



MEDIA KIT


DIGITAL MAGAZINE

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Unlike national industry publications or general business news in Nevada, NVBEX brings **targeted exposure** to the developers, public agencies, architects, engineers, and contractors who influence project decisions. If your goal is to stay top-of-mind with the **people who matter most** in your industry, advertising in NVBEX is the strategic choice.



VOLUME 1
ISSUE 15

TUESDAY
JANUARY 21, 2025
VOLUME 1 ISSUE 15

Senior Housing Development Moves Through Clark County Zoning Commission

By CJ JORGENSEN FOR NVBEX

BEXCLUSIVE

PLANNING & DEVELOPMENT

A site plan review and waiver of development standards was heard for Bruner Affordable Senior Housing at a Clark County Zoning Commission meeting on Jan. 8.

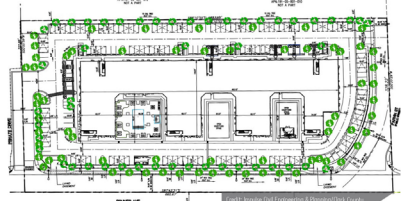
The multi-phase project, if approved, will be constructed on a 12.2-acre site at 12085 and 12015 Ensworth St. In its entirety, the affordable senior housing multifamily project will contain 446 units, with a 37-dwelling unit/acre density.

The project is to be located at the NEC of I-15 and Bruner Avenue in Clark County near Southern Highlands. Immediately to the north of the project is undeveloped land zoned Entertainment Mixed-Use. To the east is undeveloped land zoned Open Lands. Toward the south is a multi-family development zoned Entertainment Mixed-Use. To the west is a multifamily residential building and undeveloped land zoned Mid-Intensity Suburban Neighborhood & Compact Neighborhood.

Phase One of the project was originally approved in June of 2021. The approval granted a zoning change to a limited resort and apartment district. This zoning change allowed the first phase to consist of 258 units. The current application requested an amended design review to clump both phases into one overall plan. This includes minor changes to Phase One. Phase One has not yet been constructed.

The changes to the first phase consist of decreasing the unit count from 258 to 250. Phase One originally consisted of one 70-foot tall building configured in a G shape. The amended design consists of two buildings. The first building is to be five stories, 70 feet tall and has 137 units. The second building is to be four stories, 59 feet tall and has 113 units.

The final change is moving the private drive that connects to Bruner Avenue. The drive will be relocated to accommodate both parcels. ▶▶▶▶ 5



Credit: Hovde Old Engineering & Planning/Clark County

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With **100 digital issues per year**, NVBEX delivers **unmatched frequency and visibility**—something print magazines simply can't offer. The more decision-makers see your brand, the more familiar and trusted it becomes. By the time they **need your services**, they already **know your name** and your company becomes top of mind. **Be the company they think of first—advertise with NVBEX.**

	1 month	6 months	1 year
Full page (8.5"x11")	\$2,250	\$9,500	\$15,000
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Quarter page (4"x5")	\$1,450	\$5,500	\$7,500
Sixth page (7.9"x1.8")	\$1,000	\$3,125	\$5,500
Eighth page (3.8"x2.6")	\$600	\$1,850	\$3,500

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BUDGET + LEGAL

Proposed Bill Could Fund Rural School Developments

Assembly Bill 224 was recently proposed, which could allow the State of Nevada to invest \$100M in repairs/replacements to rural public-school buildings.

The bill, if passed, would allow the State to sell up to \$100M in bonds and delegate the funds to counties with populations of fewer than 15,000. Many of the rural counties do not have the funds to pay for school upkeep due to their small populations and limited economies.

Money from the bond would be directed toward the **Fund to Assist School Districts in Financing Capital Improvements**. The fund was created in 1990 to aid districts at their tax limits to repair schools. The fund has been depleted for approximately two decades. At the time of its passing, the bond was a bipartisan effort.

White Pine County is an example of a district that does not have enough money to maintain/replace crumbling schools. It is the only incorporated town in the county, and elementary schools are more than a cent.

Construction and maintenance of public schools typically paid for from all-in-one funds at a per-pupil basis in Nevada.

School districts are eligible to seek additic approval to sell bonds. Bonds typically use to increase their property taxes. The bond money to the district to begin constructio holders back over time through the incre

The new proposal will have the State sell capped combined tax rate in the Silver Sta a property's assessed value. Of Nevada's, reached the limit. Five of the 11 are rural from the passing of AB 224. [Source](#)

1/2 PAGE
PICAS - 48PX X 32P0
INCHES - 8" X 5"
PIXELS - 581PX X 383PX

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TRENDS

Nonresidential Construction Adds Modest 4,400 Jobs

BY ASSOCIATED BUILDERS AND CONTRACTORS

The construction industry added 4,400 jobs on net in January, according to an **Associated Builders and Contractors** analysis of data released by the **U.S. Bureau of Labor Statistics**. On a year-over-year basis, industry employment has increased by 178,000 jobs, an increase of 2.2%.

Nonresidential construction employment increased by 4,400 positions on net, with growth in two of the three subcategories. **Nonresidential specialty trade** added the most jobs, increasing by 5,600 positions, followed by **nonresidential building**, which added 1,100 jobs. **Heavy and civil engineering** lost 2,300 jobs last month.

The **construction unemployment rate** rose to 6.5% in January. Unemployment across all industries decreased from 4.1% in December to 4.0% last month.

"Construction hiring has slowed to a crawl since October, with the industry averaging just 6,000 net new jobs per month," said **ABC Chief Economist Anirban Basu**. "This is largely a reflection of weakness in the residential sector, which actually lost 200 jobs in January. Given the ongoing effects of high interest rates and the sharp decline in the number of housing units under construction, residential employment should continue to pull back over the next few quarters."

"Slowing demand for labor on the residential side of the industry could very well benefit nonresidential contractors," said Basu. "Average hourly earnings for construction workers were up 4.1% on a year-over-year basis in January. While that's still fast wage growth by historical standards, it's also the smallest annual increase since 2021. With a majority of contractors expecting to expand their staffing levels over the first half of the year, according to **ABC's Construction Confidence Index**, the availability of workers who would otherwise work on the residential side of the industry should help nonresidential wage growth return to healthier levels." [Source](#)

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PROJECT SOLICITATIONS

MAINTENANCE & ALTERATIONS Includes Small Vertical Projects, Single Trade and Maintenance Solicitations and Residential Renovations.

Due Date & Time	Project Volume	Plan Holders	Solicitation/Project #	Request Type	Owner - Project Description	Pre-Bid/ Site Visit	Link
3/4/25 1:30pm	\$215K- \$235K	List	25.69111.07-06	IFB	City of Las Vegas - Fire Training Center LED Upgrade . The work consists of the installation of new LED lights at the City of Las Vegas Fire Training Center, 633 North Mojave Road. Contact: Darren Gibbs at 702-229-6372 or at dgibbs@lasvegasnevada.gov. First published on 2/11	2/18/25 1:30pm (Virtual)	Link
3/5/25 1pm			140-25	IFB	City of Henderson - Silver Springs Recreation Center Pool Replaster . The work consists of replastering two pools at Silver Springs Recreation Center located at 1951 Silver Springs Parkway. Contact: Luke Fritz at 702-267-1717 or at Luke.Fritz@cityofhenderson.com. First published on 2/7	2/19/25 10am (Mand.)	Link
3/5/25 2pm	\$180K- \$220K	List	25-56-8-02-1B	IFB	Washoe County School District - Domestic Isolation Valve Replacements at Incline Middle School, Incline Village . The work consists of the replacement of the domestic water valves and installation or replacement of access panels. Contact: Purchasing Department at 775-850-8025 or at solicitations@washoeschools.net. First published on 2/4 and updated project details and link on 2/7	2/19/25 2pm	Link
3/5/25 2pm			139-25	IFB	City of Henderson - Silver Springs Recreation Center Roof Re-roofing . The work consists of re-roofing approximately 27,000 SF of roof at Silver Springs Recreation Center located at 1951 Silver Springs Parkway. Contact: Luke Fritz at 702-267-1717 or at Luke.Fritz@cityofhenderson.com. First published on 2/7	2/19/25 9am (Mand.)	Link
3/5/25 2pm				IFB	Reno-Sparks Indian Colony - Residential Walk-In Showers, 4 Homes . The work consists of replacing existing tub/shower with either a walk-in shower or a tub/shower and appurtenances in 4 homes. Indian-owned business preference. Contact: Maria Macias, Procurement Officer, at 775-329-2836 Ext. 3248 or at mmacias@rinc.org. First published on 2/11		Link

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PICAS - 47P2 X 10P10
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