

APPROVAL OF MINUTES
CLARK COUNTY SCHOOL DISTRICT
SPECIAL MEETING OF THE BOARD OF SCHOOL TRUSTEES
BOND OVERSIGHT COMMITTEE
CCSD ADMINISTRATIVE CENTER, ROOM 466
5100 WEST SAHARA AVENUE, LAS VEGAS, NEVADA 89146

THURSDAY, JANUARY 20, 2022

11:30 a.m.

Members Present

Blackman-Taylor, Jeana
Charlton, Patricia
Earl, Debbie
Gurdison, Robert
Konrad, Chad

Members Absent

Lazaroff, Gene
Lehman-Donadio, Nicole
Lopez, Alfonso
Williams, Yvette – arrived at 11:37

Goynes, Byron

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

1.01 FLAG SALUTE.

The pledge of allegiance was recited.

1.02 ROLL CALL.

Ms. Patricia Charlton, Chair, called the meeting to order at 11:31 a.m.

Ms. Charlton: I'd like to introduce Mark Campbell, our Interim Chief of Facilities.

Mr. Campbell: I am happy to be serving as the Interim Chief of Facilities. I am a UNLV graduate and have been with the District for two years. My background is in engineering, facilities, energy and sustainability. I'm looking forward to keeping the positive momentum that we have been building on this committee and in Facilities in general.

1.03 ADOPTION OF THE AGENDA.

Motion to approve the January 20, 2022 agenda.

Motion: Gurdison

Second: Blackman-Taylor

Vote: Unanimous

2.01 PUBLIC COMMENT PERIOD ON NON AGENDA ITEMS.

None.

3.01 APPROVAL OF THE MINUTES.

Motion to approve the October 28, 2021 minutes.

Motion: Blackman-Taylor

Second: Gurdison

Vote: Unanimous

3.02 REPORTS BY STAFF AND/OR LIAISON REPRESENTATIVES.

Ms. Charlton: I previously served as the Finance and Operations liaison and I would like to see if any of the Bond Oversight Committee (BOC) members are interested in serving in that capacity.

APPROVAL OF MINUTES

3.02 REPORTS BY STAFF AND/OR LIAISON REPRESENTATIVES (cont.)

I see an interest from Chad. No one else has expressed an interest. Congratulations Chad you are now the Finance and Operations liaison.

Mr. Gurdison: I would like to connect later with Justin to start out the New Year discussing design and construction.

Mr. Lazaroff: I understand there has been a staffing change in Real Property.

Mr. Campbell: Linda Perri is still your contact. Rick Baldwin has moved into a new role of Director of Comprehensive Planning so he is now supervising Real Property and Demographics, Zone, and GIS. If you need contact beyond Linda it would be Rick.

Ms. Blackman-Taylor: All of the work that was done on CIP Revision 5 and the outreach was very beneficial to the community. We spoke about managing the expectations and timelines in Boulder City. The Nevada Construction Association Diversity and Inclusion meeting had to be canceled due to Covid. That will hopefully take place in February. If anyone online or anyone here has groups that you would like me to reach out to please let me know.

Ms. Williams: Are there any plans for a community meeting for Matt Kelly?

Mr. Lam: For Boulder City our intent is to start those meetings the end of first quarter, beginning of second quarter this year. For Matt Kelly we are working through some of the timelines in getting that product rolled out.

Ms. Blackman-Taylor: We have a comprehensive outreach effort for Matt Kelly to make sure we are casting as wide a net as possible.

3.03 REPORT BY THE CLARK COUNTY BOARD OF SCHOOL TRUSTEES' LIAISON.

Ms. Charlton: Trustee Guzman could not be with us today. We want to work with some of the trustees to fill some of those vacant liaison positions that we have.

3.04 2015 CAPITAL IMPROVEMENT PROGRAM SUMMARY STATUS.

Mr. Foutz presented the 2015 Capital Improvement Program Summary Status Report of Revenues and Expenditures as of November 30, 2021. He also presented a report on the 2015 Capital Improvement Program (CIP) Projects in Process as of November 2021.

Ms. Charlton: Are you seeing any constraints or challenges with the construction environment and the cost escalation that has been realized?

Mr. Lam: We have seen a lot of challenges around steel, decking and joists in particular. We have been increasing the timelines for procurement to mitigate that. We're seeing some price escalation but not huge amounts right now. A lot of our challenge right now is procurement of material. We are working our way through most of these challenges.

3.05 2015 CAPITAL IMPROVEMENT PROGRAM PROJECTS IN PROGRESS UPDATE.

Mr. Lam provided a presentation on the CIP Projects in Progress Update.

APPROVAL OF MINUTES

3.05 2015 CAPITAL IMPROVEMENT PROGRAM PROJECTS IN PROGRESS UPDATE (cont.)

Ms. Williams: What are the cost overruns at Fremont and how are the timelines? Are we in budget or are we looking at being over budget?

Mr. Lam: We ran into ground water at that site. We've been pumping water out for the last four weeks. That will come as a significant cost to the District. We are still validating these costs with the contractor right now. We are also working through the schedule to determine how we will make up the time.

Ms. Williams: Can you follow up with us once you have those numbers?

Mr. Lam: Yes.

3.06 QUESTIONS ON AND/OR REMOVAL OF ITEMS ON MOTIONS AND TASKINGS.

Ms. Charlton: We can look forward to a presentation in the next meeting regarding how we can improve our process regarding the Motions and Taskings. We want to be more efficient with the staff and also make sure that our Motions and Taskings are more responsive to the questions and concerns of the BOC.

Ms. Charlton: The first one is the Economic Benefits of Building K-8 Program Schools. Some of these approaches of looking at K-8 schools were included in the scope of CIP Revision 5.

Mr. Campbell: My understanding is that we have researched this topic and presented on this topic to the BOC. We have built a K-8 at Mackey ES. As far as the feedback from the communities where we have to add or remove seats to be more efficient, I think this is a tool in our tool chest.

Ms. Charlton: Perhaps we can have a future agenda item looking at the types of schools and what's going into the development of the different school concepts.

Motion to remove Economic Benefits of Building K-8 Program Schools from Motions and Taskings.

Motion: Earl

Second: Blackman-Taylor

Vote: Unanimous

Ms. Charlton: Regarding the item Analysis of District Cost Savings and Options to Provide Access to a Larger Population of Students I believe we have had a presentation. What additional information are we looking for?

Ms. Williams: The presentation did not address my concerns specifically. What we didn't see in that presentation if we could use our CTA schools geographically serve the population of students around that area so that we're not having to put money into other schools for that. I'd like an analysis of cost savings and how we can better serve our students and make sure they have more equitable education as it relates to CTE programs.

Ms. Charlton: If there are any edits to what we have currently on the Motions and Taskings we can move it on to a future agenda item but keep it on the Motions and Taskings. Perhaps we can work between now and the February meeting to refine this to move the agenda forward.

APPROVAL OF MINUTES

3.06 QUESTIONS ON AND/OR REMOVAL OF ITEMS ON MOTIONS AND TASKINGS (cont.)

Ms. Earl: I would love to see if there's a way created so that we can use the CTAs more, perhaps a zero class period where the kids could go to their zoned school after, or an after school period, or some summer time programs. I'd like to see these facilities used more efficiently.

Ms. Williams: We could utilize that CTA all day and into early evening.

Mr. Campbell: I think we should absolutely bring this back. I do agree that we should be using our facilities more. I will speak to Dr. Barton on how we can prepare to address the education concerns.

Ms. Charlton: I think we all agree that this needs to stay on Motions and Taskings. It needs to be in partnership with Education. We are good to keep this on the list and possibly have some conversations before the February meeting to refine this.

Ms. Charlton: The next item is the Diversity and Inclusion Plans including Accountability. In conversation with Mark Campbell before this meeting on this subject, staff asked that this item remain on Motions and Taskings.

Mr. Campbell: We are going to pursue this. We will bring back to this committee a small presentation or update of some sort on our progress. We are following the Institute of Disparity Study to help us kickoff how we can improve disparity in procurement on the CCSD side as well as the construction side. We will very likely be going out to bid for that scope of work within the next month.

Ms. Williams: For the record it is my hope that whatever comes out of this disparity study regarding how we hire, how we outreach to get the right organization to do the work, that we do our very best to ensure real justice in this area.

Ms. Charlton: Next item is Security and Safety Update. This was my item and I would say with the reports from CCSD Police Department as well as some things that have moved on that I would be fine to have this Motions and Taskings item removed.

Motion to remove Security and Safety Update from Motions and Taskings.

Motion: Blackman-Taylor Second: Lopez Vote Yea: Charlton, Earl, Gurdison, Konrad, Lehman-Donadio, and Williams Vote nay: Lazaroff

Mr. Lazaroff: The purpose of this item I thought was to determine what we were going to do with the money from the grant. That's why I voted to put it on Motions and Taskings.

Ms. Earl: Maybe Gene could at the next meeting come with some different language that we can add to Motions and Taskings.

Ms. Charlton: Maybe we can have an updated presentation on new agenda items from CCSD Police and the Police Chief to see what steps they are taking to ensure that compasses are safe.

Mr. Lazaroff: It was my opinion at the time that the grant money that came down did not cover all of the requirements that were proposed by security. Then we would use bond money, capital money

APPROVAL OF MINUTES

- 3.06 QUESTIONS ON AND/OR REMOVAL OF ITEMS ON MOTIONS AND TASKINGS (cont.)
to fill in the vacant areas to protect our students. Without knowing what the overall demand was for modifications and not knowing what was funded and what was not funded that leaves a void there that needs capital.

Ms. Charlton: The next item is Sustainability Regarding Water Conservation and Conversion of Fields.

Mr. Lazaroff: The previous presentation from Mark in September 2021 was a very enlightening presentation and it showed a lot of water resource conservation efforts. But we did not address soccer, softball, and baseball fields. I proposed back then that maybe we should do a cost benefit analysis and add these to the equation to conserve water. We identified the landscaping areas that were converted to desert landscaping. The District is getting a lot of accolades on their efforts in conserving water but I think we can go a step further to improve the other fields.

Mr. Foutz: Those funds are coming from Fund 370 and Fund 340 to do those projects. Fund 315 is what the bond fund is and this is outside of the prevue. I understand why you asked to question. It needs to be evaluated but it doesn't necessarily in my mind have to come to this committee for approval.

Mr. Campbell: Mr. Lazaroff at the end of my presentation in September I did give a summary of what that would take to do the soccer, softball, football fields and we are looking somewhere between \$200-\$300 million dollars. That money is currently planned for other uses. I currently believe that this is inevitable. We will be doing it over time. It will be a phased approach but we do not have a timeline yet.

Ms. Williams: Maybe we can have a conversation with the other municipalities and local governments. They do get tax deferred dollars and they give incentives to corporations which gives them a tax benefit and those monies get used for education projects.

Ms. Blackman-Taylor: My suggestion is to remove this item from Motions and Taskings and create language that looks at how we are going to be using artificial turf in new projects going forward.

Ms. Charlton: Maybe we could incorporate a standing presentation every year or two on what the sustainability efforts are for water and other kinds of energy efficiencies that the District is moving forward to including but not limited to turf, solar, other kinds of sustainability.

Mr. Campbell: I would be happy to bring back to this committee an update each year at a minimum on efforts in all of those resource areas.

Motion to remove Sustainability Regarding Water Conservation and Conversion of Fields from Motions and Taskings with the idea that this will become a part of our ongoing reporting.

Motion: Blackman-Taylor Second: Earl Vote Unanimous

Ms. Charlton: Refund Agreements to Include the Outcome of Refunds by Utilities is next. This was pending a meeting with Sustainability, Energy, and Environment Services department and Gene. Did this meeting take place?

APPROVAL OF MINUTES

3.06 QUESTIONS ON AND/OR REMOVAL OF ITEMS ON MOTIONS AND TASKINGS (cont.)

Mr. Lazaroff: There were discussions regarding the funds that we lost as a result of expiration dates.

Mr. Foutz: My suggestion would be to have Mr. Lazaroff meet with me and Mark. From what I understand Mr. Lazaroff would like us to be able to have more communication with these entities to see if we can get a better deal.

Mr. Konrad: Maybe Gene could have the meetings that he wanted to have and then he could come back and report to this committee on his findings and leave this item on Motions and Taskings in the meantime.

Ms. Charlton: The next item is Real Property Needs and Land Acquisition. This is Gene's item. It sounds like this could also be continued based on some staffing changes as it was pending a meeting with the Real Property department.

Ms. Blackman-Taylor: There are a lot of specifics over the next 10 years that were addressed in Revision 5. I'm not sure that this item as written gives us the best over view. Perhaps in February we need to come with an idea to get a more general vision of what that overall CCSD vision is for land management.

Ms. Williams: I would like Rick to get a better, stronger communication on planning with the municipalities in Clark County and perhaps bring back a presentation on that.

Ms. Charlton: I would like Rick to bring back information on how the District is forward –thinking with the growth of the valley looking at new high-density residential areas are being considered. Also, how the District is responding and working across the valley to ensure we have land in preparation for growth.

Mr. Campbell: I think we can summarize this with a regular update from our Comprehensive Planning department on these issues. I'd be happy to make this a regular conversation for this body to give you a sense of what we're seeing, how zoning might change and AZAC processes and things like that.

Ms. Williams: Clark County has just completed a new master plan. Mr. Baldwin could look at this. A lot of the things have changed.

Ms. Blackman-Taylor: Gene is the liaison for Site Selection and Land Use and your monthly report can be a very valuable tool to share your information at ongoing meetings. I would like a yearly report so that we can be updated on overall strategies. With Gene's permission I'd like to make a motion that we remove Real Property Needs and Land Acquisition with the idea that we would have ongoing updates from you, Gene, as part of your liaison role, and an annual report based on the overall strategies.

Mr. Lazaroff: The 20-year plan that we just approved has hot spots identified for future development. What it did not address is for those hot spots do we have land to build the schools. Schools are in the plan but they don't say if land is needed or if the land is already owned or accessible to the schools.

APPROVAL OF MINUTES

3.06 QUESTIONS ON AND/OR REMOVAL OF ITEMS ON MOTIONS AND TASKINGS (cont.)

Ms. Blackman-Taylor: I'm very concerned about that Gene and I would love if that became part of your monthly reporting if you have information on that. I'd like to make a motion to remove Real Property Needs and Land Acquisition from Motions and Taskings in favor of the monthly reports from Gene and a regular report idea from staff.

Ms. Charlton: I think a yearly report is too aggressive. It might have to occur every 2 years because of the issues with land.

Mr. Campbell: I think every year would be better. Staff will do a yearly report at the time of year it makes sense to do so.

Motion to remove Real Property Needs and Land Acquisition from Motions and Taskings in favor of the monthly reports from Gene on site acquisition and other information he has as well as an annual report to be given at the time best suited to market conditions.

Motion: Blackman-Taylor Second: Williams Vote: Unanimous except for Mr. Lazaroff who abstained.

Ms. Charlton: Now we'll go to Project Labor Agreements (PLA) Basics. This item was requested by Ms. Williams in September 2021. I do recall this and think it was still pending out there. In conversation with Mr. Campbell we need clarification on what Ms. Williams is requesting.

Ms. Williams: This item should be about project controls and not project labor agreements. This goes to our fiscal responsibility to save as much money as we can with all of the great things we want to do in the District for our kids and staff. I would like staff to make that correction. I also asked to have a presentation by an independent source, not from staff, particularly around project controls.

Ms. Charlton: I received that. I recommend that we continue the agenda item and we make the clarification that this is related to Project Controls and we will be following up on that.

Ms. Williams: That sounds good and I'm hoping we can get that done sooner rather than later. Another calendar year has started and we need to start looking at that.

Mr. Campbell: If we have a presentation from an outside source I would like to know what their metrics that define success related to project controls are and how we can meet those metrics.

Ms. Williams: Project controls may provide information on how we can streamline our expenses and outcomes especially how it relates to change orders. This would provide accountability, oversight, and transparency.

Mr. Campbell: I agree with you and we do have a threshold on projects that we present to the Board with the target we're trying to stay under for both modernization and new schools. We certainly have room to improve when it comes to tracking and pushing on but if you look at historical change order percentages we are doing a lot better.

