CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

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<th>Receive a Report Regarding the Election Warehouse</th>
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<td>Petitioner:</td>
<td>Randall J. Tarr, Assistant County Manager</td>
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Recommendation:

That the Board of County Commissioners receive a report regarding the current structural condition of the Election's Warehouse located at 965 North Trade Drive, North Las Vegas, Nevada (Assessor's Parcel No. 139-16-510-004); and direct staff accordingly. (For possible action)

FISCAL IMPACT:

- Fund #: N/A
- Fund Name: N/A
- Fund Center: N/A
- Funded Pgm/Grant: N/A
- Description: Election's Warehouse
- Amount: N/A
- Added Comments: N/A

BACKGROUND:

In the fall of 2014, Clark County (County) Real Property Management (RPM) was contacted by the Election Department regarding the apparent cracks in the floor slab and walls of the building they occupy located at 965 North Trade Drive, North Las Vegas, Nevada, commonly known as the Election's Warehouse. RPM contracted with a structural engineer, Lochsa Engineering (Lochsa) and a geotechnical engineer, Arroyo Engineering Consultants, Inc. (Arroyo) to investigate the issue.

This investigation determined that the building was experiencing differential settlement and movement, and recommended an in-depth analysis be performed to determine the cause and proposed solutions. The consultants identified fourteen (14) locations where the trusses were in need of having additional support installed. RPM expanded the scope of services of Lochsa and Arroyo to proceed with the in-depth analysis of the site and the building, and to prepare the construction drawing to address the truss bearing issues identified in the initial investigation.

During the four months of contract document preparations and permitting, the consultants observed that the condition onsite had rapidly deteriorated and observed that an additional fifteen (15) trusses needed additional support. It was also noted that several chord ties had broken loose and needed to be secured as well and the separation between some of the tilt-up panels had significantly increased compared to what was observed in their previous inspections.

Lochsa and Arroyo issued the finding from their in-depth analysis in reports dated March 12, 2015 and March 27, 2015, respectively. The reports identified that the storm water entering into fissure observed on the site was resulting in the settlement of a portion of the foundations and the differential settlement and movement in the wall panels. With the reports, the consultants determined that the building was currently safe to occupy, however the County needs to take immediate action to address the truss bearing supports, repair the broken chord ties, and

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control the storm water from the roof entering into the fissures, or the building could soon be determined unsafe. After these repairs, the consultants have recommended several work improvements that need to be performed to prevent the building from continuing to settle, including exposing and repairing the fissures with geotextile fabric or other materials; regrading the north portion of the site to assure that storm water drains away from the building; reinforcing all the remaining truss and chord bearings; bearings and support the foundation by installing micropiles, which also includes the relocation of some staff during the pile installations as it will occur in their offices or work spaces; and slurry coating and restriping the entire parking lot. It is estimated that the total cost for the repairs and mitigation measure will be between $5 and $7 million.

Staff would like authorization to proceed immediately with the execution of the contracts for the design and construction of the necessary repairs and improvements as an emergency exists in accordance with NRS 332.112.1(b).

Respectfully submitted,

Randall J. Tarr, Assistant County Manager