.

- Residential Construction Industry: Representative Nat Hodgson explains residential sales have increased 10% this year, highest numbers since the recession. Trusses are still a challenge. Material, supply, and lumber costs continue to be the biggest struggle. Does not see any drastic changes for a few years.

- Commercial Development Industry: Representative Bill Ham echoes most of residential construction industry's comments. First time in his career, labor is not number one struggle. Logistics and supply chain a complete wreck, very difficult to obtain material. In result, tremendous pressure on bidding wars. Challenges competing with larger consumers in getting space on air or ships. Expects several years before a resemblance of normalcy.
- Commercial Development Industry: Representative Shawn Danoski also expresses challenges with obtaining trusses and lumber, impacting construction schedules and construction costs. Challenge expected to continue at least through the end of the year. Permitting challenges also exist for some of the developments across the valley. Industrial market is full speed ahead, with biggest limitation being wood and truss deliveries. No shortage of funding for those projects, appears to be more funding than projects to be built, creating difficult dynamic completing projects. Expects several projects to be sitting waiting for trusses. Believes costs will stabilize in a few months, but material will remain a problem. Industrial developers have money to put out and we are competing with geographical areas, for developers are spending money wherever they can spend it the best.

VIII. Propose items for future agendas.

- Inspections – provide a productivity rate of inspections/inspectors
- 5-year Capital Plan – review in more detail
 - Larger Capital project requests – comprehensive list to discuss

IX. Set next committee meeting time and location. October 2021, TBD.

Public Comment Period. There were no public comments.

Seeing as there are no public comments, the meeting was adjourned at approximately 3:44 p.m.