

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

CCDB&FP Presentation Room
December 6, 2021

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 Department of Building & Fire Prevention
Jessica Colvin	Clark County Finance Department (Virtual)

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
Jerry Stueve	Clark County Department of Building & Fire Prevention
Sam Palmer	Clark County Department of Building & Fire Prevention
James Gerren	Clark County Department of Building & Fire Prevention
Ofelia Monje	Clark County Department of Building & Fire Prevention
Theresa Atimalala	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 8:34 a.m. by William Ham, BEFAC Chair, and a quorum was confirmed. William Ham opened the meeting.

I. Introductions & Welcome New Committee Members

Public Comment Period. There were no public comments.

II. Review of BEFAC By-Laws. Jerry presented a copy of the BEFAC By-Laws to review as the BEFAC committee has three new members on the board.

III. Review of Minutes. A motion was made to approve the minutes from previous meeting on October 18, 2021, seconded by Nat Hodgson, and passed unanimously.

IV. Capital Project Review. Jerry presented a handout providing the capital projects summary through June 30, 2021. Total approved projects were estimated at \$4.9 million, however the actual cost of \$4.1 million provided a \$866,026 savings.

- Completed Funded Projects:

Project	Approved Funding	Actual Costs	Remaining Commitment
Public Address & A/V	\$469,207	\$408,470	\$60,737
CCBD Windmill	730,566	307,562	423,004
Flagpoles	24,820	24,820	0
Building Dept RM Conversion to Restroom	28,000	22,550	5,450
Records Reconfiguration	83,751	56,694	27,057
Inspection Area Reconfiguration	289,796	208,698	81,098
Plans Intake Counter Mod	34,669	14,070	20,599
Inspections/Permit Addition	340,403	263,055	77,348
Vehicle Replacement	1,386,071	1,386,071	0
Furniture Replacement	250,000	197,612	52,388
Public Parking Lot LED Lighting	76,347	8,614	67,733
Break Area Fan and Lights	40,455	7,647	32,808
Russell Campus Exterior CCTV	20,534	20,534	0
Cooling Tower Replacement	668,032	668,032	0
Space Usage Study	2,500	2,500	0
Parcel APN Consolidation	9,092	9,092	0
Technology replacement	479,730	461,926	17,804
Total	\$4,933,973	\$4,067,947	\$866,026

- Funded Projects in Progress:

○ Parking Lot Assessment	\$30,000
○ Exterior Signage Update	\$78,123
○ New Restroom	\$715,892
○ Smart TV Replacement	\$40,537
○ Carpet Replacement	\$299,027
○ ADA Code Accessibility Assessment	\$15,800
○ Employee Parking Lot LED Lighting	\$307,235
○ Data Room A/C Systems	\$133,405
○ Lighting Control Panel Replacement	\$712,368
○ Exterior Waterproofing and Caulking	\$403,811
○ Chiller 1 & 2 Replacement	\$1,714,622
○ Interior Camera VMS Upgrades	\$288,359
Total	\$4,739,179

- Projects Funded not yet established (included in 5-year Capital Plan):

○ Chair Replacement	\$23,800
○ Employee Entry Vestibules	\$381,419
○ Lobby Furniture Replacement	\$223,321
○ New Inspector Cubicles	\$114,054
○ Permit and Application System Replacement	\$1,958,516
○ Solar Panel Covered Parking (3 Phases)	\$15,510,545
○ Technology Replacement	\$750,000
○ Vehicle Replacement	\$1,380,048
○ Interior LED Lighting Upgrade	\$1,986,072
Total	\$22,327,775

- Projects Funded not yet established (to be added to 5-year Capital Plan):
 - Space Planning Needs-Russell Campus, 5-yr and 10-yr funding for assessment only
 - Covered Parking
 - 3rd Chiller Replacement
 - Boiler Replacement
 - Parking Lot Gate & Controller Replacement
 - Audio and Microphone Upgrade – Presentation Room
 - Fire Alarm Systems Replacement

V. Capital Project Requests. Jerry presented RPM’s Preliminary Cost Estimates for following Capital Projects and Solar Covered Parking Phase I project analysis for committee discussion and possible action:

○ Interior LED Lighting	\$1,986,072
○ Covered Parking Solar Array, Phase I	\$3,085,489
Total	\$5,071,561

- Interior LED Lighting:
Chair, Bill Ham questioned what the approach on similar upgrades in other County departments is. ACM Randy Tarr advised the All-In Committee’s priority in the reduction of greenhouse gas is to work on getting over 6 million square feet of county wide departments efficient. First focusing on park facilities, then other building public spaces, county workspaces will be last. Building department is working on efficiency since they have the enterprise fund.

Chair, Bill Ham made a motion for Department to proceed with the design for the Interior LED Lighting, however, prior to funding, provide a cost benefit analysis at the March 2022 meeting, Committee voted, and motion passed unanimously.

- Covered Parking Solar Array, Phase I
Chair, Bill Ham made a motion to advise the Department to proceed through the design and bidding process, hold award pending BEFAC review. Committee voted and motion passed unanimously.

VI. Department Update.

- Performance Data: Jerry Stueve presented PowerPoint presentation providing performance data for comparison of building permits (residential, commercial and revisions) FY18 through FY21; completed building inspections for FY18 through FY21. Building Inspector Productivity analysis provided as requested in previous meeting, showing average of 35 inspections per inspector, per day. Building Inspector Activity of rollovers higher than liked, however rollovers are primarily due to being short staffed.
- Staffing Update: Jerry Stueve presented PowerPoint presentation which provided the key vacancies in the Building Department:
 - New Hires

- Administrative Secretary
- Assistant Manager Plans Exam
- Associate Engineer
- Building Permit Specialist I
- Building Permit Specialist II
- Building Plans Examiner I
- Building Plans Examiner Specialist (2)
- Office Specialist
- P/T Management Assistant (5)
- Senior Engineers (2)
- Current Recruitments:
 - Administrative Secretary
 - Assistant Manager Plans Exam
 - Building Inspection Specialist
 - Building Inspector I/II
 - Fire Protection Engineer
 - Manager Engineering
 - Office Assistant II
 - Senior Building Inspector (2)
- Promotions
 - Andrew Kelly - Senior Building Inspector
 - Heather Santos - Building Plans Technician
 - Jordyn Hixson - Senior Building Inspector
 - Jovita Ariza - Building Permit Specialist I
 - Kevin Gravley - Senior Building Inspector
 - Stephanie Dyer - Building Plans Technician
- Offers Pending Background Check:
 - Building Permit Specialist I (3)
 - Commercial Combination Inspector (will be a promotion)
 - Senior Building Inspector (1 will be a promotion) (3)
 - Supervising Building Inspector (will be a promotion)
- Positions Seeking Authority to Recruit:
 - Building Inspector I/II (2)
 - Commercial Combination Inspector (once employee promotes, need to fill position)
 - Senior Building Inspector (once employee promotes, need to fill position)
 - Senior Engineer (2)
- Funded Positions in Holding
 - Administrative Secretary
 - Administrative Specialist
 - Associate Engineer
 - Building Inspector I/II
 - Building Plans Examiner Specialist
 - Intern
 - Manager Plans Exam
 - Office Assistant II
 - P/T Management Assistant
 - Records Technician
 - Senior Building Inspector

VII. Economic Outlook from BEFAC Members.

- Residential Construction Industry: Representative Nat Hodgson describes this being the hardest times in his 30-year career, with price increases, surcharges, and fees.
- Commercial Development Industry: Representative Shawn Danoski explains that material costs and material availability continues to be a challenge, making it difficult to get projects built. Also finding challenges in zoning and permitting certain properties. Speed bumps exist in every step of the process.
- Construction Industry: Representative Ann Barnett expresses commercial construction delays are an issue. Also having labor shortages due to COVID. Hoping for success next year.
- Residential Construction Industry: Representative Jordan Krahenbuhl echoes labor and material issue felt across the country. Plumbing/AC Industry projections for 2022 is the demand will slow down slightly and the supply chain will catch-up.
- Gaming Industry: Representative and Chair Bill Ham expressed the supply and labor issue felt throughout all industries. Believes the appetite will wean as cost challenges will ultimately start to put pressure on developers and construction builds. Predicts the coming years to be bumpy and an influx might occur, thus staffing might be a concern; preparation is necessary.

VIII. Proposed items for future agendas.

- Interior LED Lighting cost benefit analysis.
- Financial update.
- District Attorney to provide recap on BEFAC responsibilities to new members.

IX. Set next committee meeting time and location. March 22, 2022 at 3:00 p.m. in Russell Road Presentation Room.

Public Comment Period. There were no public comments.

Seeing as there are no public comments, the meeting was adjourned at 9:44 a.m.