

#### BUILDING ENTERPRISE FUND ADVISORY COMMITTEE August 7, 2025





### INTRODUCTIONS





# PUBLIC COMMENT





# Review and Approval of Meeting Minutes March 5, 2025





#### Approval of Agenda August 7, 2025





# Proposal from UNLV Dept of Civil Engineering and Construction Management Dept SRM2



#### Seismic Risk MAP 2 (SRM2)

#### A Proposal for Funding by BEFAC

Aug. 7, 2025

Principal Investigators: Dr. Pramen Shrestha (UNLV), Dr. Ying Tian (UNLV)

and Dr. John Louie (Terēan)

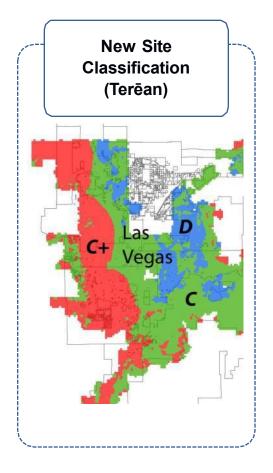
Contact: Dr. Pramen Shrestha (Dept. of Civil Engineering and Construction Management)

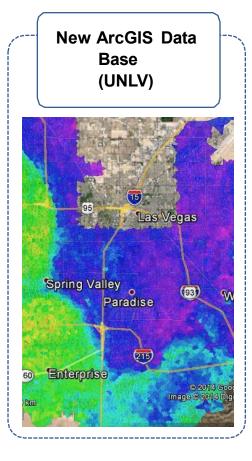


#### **Overall Goal of SRM2**

- Promote public safety and cost savings for construction, development, and planning
- Advance economic and workforce development for Clark County

#### **SRM2 Outline**

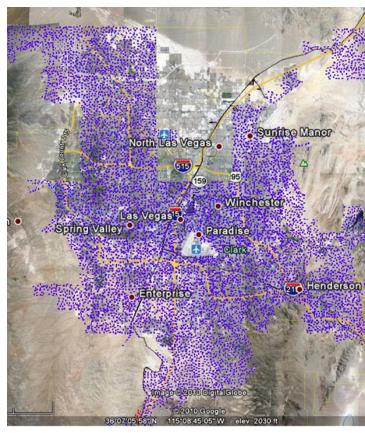








#### **Project SRM1** (funded 2007-2011 by Clark County, City of Henderson, and Southern Nevada ICC)



Site Class	Development Cost
Class B	Lower
Class C	Typical
Class D	Higher

#### **Outcome**

- SRM1: Included10,700+ ASCE seismic classes saving builders \$7,000 per parcel resulting in...
  - ...\$75M + in direct savings to builders...
  - At a cost of \$7 million, completed on time and budget
- SRM1 deliverables: data acquisition, processing, and reporting
- 83% of default Class D sites reclassified to Class C

#### **Impact**

- Enhanced public safety by accurate classification
- Decreases building costs (e.g., design, planning, de-risking, and development)\* and increases real estate value
- Reclassifications decrease overall costs per build by 5-15%\*
- Standardization of parcel classification streamlines and decreases the cost of permitting\*
- Continues to provide tens of millions of dollars in savings for the building and development community

#### **Conservatively Estimated Cost Savings**

#### **New Constructions**

Assuming structural costs (material and labor) account for 25% of total cost, and site reclassification reduces 3% structural costs

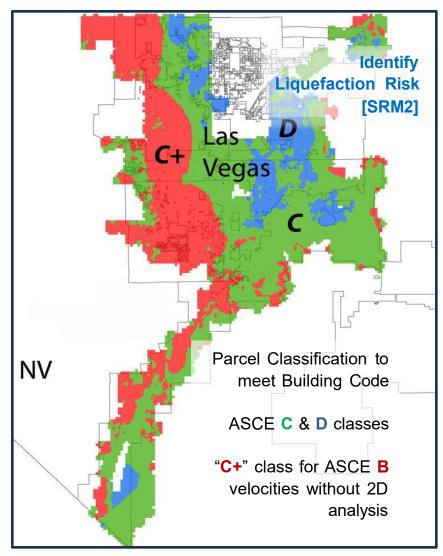
- Residential parcels (80%)
  - □ 10% of the parcels will be used for new buildings, saving = \$100 millions
- Commercial parcels (20%)
  - □ Example Supplemental Airport in Ivanpah Valley, area = 2.6 million ft², saving = \$36 millions

#### **Seismic Retrofit for Older Buildings**

- Seismic retrofit can be expensive due to structural, business downtime, relocation, and engineering fees.
- Average cost of seismic retrofit is \$66/ft² (Fung et al., 2021, The Total Costs of Seismic Retrofits: State of the Art, Earthquake Spectra, 37(4)).
- Reducing site class from D to C reduces seismic loads on buildings, thereby reducing or even eliminating the need for seismic retrofit.



#### Task 1 – New Site Classification (Terean)



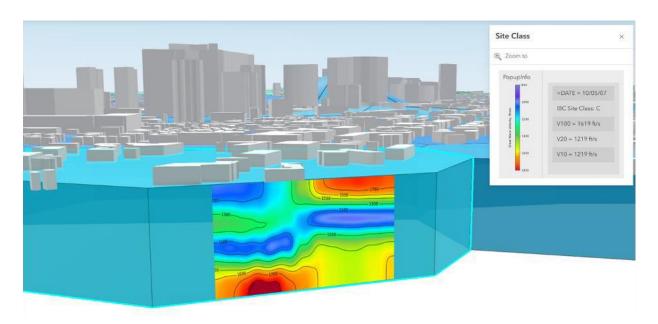
Portion of SRM1 (Clark County)

Collect, analyze, and report 14,000+ seismic new seismic measurements, providing publicly available 2D and 3D views of the subsurface

- Identify sites for reclassification from C to B, increasing the value of real property and decreasing building costs by an additional 5-15% per parcel
- Assist engineers in assessment of liquefaction potential, decreasing permitting, planning and building costs.
- Infill SRM1 to achieve higher density and more detailed, site classification and re-classification
- Expand SRM coverage to include areas developed and planned for development, since 2010 to reclassify parcels from D to C or B, increasing project values by 5-30%.

#### Task 2 - Create ArcGIS Online Database (UNLV)





Create ArcGIS Online database with accessible interactive layers publicly available

- Meshes denser 2D coverage to 3D coverage, allowing reclassification from C to B
- Expands data coverage to create a publicly available, interactive 3D community model
- Improves foundation design efficiency by providing liquefaction assessment and structural design parameters

#### Task 3 – Safety and Economic Impact Assessment (UNLV)







- Select locations with significant changes in site classifications
- Design prototype structures (concrete, steel, and timber systems typically employed in Clark County)
- Better protect building occupants by assessing changes in seismic design loads
- Quantify construction-related costs to assess economic impact

#### **Task 4 – Workforce Development (UNLV)**

Advance Clark County workforce development, educational, and business interests to increase employment and accelerate economic activity.

- Workforce to execute SRM2 will be sourced, developed and deployed in Clark County
- Engage local students (undergrad to Ph.D.) and professionals to accommodate current and future growth in engineering, planning, economics, construction, and the geosciences
- Train undergraduate students to meet the growing demand of the Clark County workforce

#### **Budget and Duration**

- \$10 million total
- 6-year project duration
- Payments divided over 24 quarters for project support

#### **Summary of Positive Impacts of SRM 2 Project**

- Improved public safety by protecting building occupants
  - SRM2 results will be available to Clark County, reporting results on a quarterly basis
- Direct cost-benefit for builders, developers, and government
  - cost savings at planning, geotechnical & structural engineering stages for both new and older buildings
  - conservatively estimated saving of about \$100 million for new residential buildings
     Return on Investment (ROI) = 10 folds
  - significant value increases for re-classified parcels
- Information communicated to the builders and the public via Clark County 3D GIS
- Strengthened education & work force development to accommodate economic growth

### SRM2 results will provide lasting benefit for public safety, consumers, builders, developers & government... ...over the entire Metro area

- SRM2 will include 14,000 new measurements over entire the Metro area
- As with the current Seismic Risk Map (SRM1), SRM2 is "lasting" digital infrastructure, serving the full spectrum of public and business interests, and including all demographics

BEFAC has an opportunity to recommend the approval of a legacy that will continue to benefit all of Clark County, indefinitely

- SRM2 serves the purpose of the enterprise fund as an essential service (compliance), provided on a continuing basis, and tangibly cost recovered, for all of Clark County
- Financed by the Enterprise Fund in 2007, SRM1 still provides multiple returns for Clark County builders and developers, amounting to hundreds of millions of dollars in value
  - SRM1 increased the real value, and lowered building costs, for 80% of Metro parcels measured
  - Cost savings, and resulting permit fees, continues to generate tax and permit revenue for funding government projects, such as roads public buildings, and parks
- SRM2 will make Clark County compliant with new ASCE 7-22 recommendations for earthquake safety In addition to including more recent and projected growth areas

#### **Team and Credentials**



**Pramen Shrestha** 

- Professor, Civil Eng., UNLV
- Ph.D. (UT Austin), P.E. (Texas)
- Construction cost, Engineering economic analysis
- Fellow of ASCE
- Transportation Research Board Project Delivery and Construction Management Committees



**Ying Tian** 

- Professor, Civil Eng., UNLV
- Ph.D. (UT Austin), P.E. (Nevada)
- Earthquake engineering, Building progressive collapse
- Past Chair, ACI Committee 377
- ASCE Technical and Standard Committees for Disproportionate Collapse



John Louie

- Chief Geophysicist, Terēan
- PI for Seismic Risk Map (SRM1)
- Professor (Emeritus), Seismology, UNR
- Ph.D. (Caltech )
- Pioneering scientist for geotechnical measurements
- Past Fulbright Senior Scholar, Victoria University of Wellington, New Zealand

#### Thank You



# BUILDING ENTERPRISE FUND FINANCIAL UPDATE



#### STATEMENT OF NET POSITION

	FY 2025 (unaudited)	FY 2024 (audited)
Assets		
Current assets	\$ 80,391,258	\$ 74,257,761
Noncurrent assets <sup>(1)</sup>	33,165,834	27,317,845
Total assets	113,557,092	101,575,606
Deferred outflows of resources		
Related to pensions <sup>(1)</sup>	10,739,704	10,739,704
Liabilities		
Current liabilities	26,622,152	19,257,917
Noncurrent liabilities <sup>(1)</sup>	32,689,826	32,689,826
Total liabilities	<u>59,311,978</u>	51,947,743
Deferred inflows of resources		
Related to pensions (1)	1,702,762	1,702,762
Net position	\$ 63,282,056	\$ 58,664,805

togetherforbetter

<sup>(1)</sup> FY 25 balances have not been adjusted for fiscal year end adjustments.

### **UNEARNED REVENUE June 30, 2025 (unaudited)**

Project		6/30/2025
HARD ROCK HOTEL & CASINO	\$	4,071,468
SWITCH COMMUNICATIONS		1,735,253
LAS VEGAS CONVENTION CENTER PHASE 3		1,046,920
MSG MUSIC VENUE		945,491
HARRY REID INTERNATIONAL AIRPORT		803,348
FONTAINEBLEAU		312,803
MGM GRAND RESORT & CASINO		288,499
LIFE TIME HEALTH CLUB		228,732
DURANGO STATION PHASE 2		203,610
WYNN HOTEL & CASINO		199,335
ATHLETICS LAS VEGAS BALLPARK		180,826
WARM SPRINGS / CIMARRON APARTMENTS		179,233
SILVERADO TRAIL APARTMENTS		171,611
SILVER STATE SOUTH		169,040
CULINARY HEALTH FUND		164,089
VENETIAN HOTEL & CASINO		158,150
DREAM LAS VEGAS		151,876
SIGNATURE FLIGHT SUPPORT		151,226
SUMMERLIN VILLAGE 17 PHASE 1		150,217
CAESARS PALACE HOTEL AND CASINO		120,526
SOUTHERN GLAZER'S WINE & SPIRITS		119,813
JANICE BROOKS BAY APARTMENTS		115,189
ZERO BOND WYNN LAS VEGAS		111,097
FAITH LUTHERAN SCHOOL		108,895
OTONOMUS HOTEL		108,436
PALAZZO RESORT AND CASINO		106,334
Less than \$100,000		6,642,198
	Total \$	18,744,218

#### Unearned Revenue (in millions)





#### Unearned Revenue June 30, 2024

PROJECT	6/30/2024
MSG	\$ 944,538
LAS VEGAS CONVENTION CENTER	802,366
HARRY REID INTERNATIONAL AIRPORT	382,221
FOUNTAINBLEAU RESORT & CASINO	372480
SILVER STATE SOUTH	346,787
SUMMERLIN VILLAGE	306,171
AINSLEY @ PARADISE APARTMENTS	245,312
YELLOWPINE SOLAR	235,286
SHOWCASE V	191,979
DECATUR PYLE FAMILY APARTMENTS	158,120
PARIS HOTEL & CASINO	151,661
BADURA/DURANGO	151,405
DREAM LAS VEGAS	146,304
HARD ROCK HOTEL & CASINO	140,448
WYNN HOTEL & CASINO	139,310
BELLAGIO HOTEL & CASINO	132,024
SWITCH COMMUNCATIONS	122,527
JONES/WIGWAM	114,409
OTONOMUS HOTEL	104,883
DOWNTOWN SUMMERLIN	102,220
Less than \$100,000	 8,975,605
TOTAL	\$ 14,266,055



#### **INCOME STATEMENT**

	FY 2025 (unaudited)	FY 2024 (audited)
Operating revenues:	\$ 35,206,572	\$ 41,696,076
Operating expenses:		
Salaries and wages	17,878,565	16,451,084
Employee benefits <sup>(1)</sup>	8,266,394	8,783,160
Services and supplies	6,501,582	7,224,200
Depreciation	1,712,579	2,156,413
Total operating expenses	34,359,120	34,614,857
Operating income (loss)	847,452	7,081,219
Investment income (loss)(1)	3,769,799	3,290,847
Interest expense	<u>-</u>	(15,406)
Net income (loss)	\$ 4,617,251	\$ 10,356,660



<sup>(1)</sup> FY 24 includes annual non-cash adjustments for GASB 68 pension liability and GASB 31 investment values. The unaudited FY 25 balances do not include these adjustments.

#### **WORKING CAPITAL**

	FY 2025 (unaudited)	FY 2024 (audited)
Current Assets <sup>(1)</sup> Less designated cash Unrestricted current assets	\$ 80,391,258 (18,566,879) 61,824,379	\$ 75,928,151 (26,171,093) 49,757,058
Current Liabilities (payable from current assets) Working Capital 50% of Operating Expenses (2)	(26,622,152) 35,202,227 (18,025,144)	(19,257,917) 30,499,141 (17,002,043)
Excess Working Capital / (Excess Working Limit)	\$ 17,177,083	<u>\$ 13,497,098</u>

<sup>(1)</sup> FY 24 current assets reflect adjustment for GABS 31 of \$1,670,390.

<sup>(2)</sup> Operating expenses include 100% budgeted salaries and benefits.

#### **DESIGNATED CASH BALANCE**

Designated Cash	
7/1/24	\$ 26,171,093
Capital Expenses:	
Vehicle Replacement	(693,258)
Building Enhancements:	
Chiller 1 & 2 Replacement	(75,847)
Lighting Control Panel Replacement	(1,099,141)
Photovoltaic Covered Parking	(5,697,397)
5/10 Yr Space Study	(2,153)
Plans and PAR Room Modular Furniture	(3,918)
Russell Campus PAC & Zoning Area Reconfig	(30,000)
Russell Campus Bldg Fire Office Mods	 (2,500)
Total Capital Expenses	(7,604,214)
Designated Cash 6/30/25 (1)	\$ 18,566,879



#### **UNFUNDED CAPITAL PLAN**

Designated Cash 6/30/2025 (1)

\$ 18,566,879

Capital Expenses:

**Remaining Commitments** 

(13,878,879)

Future Project (5-year capital plan)

(57,300,820)

**Unfunded Capital Plans** 

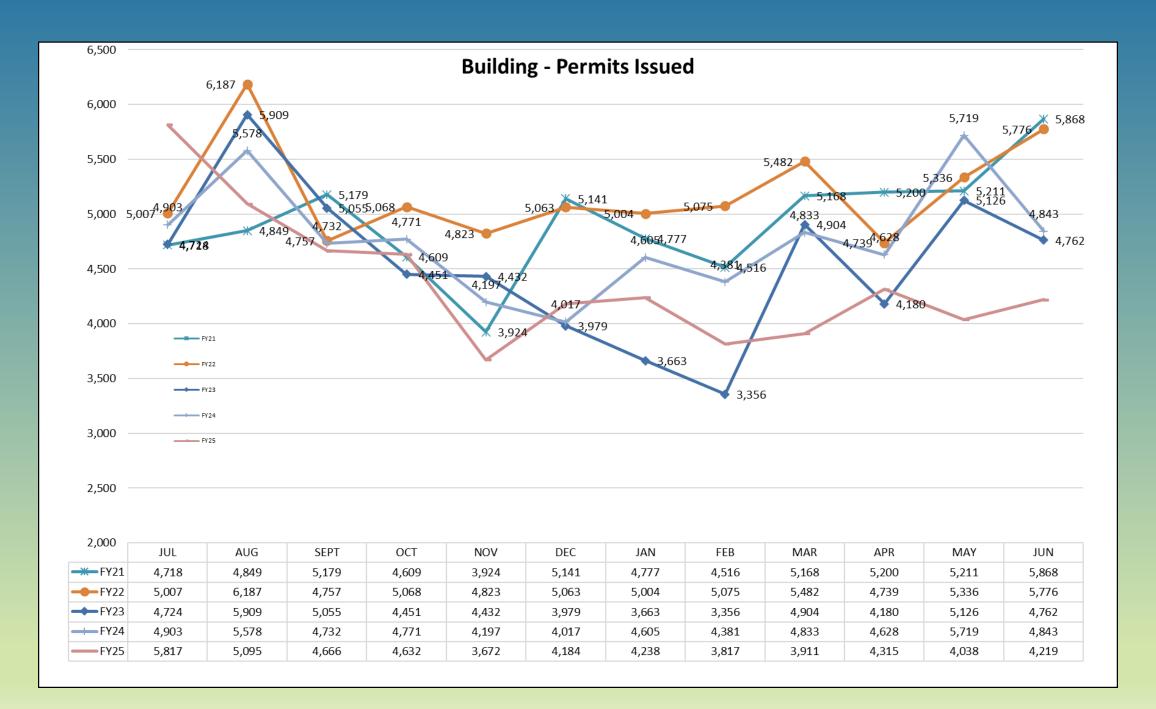
\$ (52,612,820)





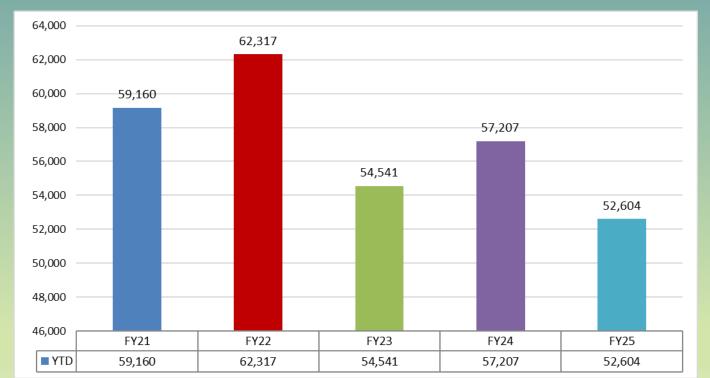
# DEPARTMENTAL PERFORMANCE DATA

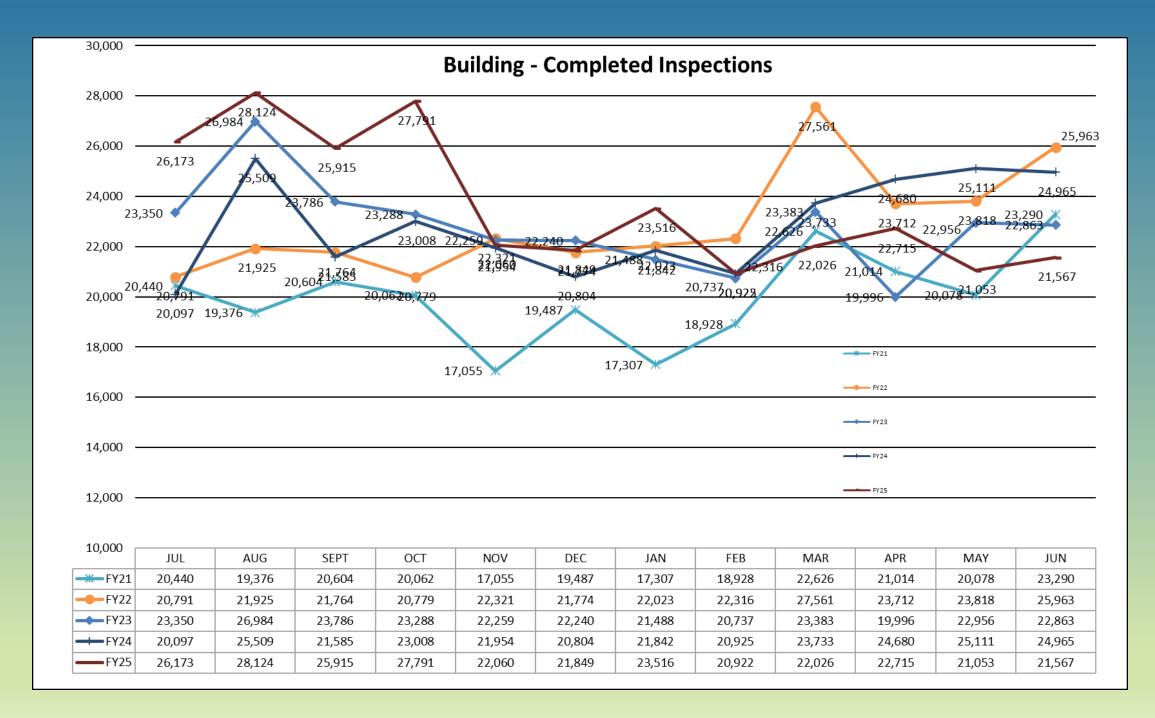




#### Building Permits Issued - Fiscal Year Comparison Through JUNE 2025

SEPT OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
5,179 4,609	3,924	5,141	4,777	4,516	5,168	5,200	5,211	5,868	59,160
4,757 5,068	4,823	5,063	5,004	5,075	5,482	4,739	5,336	5,776	62,317
5,055 4,451	4,432	3,979	3,663	3,356	4,904	4,180	5,126	4,762	54,541
		,		,		•	,	,	57,207
4,666 4,632	3,672	4,184	4,238	3,817	3,911	4,315	4,038	4,219	52,604
	5,179     4,609       4,757     5,068       5,055     4,451       4,732     4,771	5,179     4,609     3,924       4,757     5,068     4,823       5,055     4,451     4,432       4,732     4,771     4,197	5,179     4,609     3,924     5,141       4,757     5,068     4,823     5,063       5,055     4,451     4,432     3,979       4,732     4,771     4,197     4,017	5,179     4,609     3,924     5,141     4,777       4,757     5,068     4,823     5,063     5,004       5,055     4,451     4,432     3,979     3,663       4,732     4,771     4,197     4,017     4,605	5,179     4,609     3,924     5,141     4,777     4,516       4,757     5,068     4,823     5,063     5,004     5,075       5,055     4,451     4,432     3,979     3,663     3,356       4,732     4,771     4,197     4,017     4,605     4,381	5,179     4,609     3,924     5,141     4,777     4,516     5,168       4,757     5,068     4,823     5,063     5,004     5,075     5,482       5,055     4,451     4,432     3,979     3,663     3,356     4,904       4,732     4,771     4,197     4,017     4,605     4,381     4,833	5,179     4,609     3,924     5,141     4,777     4,516     5,168     5,200       4,757     5,068     4,823     5,063     5,004     5,075     5,482     4,739       5,055     4,451     4,432     3,979     3,663     3,356     4,904     4,180       4,732     4,771     4,197     4,017     4,605     4,381     4,833     4,628	5,179     4,609     3,924     5,141     4,777     4,516     5,168     5,200     5,211       4,757     5,068     4,823     5,063     5,004     5,075     5,482     4,739     5,336       5,055     4,451     4,432     3,979     3,663     3,356     4,904     4,180     5,126       4,732     4,771     4,197     4,017     4,605     4,381     4,833     4,628     5,719	5,179         4,609         3,924         5,141         4,777         4,516         5,168         5,200         5,211         5,868           4,757         5,068         4,823         5,063         5,004         5,075         5,482         4,739         5,336         5,776           5,055         4,451         4,432         3,979         3,663         3,356         4,904         4,180         5,126         4,762           4,732         4,771         4,197         4,017         4,605         4,381         4,833         4,628         5,719         4,843





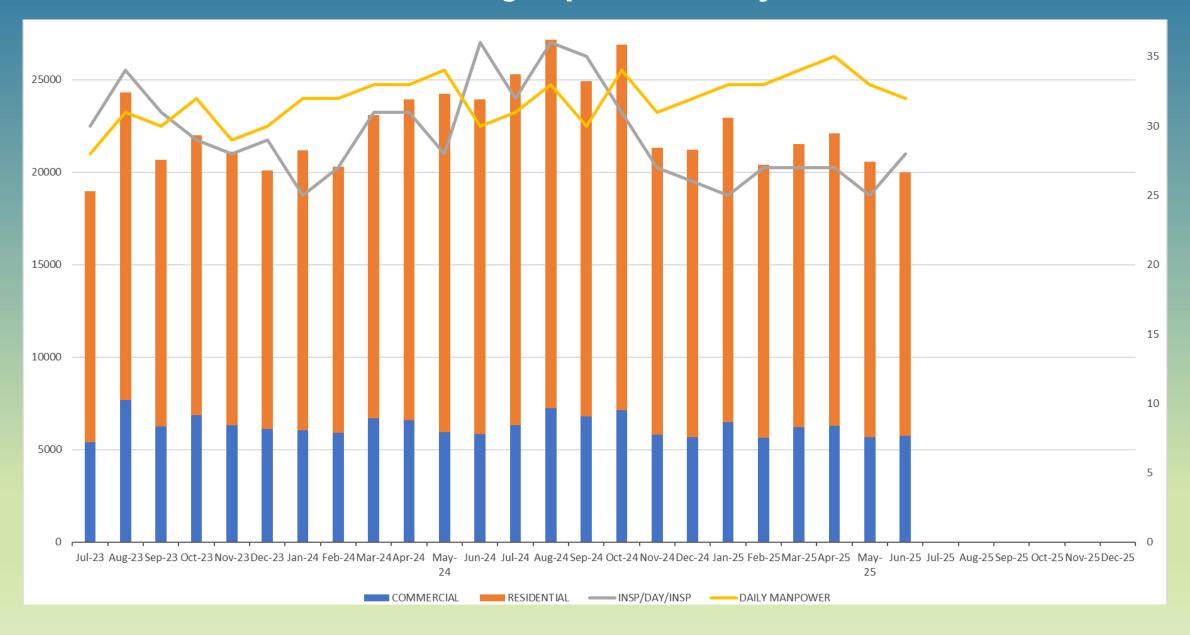
#### **Building Completed Inspections- Fiscal Year Comparison**

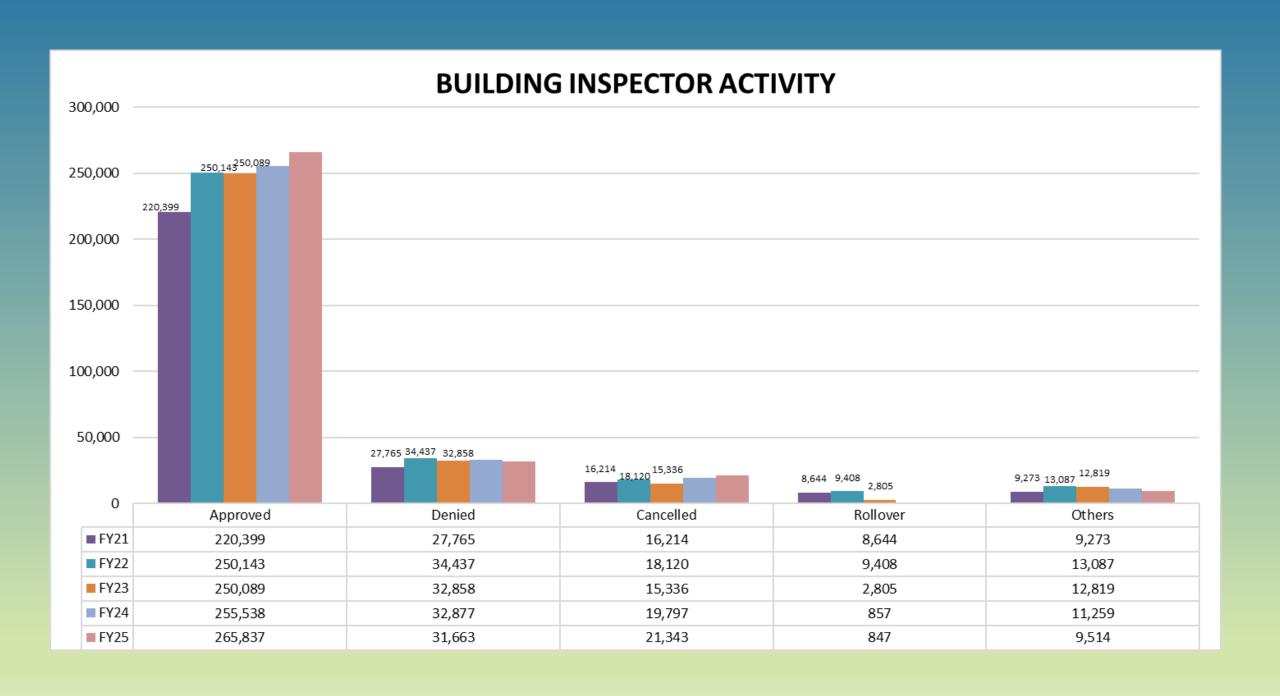
Through JUNE 2025

	JUL	AUG	SEPT	ОСТ	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
FY21	20,440	19,376	20,604	20,062	17,055	19,487	17,307	18,928	22,626	21,014	20,078	23,290	240,267
FY22	20,791	21,925	21,764	20,779	22,321	21,774	22,023	22,316	27,561	23,712	23,818	25,963	274,747
FY23	23,350	26,984	23,786	23,288	22,259	22,240	21,488	20,737	23,383	19,996	22,956	22,863	273,330
FY24	20,097	25,509	21,585	23,008	21,954	20,804	21,842	20,925	23,733	24,680	25,111	24,965	274,213
FY25	26,173	28,124	25,915	27,791	22,060	21,849	23,516	20,922	22,026	22,715	21,053	21,567	283,711



#### **Building Inspection Activity**



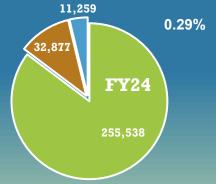


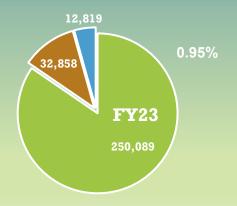
#### **BUILDING INSPECTOR ACTIVITY**Rollover Data by Fiscal Year

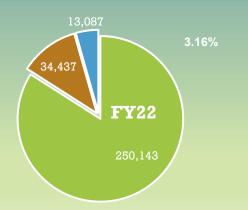
Rollover Data	FY21	FY22	FY23	FY24	FY25	TOTAL
	3.36%	3.16%	0.95%	0.29%	0.28%	1.61%

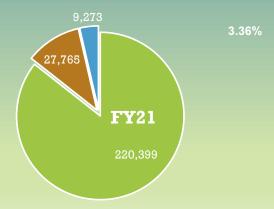












#### **Plan Review Timeliness**

#### January 2025 through June 2025

 Phased Projects: 100% Commercial 21-Day (>\$250K): 98.72% Commercial 14-Day (≤\$250K): 99.86% Commercial 7-Day (≤\$100K): 99.31% Residential 21-Day: 100% Residential 14-Day: 99.90% Residential 7-Day: 100% Standard Plans (21-Day): 100% • Revisions (10-Day): 99.52%

OVERALL: 99.64%

Target Goal is 90%





#### DEPARTMENTAL STAFFING UPDATE



#### **Staffing Updates**

- Current staffing total: 161 (including PT Mgmt. Assistants)
- Total Funded Positions: 182
- Current vacancy rate: 12.64% (includes all vacant positions including approved supplemental positions) 21 vacant positions
- Currently recruiting for:
  - Building Inspection Specialist (Structural) 1
  - Building Inspector I/II (Structural) 1
  - Office Specialist 1
  - Plans Examiner Specialist (Residential) 2
  - Senior Building Inspector (ACET) 3



## Staffing Updates New Hires 3/5/2025 to Present

<b>Effective Date</b>	Position	<b>Employee Name</b>
TBD	Building Permit Specialist I	Katie Bradley
TBD	Building Permit Specialist I	Brandon Tan
6/23/2025	Building Permit Specialist I	Michael Shaw
6/9/2025	Building Plans Examiner I	Shelly Prisbrey
5/12/2025	Plans Examiner Specialist	Angela Bargiel
6/23/2025	PT MA	Kylee Rind
5/26/2025	Supervising Building Permit Specialist	Vincent Rado



## Staffing Updates *Promotions*3/5/2025 to Present

<b>Effective Date</b>	Position	<b>Employee Name</b>
4/14/2025	Plans Technician	Brandi Fernandez-Reyes
4/28/2025	Plans Technician	Brooke Vanderslice
3/17/2025	Building Inspection Specialist	Kevin Gravley
3/17/2025	Building Inspection Specialist	Jason Nelson
7/21/2025	Senior Office Specialist	Hope Nobles
TBD	Senior Building Inspector	Jay Rosenberg
TBD	Building Permit Specialist	Isiah Stroud





# CAPITAL IMPROVEMENT PROJECTS UPDATE



#### **Capital Improvement Projects**

- Covered Parking: \$6,367,627 (SHF International with Baja Construction)
  - 99% complete
  - Phase 1 and Phase 2 are 100% complete
  - Phase 3 is at the punch list stage
- Misc. space improvements
  - PAC/Plans Examination cubicle reconfiguration
  - IT area reconfiguration/remodel
  - Records area modifications
  - New office for Senior Management Analyst-Records
  - Accessible controls for badged entry at rear employee entrance



#### 5- and 10- Year Space Utilization Study

- Carpenter Sellers Del Gatto Architects
  - Two separate projects for "Russell Campus Masterplan 2.0"
    - Lobby/First Floor Renovation (Pre-design through CA services for DBB delivery)
      - Redesign of first floor with new County standard furniture
      - Renovate existing restrooms and breakrooms
      - Renovate public counters with partitions, windows, access-control (security)
    - Building Expansion (Pre-design only)
      - Presentation Room #2
      - Auditorium
      - Capture Inspections patio area for additional building space





### ECONOMIC OUTLOOK FROM BEFAC MEMBERS





## PROPOSE ITEMS FOR FUTURE AGENDA





## SET NEXT COMMITTEE MEETING DATE





# PUBLIC COMMENT





#### ADJOURN MEETING

