

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

CCDB&FP Conference Room 1116  
December 14, 2015

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MINUTES

MEMBERS/ALTERNATES PRESENT:

Bill Ham, Chair	MGM Resorts
Nat Hodgson	Southern Nevada Home Builders Association
Mike Shoheit	NAIOP
Ron Taylor	Clark County Department of Building
Yolanda King	Clark County Finance Department
Ed Zagalo	Clark County Finance Department

MEMBERS NOT PRESENT:

Sean Stewart	Associated General Contractors (AGC)
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STAFF PRESENT:

Ron Lynn	Clark County Department of Building
Sam Palmer	Clark County Department of Building
Girard Page	Clark County Department of Building
Carol Carter	Clark County Department of Building

**In Compliance with the Open Meeting Law.** The meeting of the Building Enterprise Fund Advisory Committee was called to order at approximately 1:00 p.m. by Bill Ham of MGM Resorts. Ron Lynn made a roll call and it was confirmed that there was a quorum.

**Public Comment Period.** There was no public comment.

- **Introductions**
- **Approval of Minutes.** A motion was made by Ron Taylor, seconded by Bill Ham, approving unanimously the Minutes of June 17, 2015 as written.
- **Financial Update.** Ron Taylor presented a financial update showing the current valuation report and a 5 year summary valuation and reviewed the 2015/2016 fiscal year. A comment was given to have the 5 year valuation scale begin from 2009. Our financials have been helped due to several vacant positions we've been carrying. Ron Lynn advised the Department is hiring to replace positions that have been vacated. We've hired 6 which includes 2 Senior Building Inspectors and 4 Commercial Combination Inspectors, a student engineer building and associate engineer, supervisor building inspector was promoted, a records program administrator, department assistance administrator, office assistant 1, office supervisor and inspections specialist trainer. Current recruitments include administrator specialist in finance, supplemental, customer service specialist, senior engineer/architect, plans examiner, building plans examiner 1/II, electrical plans examiner and 8 senior

inspectors. We have 2 building specialists and 2 plans checkers in fire prevention and student engineer. Vacancies not yet approved are for a Senior Programmer. We're still short 4 Senior Building Inspectors, 2 Commercial Building Inspectors. Bill Ham gave updated status and details of the Top Golf Project.

- **Department Statistics.** Ron Lynn reviewed the Letter to Industry regarding the Cosmopolitan's decorative artificial foliage.
- **Fault Characterization Study.** Sam Palmer advised that they are moving forward to submit a business management information report to the Commissioners regarding a new fault characterization study for the Las Vegas Valley. This study will be performed by a team consisting of UNR, NBMG, UNLV and USGS and will cost approximately 1.7 million dollars over a 4.5 year time frame. City of Henderson committed to paying approximately \$50,000 for 5 years, totaling \$250,000, City of Las Vegas states they can commit approximately \$50,000 for 5 years. The City of Las Vegas believes that they can provide \$50,000 total and the City of North Las Vegas believes they can provide \$25,000 total to the project. USGS will pick up a portion of other related costs with federal funding. Ron advised it affects commercial and residential much more than high rises. It standardizes the process of evaluating seismic risk and makes it scientifically verifiable, it will provide better dating of the known faults utilizing a photo luminescent dating system. Ron advised to identify it to the building owner and they can choose to modify the building. There is no retrofit requirement whatsoever. After proceeding with the fault study, this will give USGS information and potentially bring about changes to the seismic hazard maps.
- **Unreinforced Masonry Study.** Werner advised that Clark County had applied for a hazard mitigation funding grant in the amount of \$125,000. The project would consist of performing a continuation of the Unreinforced Masonry Structure (URM) survey through all Southern Nevada within unincorporated Clark County (inclusive of the incorporated cities that choose to participate.) The NESC and the Nevada Public Agency Insurance Pool had previously produced a list of structures in Nevada that are presumed to be URM. The original list was simply a compilation of all structures with record of masonry walls constructed prior to 1974. The continuation of the URM survey would perform an actual inspection of the structure to determine if it is believed to be URM based upon predefined criteria. Unreinforced masonry buildings have demonstrated poor structural performance in seismic events throughout the world and are known to be one of the frailest types of structures. The previously completed portion of the survey documented one adobe structure as well some of these presumed URM structures that have been demolished. The completed URM survey is a benefit to the community and will help us define how many of these vulnerable structures we have. This info can be shared with first responders and we can have data for public use. There will be a map and locations of URM structures will be available to first responders. These are the most dangerous buildings and we had an opportunity to get funds to help us better qualify the level of hazard we can expect to experience in an earthquake. Carson City, Sparks and Washoe County are also doing similar URM surveys.
- **Blitz Project Update.** The BLITZ (Accela) Project is noted as being 40% complete and is current in a red status (Red means issues needs to be addressed and there is a high potential to not meet the project timeline).

a. Current notable issues/risks include:

1. The project timeline has been adjusted with new target dates for completion based on current project progress (September, 2016);
2. County Department Resource Staffing – a notable risk exists within some departments to meet the required County staffing requirement. Staff commitments have been confirmed by Department heads. The severity of this risk is “High” and it is being closely monitored.
3. Delay in the Electronic Document Review Solution – a delay in starting EDR as planned is currently impacting the critical path and could delay the Go-Live date. Change Order #5 has been submitted to Clark County to Support the ePlanSoft Solution. This is an “open” issue.
4. AA/ACA Inspections – County has defined a list of inspection functionality that does not meet County expectations. Accela is addressing the escalation list. Proof of concept has made significant progress. The severity of this risk is “High” and this issue is “open and being closely monitored”.

b. Budget

Total Budget -	\$12.6M
Total Spent	4.6M
Total Encumbered	<u>2.0M</u>
Remaining	6.0M

- **Propose items for future agendas.**
  - HR vacancy timelines/salary issues for hiring
  - IT Update
  - Fault Characterization Study
  - All Expenses – fund balance and where it’s heading (economic forecast)
  - Amount of projects outsourced
- **Set next committee meeting time and location.** The next meeting will be set for the next quarter.

**Public Comment.** Seeing no public comment, the meeting was adjourned.

The meeting adjourned at approximately 2:15 p.m.

/cfc