

CLARK COUNTY SCHOOL DISTRICT
SPECIAL MEETING OF THE BOARD OF SCHOOL TRUSTEES
BOND OVERSIGHT COMMITTEE
EDWARD A. GREER EDUCATION CENTER, BOARD ROOM
2832 EAST FLAMINGO ROAD
LAS VEGAS, NEVADA 89121

TUESDAY, April 22, 2025

11:30 a.m.

Roll Call: Members Present

Achord, Sally	Gamboa Harris, Margarita
Allen, Jessica	Jackson-Hale, Nakita
Blackman Taylor, Jeana	Jones, Walter
Camejo, Abraham-arrived @ 11:37	Lopez, Alfonso
Flatt, David	Silberkraus, Stephen
Gurdison, Robert	

Members Absent

Flippo, David
Goynes, Byron
Williams, Yvette

Betty Foley, General Counsel

A recording of this meeting can be obtained by contacting the Facilities Services Unit at 702-799-0591.

Roll Call.

Ms. Jeana Blackman Taylor called the meeting to order at 11:32 a.m. Roll call was taken.

Flag Salute.

Mr. Gurdison led the pledge of allegiance.

1.02 Adoption of the Agenda.

Motion to adopt the April 22, 2025 agenda.

Motion: Silberkraus

Second: Flatt

Vote: Unanimous

2.01 Approval of the Minutes.

Motion to approve the minutes from the November 19, 2024 meeting.

Motion: Gurdison

Second: Jones

Vote: Unanimous

2.02 Reports by Chair and/or Liaison Representatives.

Ms. Blackman Taylor stated that Mr. Lopez has chosen Ms. Williams to replace her as the Community Relations Liaison.

Mr. Camejo spoke about repairs and security gates needed at Bailey Middle School, Rowe Elementary School, and Hickey Elementary School.

Mr. Gurdison said that he has been attending the Facility Master Plan Community Meetings and thinks it would be beneficial for the other committee members to attend as well.

2.03 Report by the Clark County Board of Trustees' Liaison.

Trustee Stevens asked that as questions arise related to Bond Oversight Committee (BOC) if she should bring them to Mr. McLaughlin or bring them to the next BOC meeting.

Mr. McLaughlin stated that it would depend on the question. If there are inquiries, staff would be happy to facilitate that through the standard process. If it is something that involves the chair or executive committee, staff can arrange for meetings to bring her up to speed. He suggested that she, the superintendent, and he meet to discuss what direction she wants to go with.

2.04 Election of the Bond Oversight Committee's Second Vice Chair.

Motion to nominate Mr. Gurdison to the position of second vice chair.

Motion: Lopez

Second: Camejo

Vote: Unanimous

2.02 Reports by Chair and/or Liaison Representatives.

Mr. Jones asked if there was something that could be done to approve emergency funds for the schools that Mr. Camejo reported on earlier.

Mr. McLaughlin stated that in NRS 338 there are emergency provisions, but there has to be a clear and demonstrable threat to the public health, safety, or welfare, and be an imminent threat to those three things. They have to be proven and demonstrated. This is a legislative authorized procurement effort and is very rarely utilized. The Clark County School District (district) does not have a separate emergency fund necessarily for those emergencies.

2.08 Bond Oversight Committee Bylaw Review.

Ms. Blackman Taylor detailed the recent history of this document for the benefit of the new members.

Due to the robust conversations regarding this topic, Mr. Camejo suggested that the committee table this discussion to a meeting with a much smaller agenda.

Ms. Jackson-Hale suggested that the revision of the document should be taken in baby steps because there are so many new members just reading through it.

Mr. Silberkraus stated that he agreed with tabling this item.

Ms. Blackman Taylor stated that the biggest things that have been in discussions was whether or not the policies of the liaisons violate GP14 and GP15, which are the Board of School Trustees' (BOST) governance policies. Another element that was of value in the bylaws was an attempt to make a presentation in front of the BOST with a more formulaic aspect.

Motion to table the item 'Bond Oversight Committee Bylaw Review'.

Motion: Silberkraus

Second: Achord

Vote: Unanimous

2.05 Review of the Open Meeting Law.

Ms. Betty Foley from the Office of the General Counsel, shared her presentation on the Open Meeting Law. She stated that Clark County School District's (CCSD) Counsel attends the BOC meetings to assist the committee in complying with Open Meeting Law.

2.06 Reports.

Mr. McLaughlin shared the Distinguished Service Certificates that will be sent to Nicole Lehman-Donadio and Chad Konrad.

He reported that in December 2024, the BOST directed the staff to execute a design build procurement process for Lundy Elementary School. The contract has been approved and construction has started. Staff provides monthly updates to the Town Advisory Board of Mount Charleston every month.

He said that the Capital Improvement Plan Revision 6 was presented to the Board of School Trustees (BOST) in February of 2025. Two recommendations were approved and one was tabled and is on the agenda for April 24, 2025 for reconsideration. One of the approved items is a new elementary school in Skye Canyon. The other was to continue improvements at Matt Kelly Elementary School.

Ms. Jackson Hale asked if there was an estimated cost for the repair at Lundy Elementary School.

Mr. McLaughlin said that he believes it is in the neighborhood of \$7.8 million for lending. The school is on track for completion of the school on August 1st, for the anticipated arrival of our students on August 11th.

2.07 2015 Capital Improvement Program Summary Status.

Mr. Foutz presented the 2015 Capital Improvement Program Summary Status Report Revenues and Expenditures as of February 1, 2025, and the Capital Improvement Program Projects in Progress Report as of February 2025.

Mr. Camejo stated that the contractors are over-charging the school district. He suggested that the CCSD construction management department should create an in-house team to lower costs.

Mr. McLaughlin said that the district has done that historically. He stated that financially it doesn't work because we are not set up for that. It would require additional sets of liability provisions that we as an educating body do not want to necessarily inherit. It also presents licensing issues. The contracting board would have some say on whether a large public body-awarding agency like ours started taking up on our own work and they would want to have oversight of that to make sure that we're licensing in alignment with that. Ultimately, we would have to have system structures and infrastructures, and equipment in place that detracts from our core mission of educating children.

Trustee Stevens asked that due to the cost of upcoming projects, would it be possible to pause some of the projects that haven't started yet. She said that we have a new committee, a new BOST, and a new superintendent. We also have lower enrollment.

Mr. McLaughlin shared that that recommendation was presented to the BOST on February 27, 2025, in the Capital Plan Revision 6 presentation but was tabled and is being reheard by the BOST this morning. There are many different circumstances since 2021, the enrollment being one, the marketplace saturation, and increased costs. We want to pause new encumbrances in the next year by going through the facility master plan and identify what any of those optimizations may be. We need to have the opportunity for this committee, stakeholders, and community members to inform the process and be a part of the voice of what it is we prioritize long-term.

Trustee Stevens asked if it was possible to have a bid system that puts more emphasis on quality or work rather than the cost of the work.

Mr. McLaughlin said that there are three statutory authorized procurement methods. The district can do design bid build like was used for Lundy Elementary School where we can have a lump sum arrangement, or even a cost plus arrangement. We are utilizing a lot of construction manager at risk procurement processes because it is an open and transparent procurement method and it is developing a guaranteed maximum price. We are utilizing a lot of construction manager procurement processes because it's an open and transparent procurement method. There is a BOST policy that stipulates the replacement criteria of what the tipping point is.

Mr. Foutz stated that the Revision 5 budget was approved November of 2021. Since then we have gone through a period of transitory inflation. Elementary schools that used to cost \$31,500,000 to build now cost \$50,000,000. The construction costs have gone up over 40% since February 2020.

Mr. McLaughlin stated that in the first half of January 2022, we saw some of those higher costs come in. Mr. Gurdison attended several of our meetings and saw the transparent process to see if there are things that can be cut or optimized. We went through many value-engineering exercises that still delivered on the educational parameters of what the school is supposed to function as, and still try to recover as much cost as we can.

Ms. Jackson Hill requested the previous 2015 Capital Improvement Program presentation to see what has changed over time. She is interested in seeing the bottom line. She suggested looking at the Somerset model that has multiple grades in one school for future enrollment needs and to possibly save money.

Mr. McLaughlin ensured Ms. Jackson Hill that the master plan team is looking at some of the grade reconfigurations. They will be providing this committee with updates and he will emphasize to them to cover that topic.

Mr. Silberkraus requested a heat map or document that compared the drop in enrollment in schools that may need renovation or replacement.

Mr. McLaughlin said that we have heat maps for enrollment available. He does not think they are overlaid with repairs or renovations needed.

Mr. Camejo asked when the last FCI report was presented to the committee.

Mr. McLaughlin said that the school districts' properties are inspected at least every five years.

Ms. Blackman Taylor added that this report shares information of constantly rotating inspection. Twenty percent of the schools are inspected on a yearly basis, so each school gets a FCI report every five years.

Mr. Foutz stated that typically the FCI report provides one-year, five-year and a 10-year outlook. The report is projecting what is going to be five years out, ten years out based on the valuation.

Ms. Jackson Hill asked if the community meetings are posted and if they have been advertised to the community. She requested of a list of the remaining meetings.

Mr. McLaughlin stated that we have great public engagement firms that are providing information. The information is showcased on the CCSD website and communicated on the CCSD social media page. There will be an equally, if not more robust, engagement process for the second series in the Fall. Staff will send the remaining list of meetings to this committee.

Mr. Lopez said that is was just a couple years ago when the prices went from the low thirties to the low fifties overnight basically. He said it comes down to transparency when it comes to the contractors, the workforce, and so forth. He is currently in Carson City working on a bill that will help give some of the transparency when it comes to the fabrication of materials that are used in CCSD projects and any municipality project across the state.

2.09 Questions on and/or Removal of Items on Motions/Liaison Taskings.

Ms. Blackman Taylor asked for clarification as to what kind of items should be added to Motions and Taskings, and what should be added as future agenda items.

Mr. McLaughlin stated that Motions and Taskings are staff requests for fulfillment. Future Agenda Items would be things that the committee would like staff to produce content and preparations for a future meeting.

Mr. Camejo requested that there be a conversation in this meeting regarding Bailey Middle School.

Ms. Blackman Taylor informed him that it could not be discussed at this meeting because it was not an item on the agenda.

Mr. McLaughlin said that he would bring the topic to explore Bailey Middle School's Security Project to be prioritized to the superintendent and let the committee know if that's a possibility. If another approach is taken, he will inform the committee.

Ms. Blackman Taylor suggested that an item be added titled 'Safety Improvements at Bailey Middle School'. The action would be Mr. McLaughlin speak with the superintendent to examine the feasibility of emergency funding to make safety improvements at Bailey Middle School and if not, what will happen with this issue.

Motion to add to Motions/Liaison's Taskings 'Safety Improvements at Bailey Middle School'.

Motion: Blackman Taylor

Second: Lopez

Vote: Unanimous

2.10 Future Agenda Planning.

Ms. Blackman Taylor requested presentations on the 'Present Solar and Other Conserving Efforts', 'Bylaws', and 'Facility Conditioning Index'.

Mr. McLaughlin said that the Facility Master Plan presentation will have the facility conditioning index information included in it and that he would provide the applicable regulation as part of the reference material.

Motion to add a presentation on safety procedures and building in capital expenses.

Motion: Blackman Taylor Second: Camejo Vote: Unanimous

Motion to add a presentation on solar and other renewable energy efforts that paid as part of a modernization or new building.

Motion: Blackman Taylor Second: Silberkraus Vote: Unanimous

Motion to include a sufficient time to discuss bylaws as a future agenda item.

Motion: Blackman Taylor Second: Jackson-Hale Vote: Unanimous

3.01 Public Comment on Items Not Listed as Action Items on the Agenda.

Lila Parker and Eva White spoke.

4.00 Adjourn

Motion to adjourn the meeting at 2:39 p.m.

Motion: Camejo Second: Silberkraus Vote: Unanimous