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STATE OF NEVADA

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PUBLIC WORKS BOARD

# M E M O R A N D U M

**Date:** March 13, 2003  
**To:** Rick Combs, LCB Fiscal  
**From:** Evan Dale  
**Subject:** Revised Project Cost Estimates for CIP Hearing Friday March 14

RECEIVED  
MAR 13 PM 4:05  
FISCAL ANALYSIS DIVISION

With this memo are fifteen sets of revised Project Cost Estimates for three projects in the 2003 CIP request. A summary of the revisions follows:

Project Number	Project Name	Description of Revision
C06	State Emergency Operations Center – CC	Nevada Department of Forestry Added to Scope. Space allocation adjusted to accommodate NDF. No project cost line items changed. Total Funding Request remains the same.
C12	Hatchery Refurbishment, Phase II	Federal funding increased by \$700,000 and Agency funding reduced by \$700,000.
C19	Nevada State Museum, ADA Access	FF&E line item reduced to zero with a corresponding increase to Construction Cost and Soils Analysis. Total Funding Request remains the same.

The page numbers on the revisions are consistent with the page numbers in the original CIP request. If you have any questions please call me at 684-4101.

Thank you.

Cc: Daniel K. O'Brien, P.E., SPWB  
Gus Nunez, P.E., SPWB  
Mary Keating, Administrative Services  
Jim Manning, Budget

SUBCOMMITTEE HIGHER EDUCATION / CIP  
DATE: 03-14-03 EXHIBIT C  
SUBMITTED BY: FISCAL ANALYSIS DIVISION

**Project No:** C04 Telecommunications – FF&E, Cheyenne Campus  
**Agency:** CCSN  
**Location:** North Las Vegas

**Description:**

The completion of the outfitting of the new telecommunications building is necessary to meet the expanding need for highly educated and skilled personnel for the rapidly expanding high tech telecommunications facilities in Southern Nevada. Within the rapidly growing highly technical and lucrative telecommunications field, there is a near crisis need for trained and skilled technicians to fill the employment needs of the expanding and diversifying economy of Southern Nevada.

The new telecommunications building was funded in 2001 with the expectation that the fixtures furniture and equipment would be funded in the 2003 CIP budget.

The forecasted courses and programs to be housed within the facility include:

Telecommunication—fiber optics; laser technology and optoelectronics; microprocessing programming and interface; wireless technology; DSL technology; FCC commercial and amateur radio licensing.

Cisco Networking Academies—Regional Academy Instructor training; local academy Ciscp Certified Network Associate student training; world-wide Cisco Certified Network Professional area training center; fundamentals of UNIX and web design; network security.

Electronics—General electronics; digital logic; analog circuits; slot repair; low voltage licensing, biomedical instrumentation, alternative energy; solar/wind/geothermal, etc.; robotics; semiconductor fabrication.

Computer Technology—PC troubleshooting and repair (A+ certification); help desk; Microsoft System Engineer; Certified Network Engineer.

**Executive Summary:**

The scope of work includes the furniture, fixtures and equipment for the new high tech classroom and laboratory building for Telecommunications Education currently under construction as a design/build project at the Cheyenne Campus of CCSN.

## State Public Works Board

## Project Cost Estimate Revised

March 13, 2003 3:15:06 PM

Project No: C06  
 Title: State Emergency Operations Center (SEOC)  
 Description: 25,885 sf Located at National Guard Armory Site

Department: Public Safety  
 Division: Emergency Mgmt  
 Agency: Emergency Mgmt  
 Project Mgr: CMD

## Funding Summary

State	7,071,365
Agency:	0
Federal:	0
Other:	0
<b>Total:</b>	<b>7,071,365</b>

Project Group: Arena/Auditorium/Medical Office/Fire-Police/Univ.  
 Project Type: New  
 Project Site: Local  
 Location: Carson City

Building Area: 25,885      gsf  
 Months To Construction: 24  
 Annual Inflation Rate: 5.00%  
 Total Inflation: 10.25%

	2002	2004
<b>Professional Services</b>		
A/E Design & Supervision	400,163	441,180
Surveys	6,000	6,000
Soils Analysis	12,000	12,000
Structural Plan Check	3,555	3,555
Mechanical Plan Check	3,965	3,965
Electrical Plan Check	2,607	2,607
Life Safety Plan Check	9,194	9,194
ADA Plan Check	2,629	2,629
Data/Tele Pln Chk & Inspec	1,078	1,078
PWB Project Mgmt & Insp.	364,509	401,871
Remote Site Costs	0	0
Testing Services	46,624	51,403
Other	0	0
<b>Sub Total</b>	<b>852,324</b>	<b>935,482</b>

<b>Building Costs</b>		
Construction	4,886,600	5,387,477
Construction Contingency	293,119	323,164
Utility/Off-Site costs	150,000	165,375
Data/Telecom wiring	32,013	35,294
Furnishings and Equipment	160,000	176,400
HVAC Maint. Agreement	15,921	15,921
Roof Maint. Agreement	10,000	10,000
Other	0	0
<b>Sub Total</b>	<b>5,547,653</b>	<b>6,113,631</b>

<b>Miscellaneous</b>		
Advertising & Printing	4,444	4,900
Bond Sale Costs	15,740	17,353
Other	0	0
<b>Sub Total</b>	<b>20,184</b>	<b>22,253</b>

**Total Project Cost**      6,420,161      7,071,365

## Remarks

All line item costs are estimated with the best information available in 2002. It is expected that the actual costs incurred in the 2003 to 2006 time frame will be somewhat different than the 2002 estimate. Thus, during project implementation, funds must be shifted from one category to another within the project budget by the PWB staff. However, the total project budget cannot be exceeded unless additional funds are provided.

## Construction Cost breakdown:

## EOC Building:

Division of Emergency Management	11,336 sf
Nevada Division of Forestry	7,032 sf
Nevada Highway Patrol Dispatch	2,512 sf
Nevada National Guard (POMSO)	2,500 sf
State Integrated Financial System (IFS)	250 sf
State Emergency Response Commission (SERC)	380 sf
<b>Total square footage</b>	<b>24,010 sf</b>

EOC Building cost: 24,010 sf @ \$185/sf      \$4,441,850

Storage Building cost: 1,875 sf @ \$80/sf      \$150,000

Site work and landscaping costs:      \$294,750  
**\$4,886,600**

**Project No:** C06                      State Emergency Operations Center (SEOC)  
**Agency:** Emergency Mgmt  
**Location:** Carson City

**Description:**

The proposed new State Emergency Operations Center (SEOC), would be located adjacent to the recently completed State Area Command Complex for the Nevada National Guard, in Carson City. The proximity to the National Guard complex will greatly enhance the functionality and interagency coordination necessary for the Division of Emergency Management to perform their mission. This approximately 24,000 square foot building, will be the new home for the Division of Emergency Management, and also accommodate the other agencies involved in emergency response including the Nevada Highway Patrol Dispatch, the Nevada National Guard Plans, Operation and Military Support Officer (POMSO), the Integrated Financial System, the Nevada Division of Forestry and the State Emergency Response Commission. This building will ideally co-locate together many of the typical agencies that coordinate both daily minor and catastrophic emergencies and disasters. This new building will be designed to the current building code requirements for an essential facility, in order to ensure continuous operation during emergency situations, including a major seismic event. A separate 1,875 sf metal storage building will also be included in the project to meet the Division's storage needs.

The Division of Emergency Management has outgrown its current space allocation within the building at 2525 S. Carson Street. The current building is in poor condition and would require significant renovation to be usable in the long term. A new facility is necessary that includes classroom space for training, and additional storage for materials and equipment needed for deployment of specialized State response teams. An executive conference room is also needed for policy decision making and planning.

An architectural consultant was hired to do advanced planning and programming for this facility. This request is based on that study and the size of this facility is based on the needs of the various agencies proposed to occupy this building. The cost estimate for this facility is based on the programming requirements identified for this type of facility and the comparative costs of similar facilities.

## State Public Works Board

## Project Cost Estimate

January 15, 2003 3:54:57 PM

Project No: C07  
 Title: Remodel Building 17, Phase II, Stewart Complex  
 Description: Stewart Bldg. 17

Department: Administration  
 Division: Buildings & Grounds  
 Agency: Buildings & Grounds  
 Project Mgr: RLC

**Funding Summary**  
 State 2,760,307  
 Agency:  
 Federal:  
 Other:  
 Total: 2,760,307

Project Group: Mechanical Systems  
 Project Type: Remodel  
 Project Site: Remote  
 Location: Carson City

Building Area: 21,000 sqf  
 Months To Construction: 24  
 Annual Inflation Rate: 5.00%  
 Total Inflation: 10.25%

	2002	2004
<b>Professional Services</b>		
A/E Design & Supervision	160,897	177,389
Surveys	0	0
Soils Analysis	0	0
Structural Plan Check	2,192	2,192
Mechanical Plan Check	2,073	2,073
Electrical Plan Check	1,661	1,661
Life Safety Plan Check	3,574	3,574
ADA Plan Check	1,607	1,607
Data/Tele Pln Chk & Inspec	4,754	4,754
PWB Project Mgmt & Insp.	162,921	179,620
Remote Site Costs	0	0
Testing Services	7,677	8,464
Other	0	0
<b>Sub Total</b>	<b>347,356</b>	<b>381,334</b>
<b>Building Costs</b>		
Construction	1,480,550	1,632,306
Construction Contingency	129,370	142,630
Utility/Off-Site costs	45,000	49,613
Data/Telecom wiring	160,000	176,400
Furnishings and Equipment	305,000	336,263
HVAC Maint. Agreement	13,702	13,702
Roof Maint. Agreement	0	0
ADA Upgrade to Main Entry	16,000	17,640
<b>Sub Total</b>	<b>2,149,622</b>	<b>2,368,554</b>
<b>Miscellaneous</b>		
Advertising & Printing	3,335	3,677
Bond Sale Costs	6,115	6,742
Other	0	0
<b>Sub Total</b>	<b>9,450</b>	<b>10,419</b>
<b>Total Project Cost</b>	<b>2,506,428</b>	<b>2,760,307</b>

## Remarks

All line item costs are estimated with the best information available in 2002. It is expected that the actual costs incurred in the 2003 to 2006 time frame will be somewhat different than the 2002 estimate. Thus, during project implementation, funds must be shifted from one category to another within the project budget by the PWB staff. However, the total project budget cannot be exceeded unless additional funds are provided.

## Construction Cost breakdown:

BUILDING 17, SECOND FLOOR - 21,000 s.f.  
 Parking - 20 spaces @ \$1,600 \$32,000  
 Floors @ \$2.75/s.f. \$57,750  
 Ceiling @ \$3.25/s.f. \$68,250  
 Interior Remodeling @ \$12.00/s.f. \$252,000  
 Painting/Wall Coverings @ \$2.25/s.f. \$47,250  
 Window Retrofit 6,800 s.f. @ \$33.50/s.f. \$227,800  
 Restroom Remodeling - L.S. \$8,000  
 Structural Modifications - L.S. \$14,000  
 Mechanical @ \$20.00/s.f. \$420,000  
 Fire Sprinklers @ \$3.0/s.f. \$63,000  
 Power @ \$2.50/s.f. \$52,500  
 Lighting @ \$3.50/s.f. \$73,500  
 Emergency Alarms @ \$2.50/s.f. \$52,500  
 Communications @ \$2.00/s.f. \$42,000  
 Landscaping - L.S. \$18,000.00  
 Specialty and Casework - L.S. \$52,000.00  
**TOTAL** **\$1,480,550**

## DATA / TELECOM

Phone System \$65,000  
 Data Equipment / UPS / Servers \$45,000  
 Microwave Connection to Doit \$50,000  
**TOTAL** **\$160,000**

**Project No:** C11                      Microwave Renovations on Mountain Top Communication Sites  
**Agency:** Information Technology  
**Location:** Various

**Description:**

This project request includes the replacement of aging Equipment Shelters, Generator, and tower improvements at the Virginia Peak, Montezuma Peak, TV Hill and Pinenut Peak sites. These structures and equipment have exceeded their serviceable life span. The replace towers and support structures are substandard to industry standards, which jeopardize the safety of State of Nevada personnel. The towers have exceeded their serviceable life span and are not capable of supporting additional loading. All of these upgrades are essential to the proper operation of these critical communications sites.

DOIT, previously the Communications Board, has been operating a state wide communications infrastructure to support multi agency communications for 31 years. It operates numerous communications sites housing critical communications infrastructure on a statewide basis. The site locations provide the facilities for the radio coverage required by the user agencies communications systems. These sites are mountaintop locations with some being solar powered sites. The existing equipment shelters, standby generator, and towers no longer provide the high level of availability required by the users of these sites.

These sites support critical communications systems for users such as NDOT, NHP, NDF, DOW, EMS and other state agency communications systems. It is anticipated that the equipment would have a life span of 15 to 18 years before replacement would again be necessary. As these communications facilities house critical public safety communications equipment, these agencies require an optimum level of reliable operations, the replacement of these facilities is imperative to their mission. The State of Nevada and the multiple public safety agencies risk losing communications with key components of their communications systems. In addition, the safety and welfare of the personnel employed at these agencies would also be jeopardized as a result of non-funding of this request. Two recent examples of failure are the failure of a 1967 vintage generator where parts are not available to re-establish operation and a roof of one of the aging structures was torn off by the wind, allowing rain to soak the entire interior portion of the building and the sensitive electronic equipment housed within.

The project would consist of the physical replacement of existing equipment shelters with new high-quality buildings similar to those installed as part of the Digital Communications project. These shelters would be placed in the existing locations with the aging building being removed from the site. The replacement will be performed by DOIT staff with the assistance of contract labor where required. The shelter would provide a secure environment for sensitive electronic equipment and contain a new standby power generation plant in support of the site should commercial power become unavailable. In addition the project would consist of the physical replacement of existing communications towers and support structures with new high-quality structures similar to those installed as part of the Digital Communications project. These towers would be placed in the existing locations and may augment the structures already in place. The replacement will be performed by sub-contracted labor with DOIT staff supervising this installation.

## State Public Works Board

## Project Cost Estimate Revised

March 13, 2003 3:15:19 PM

Project No: C12  
 Title: Hatchery Refurbishment, Phase II  
 Description: Continuation of 01-C27

Department: CNR  
 Division: NDOW  
 Agency: Fisheries Bureau  
 Project Mgr: DMD

## Funding Summary

State	0
Agency:	13,800,000
Federal:	700,000
Other:	0
<b>Total:</b>	<b>14,500,000</b>

Project Group: Parking/Service Garage/Warehouse  
 Project Type: Rehab  
 Project Site: Remote  
 Location: Statewide

Building Area: 4,800 gsf  
 Months To Construction: 24  
 Annual Inflation Rate: 5.00%  
 Total Inflation: 10.25%

	2002	2004
<b>Professional Services</b>		
A/E Design & Supervision	875,000	964,688
Surveys	0	0
Soils Analysis	0	0
Structural Plan Check	4,571	4,571
Mechanical Plan Check	4,449	4,449
Electrical Plan Check	3,059	3,059
Life Safety Plan Check	8,555	8,555
ADA Plan Check	5,713	5,713
Data/Tele Pln Chk & Inspec	749	749
PWB Project Mgmt & Insp.	457,563	504,463
Remote Site Costs	7,711	8,501
Testing Services	55,233	60,894
Environmental Assessment	65,000	71,663
Permitting	52,000	57,330
<b>Sub Total</b>	<b>1,539,603</b>	<b>1,694,635</b>
<b>Building Costs</b>		
Construction	10,500,000	11,576,250
Construction Contingency	546,083	602,057
Utility/Off-Site costs	224,000	246,960
Data/Telecom wiring	54,150	59,700
Furnishings and Equipment	0	0
HVAC Maint. Agreement	3,137	3,137
Roof Maint. Agreement	5,000	5,000
Purchase Fish	245,000	270,113
<b>Sub Total</b>	<b>11,577,370</b>	<b>12,763,216</b>
<b>Miscellaneous</b>		
Advertising & Printing	5,424	5,980
Bond Sale Costs	32,806	36,169
Other	0	0
<b>Sub Total</b>	<b>38,230</b>	<b>42,149</b>
<b>Total Project Cost</b>	<b>13,155,203</b>	<b>14,500,000</b>

## Remarks

All line item costs are estimated with the best information available in 2002. It is expected that the actual costs incurred in the 2003 to 2005 time frame will be somewhat different than the 2002 estimate. Thus, during project implementation, funds must be shifted from one category to another within the project budget by the PWB staff. However, the total project budget cannot be exceeded unless additional funds are provided.

## Construction Cost breakdown:

## TOTAL CONSTRUCTION COST ALL PHASES:

1. Lake Mead, major rehab. And new residences	8,637,000
2. Gallagher, major rehab. Residences & hatchery	4,628,000
3. Mason Valley, repair & upgrade systems	325,000
4. Spring Creek, major rehab.	4,130,000
<b>TOTAL</b>	<b>17,720,000</b>

## PHASE II: CONSTRUCTION COST: FY 2004-2005

1. Lake Mead, major rehab. & repair	6,300,000
2. Gallagher, rebuild lower rearing area	4,000,000
3. Mason Valley, misc repairs & upgrades	200,000
4. Spring Creek, major rehab.	0
<b>TOTAL</b>	<b>10,500,000</b>



**Project No:** C12 Hatchery Refurbishment, Phase II  
**Agency:** Fisheries Bureau  
**Location:** Statewide

**Description:**

The Department of Conservation and Natural Resources Wildlife Division is requesting construction funds to continue upgrades, remodel & expand the state fish hatchery system. The current condition of the hatchery system is poor. To continue to meet the statewide demand for hatchery produced trout, significant renovation of all facilities will be necessary. The Wildlife Division is proposing to fund the renovation projects by a state bond initiative with repayment from a variety of sources including trout stamp revenue and federal aid. Three of the four fish hatcheries within Nevada are in very poor condition and require immediate and substantive attention. Ineffective barriers for invasive birds and minimum security measures combined with crumbling concrete structures, unsafe and / or inadequate water sources offer a dismal picture for the basic structure of a fish hatchery. All hatcheries present a variety of safety hazards to employees and the public, including malfunctioning electrical equipment, and decomposed concrete structures with exposed, rusted reinforcement bars. For decades, the inability to fund, properly repair and maintain large projects at these hatcheries are now revealed. A brief description of State fish hatcheries involved in the proposed work includes the following:

Lake Mead Hatchery constructed in 1972 on the west side of Lake Mead in Clark County, it consists of a hatchery, office building, shops, incubation room, nursery and rearing ponds, two residences and one trailer. Five employees operate the hatchery to produce an annual average of 580,000 rainbow trout. The Lake Mead hatchery is the highest priority for refurbishment to install new piping, valves pumps, fencing, reconstruct the hatchery building, visitors area and settling ponds, upgrade domestic water system, three new residences.

Gallagher Hatchery constructed in 1940 in Elko County, it consists of hatchery, office staff area, shop, incubation building, residence, storehouse, raceways & small rearing ponds. This hatchery's water supply is spring fed, which minimizes pumping costs. This hatchery planted 621,981 trout in 1999. Gallagher hatchery is the second highest priority for refurbishment to repair buildings, cover spring water supply, and reconstruct the lower rearing ponds.

Mason Valley Hatchery constructed in 1990 north of Yerington in the Mason Valley Wildlife Management Area, Lyon County is the newest hatchery in the State. It is the best equipped hatchery and produced 774,900 trout in 1999. Upgrades the computer monitoring system, main electrical switch, deferred maintenance on the pumps and cooling towers, painting residence, roof gutter system and asphalt patching.

Spring Creek Rearing Station constructed in 1950 in White Pine County, it consists of six buildings, two residences and 22 rearing ponds. The rearing ponds produced 112,145 trout in 1999. Spring Creek rearing station will be part of phase III which would demolish and re-construct this facility, all the concrete lined ponds are cracked and leaking.

Projects as proposed were developed with the goal of maintaining the current fish-stocking plan, which is approximately 2 million fish per year. Phase I was funded in the 03-CIP program which included design efforts involving all hatcheries and work at the Lake Mead Hatchery. Phase II construction will consist of continued upgrades and refurbishment work at Lake Mead, Gallagher and Mason Valley.

# State Public Works Board

## Project Cost Estimate

January 15, 2003 3:55:11 PM

**Project No:** C13  
**Title:** Stewart Microwave  
**Description:** Extension of the State's Communications Backbone to the Stewart Complex to serve Building #17

**Department:** Information Technology  
**Division:** Information Technology  
**Agency:** Information Technology  
**Project Mgr:** RLC

Funding Summary	
State	0
Agency:	0
Federal:	0
Other:	507,280
<b>Total:</b>	<b>507,280</b>

**Project Group:** Electrical Systems  
**Project Type:** New  
**Project Site:** Local  
**Location:** Carson City

**Building Area:** 0 gsf  
**Months To Construction:** 18  
**Annual Inflation Rate:** 5.00%  
**Total Inflation:** 7.59%

	2002	2004
<b>Professional Services</b>		
A/E Design & Supervision	39,387	42,378
Surveys	0	0
Soils Analysis	0	0
Structural Plan Check	0	0
Mechanical Plan Check	0	0
Electrical Plan Check	1,960	1,960
Life Safety Plan Check	1,026	1,026
ADA Plan Check	925	925
Data/Tele Pln Chk & Inspec	3,671	3,671
PWB Project Mgmt & Insp.	29,563	31,808
Remote Site Costs	0	0
Testing Services	3,069	3,302
Other	0	0
<b>Sub Total</b>	<b>79,601</b>	<b>85,069</b>

<b>Building Costs</b>		
Construction	283,969	305,531
Construction Contingency	0	0
Utility/Off-Site costs	0	0
Data/Telecom wiring	105,398	113,401
Furnishings and Equipment	0	0
HVAC Maint. Agreement	0	0
Roof Maint. Agreement	0	0
Other	0	0
<b>Sub Total</b>	<b>389,367</b>	<b>418,932</b>

<b>Miscellaneous</b>		
Advertising & Printing	1,871	2,013
Bond Sale Costs	1,177	1,266
Other	0	0
<b>Sub Total</b>	<b>3,048</b>	<b>3,279</b>

**Total Project Cost**      **472,016**      **507,280**

### Remarks

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**Project No:** C18                      Petroleum Laboratory Addition  
**Agency:** Agriculture  
**Location:** Reno

**Description:**

NOTE: An Advance Planning project (through Construction Documents) was approved in 1999, (99-S4FL). Construction Documents were completed in spring 2001.

Requested is construction funding for a 3,400-sq. ft. concrete block addition to house the Northern Nevada Petroleum Lab, at the existing Weights and Measures facility, in Sparks, Nevada. 700-sq. ft. of existing office space will also be remodeled in the existing building, for Weights and Measures personnel. The existing Weights and Measures building is 4,181-sq. ft.

Presently, the Petroleum Lab is located in the Department of Agriculture Building at 350 Capitol Hill Avenue, Reno, Nevada. The Capitol Hill facility has outgrown its leased space. Moving the Petroleum Lab, to the Frazer Avenue facility (located on NMHI property) in Sparks, will relieve overcrowding at the Capitol Hill facility and locate the lab together with Weights and Measures inspectors, who collect the samples.

Petroleum funds were once identified as a possible source of funding to design and construct the Petroleum Lab addition. This avenue of funding is still a consideration.

The size of the present Petroleum Lab at the Capitol Hill facility is insufficient for the lab work and new laboratory equipment. Laboratory standards require that lab offices be located in an area, apart from the lab itself. Lab storage should not occur in hallways, as is the case for most labs at the Capitol Hill facility. Appropriately, the lab belongs at the Frazer Avenue facility in Sparks where the inspectors work, and test results are processed.

The new Petroleum Lab Addition will include space for existing and new petroleum test equipment, new laboratory exhaust hoods, laboratory work counters (with space for future expansion), storage areas, and office spaces.

The addition also includes necessary code improvements at the Weights and Measures Facility. Fire sprinkler and alarm systems will be installed throughout. Backflow protection, a Truckee Meadows Water Authority (TMWA) requirement, will be installed on the domestic water supply. ADA restroom modifications will be included in the existing building, and a new data/telephone wiring system will serve the addition and existing building.

Asbestos abatement is a part of this project.

## State Public Works Board

## Project Cost Estimate Revised

March 13, 2003 3:15:32 PM

Project No: C19  
 Title: Nevada State Museum ADA Access  
 Description: New Entrance, Wheelchair lift

## Funding Summary

State	287,886
Agency:	0
Federal:	0
Other:	0
<b>Total:</b>	<b>287,886</b>

Department: Cultural Affairs  
 Division: Museums and History  
 Agency: Nevada State Museum  
 Project Mgr: RLA

Project Group:  
 Project Type: Remodel  
 Project Site: Remote  
 Location: Carson City

Building Area: 0 gsf  
 Months To Construction: 24  
 Annual Inflation Rate: 5.00%  
 Total Inflation: 10.25%

	2002	2004
<b>Professional Services</b>		
A/E Design & Supervision	18,285	20,159
Surveys	0	0
Soils Analysis	3,308	3,308
Structural Plan Check	825	825
Mechanical Plan Check	750	750
Electrical Plan Check	750	750
Life Safety Plan Check	706	706
ADA Plan Check	594	594
Data/Tele Pln Chk & Insp.	0	0
PWB Project Mgmt & Insp.	33,656	37,106
Remote Site Costs	0	0
Testing Services	1,258	1,387
Other	0	0
<b>Sub Total</b>	<b>60,132</b>	<b>65,585</b>
<b>Building Costs</b>		
Construction	181,396	199,989
Construction Contingency	18,140	19,999
Utility/Off-Site costs	0	0
Data/Telecom wiring	0	0
Furnishings and Equipment	0	0
HVAC Maint. Agreement	0	0
Roof Maint. Agreement	0	0
Other	0	0
<b>Sub Total</b>	<b>199,536</b>	<b>219,988</b>
<b>Miscellaneous</b>		
Advertising & Printing	1,491	1,644
Bond Sale Costs	607	669
Other	0	0
<b>Sub Total</b>	<b>2,098</b>	<b>2,313</b>
<b>Total Project Cost</b>	<b>261,766</b>	<b>287,886</b>

## Remarks

All line item costs are estimated with the best information available in 2002. It is expected that the actual costs incurred in the 2003 to 2005 time frame will be somewhat different than the 2002 estimate. Thus, during project implementation, funds must be shifted from one category to another within the project budget by the PWB staff. However, the total project budget cannot be exceeded unless additional funds are provided.

## Construction Cost breakdown:

Accessible Chair Lift	15,000
Demolition	25,000
Building Construction Costs	141,396
<b>subtotal</b>	<b>181,396</b>

**Project No:** C19 Nevada State Museum ADA Access  
**Agency:** Nevada State Museum  
**Location:** Carson City

**Description:**

This project addresses a new entrance and accessible wheelchair lift/entrance on the north side of the building. The project would enhance visitor comfort and convenience, plus provide the necessary wheelchair lift to satisfy the ADA requirement for this building. The current wheelchair access is very awkward. Visitors with a disability that need assistance must go to the south side of the building and ring a buzzer. If the museum has a large group of visitors it could take up to 30 minutes for staff to answer the call for assistance. The museum's reception area is inadequate for properly greeting visitors, customer services, and receiving large groups, and is also not an accessible entrance. A new entrance will provide a central and spacious reception area, and be more convenient to someone with a disability and staff as well.

## State Public Works Board

## Project Cost Estimate

January 15, 2003 3:55:24 PM

Project No: C21  
 Title: Health Science Building - West Charleston  
 Description: New 84,000 sf Building, Continuation of 01-C21

Department: UCCSN  
 Division: CCSN  
 Agency: CCSN  
 Project Mgr: DFS

Funding Summary	
State	19,807,537
Agency:	500,000
Federal:	
Other:	
<b>Total:</b>	<b>20,307,537</b>

Project Group: Arena/Auditorium/Medical Office/Fire-Police/Univ.  
 Project Type: New  
 Project Site: Local  
 Location: Las Vegas

Building Area: 80,000 gsf  
 Months To Construction: 24  
 Annual Inflation Rate: 5.00%  
 Total Inflation: 10.25%

	2002	2004
<b>Professional Services</b>		
A/E Design & Supervision	350,000	385,875
Surveys	0	0
Soils Analysis	0	0
Structural Plan Check	6,235	6,235
Mechanical Plan Check	9,884	9,884
Electrical Plan Check	5,567	5,567
Life Safety Plan Check	26,773	26,773
ADA Plan Check	4,417	4,417
Data/Tele Pln Chk & Inspec	3,568	3,568
PWB Project Mgmt & Insp.	868,406	957,418
Remote Site Costs	0	0
Testing Services	117,203	129,216
Carpeting Allowance	400,000	441,000
Interdisciplinary Plan Check	25,000	27,563
<b>Sub Total</b>	<b>1,817,053</b>	<b>1,997,515</b>

<b>Building Costs</b>		
Construction	15,540,433	17,133,327
Construction Contingency	685,935	756,243
Utility/Off-Site costs	150,000	165,375
Data/Telecom wiring	112,000	123,480
Furnishings and Equipment	0	0
HVAC Maint. Agreement	55,153	55,153
Roof Maint. Agreement	20,000	20,000
Other	0	0
<b>Sub Total</b>	<b>16,563,521</b>	<b>18,253,579</b>

<b>Miscellaneous</b>		
Advertising & Printing	5,926	6,533
Bond Sale Costs	45,269	49,909
Other	0	0
<b>Sub Total</b>	<b>51,195</b>	<b>56,442</b>

**Total Project Cost**      **18,431,769**      **20,307,537**

## Remarks

All line item costs are estimated with the best information available in 2002. It is expected that the actual costs incurred in the 2003 to 2005 time frame will be somewhat different than the 2002 estimate. Thus, during project implementation, funds must be shifted from one category to another within the project budget by the PWB staff. However, the total project budget cannot be exceeded unless additional funds are provided

## Construction Cost breakdown:

1. Building 84,000 sf @ \$159.47/sf	13,395,433
2. On Site Construction Costs	2,100,000
3. Demolition Costs	45,000
<b>Total in 2002 dollars</b>	<b>15,540,433</b>

## Costs Planned for next biennium "05" CIP (in FY02 Dollars)

Furniture and Equipment	3,500,000
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