

APPROVAL OF THE MINUTES

3.03 ELECTION OF EXECUTIVE COMMITTEE (cont.)

Mr. Davis: Motion to nominate Jim Halsey as chair for BOC.

Motion: Mr. Lazaroff

Second: Mr. Davis

Vote: Unanimous

Mr. Halsey: Do I have any nominations for first Vice Chair?

Mr. Lazaroff: Motion to nominate Jacob Reynolds for Vice Chair of the BOC.

Motion: Mr. Lazaroff

Second: Ms. Charlton

Vote: Unanimous

Mr. Halsey: So now we move on to second Vice Chair. I'd like to nominate Patty.

Motion: Mr. Halsey

Second: Ms. Earl

Vote: Unanimous

Mr. Halsey: We do have two vacancies. Trustees have to make appointments on two vacancies. We also have two at large vacancies. I believe in the next few months we'll be getting those filled. I also wanted to talk about the two committee members that retired after serving for several years. One is Steven Philpott and the other is Chuck Kubat.

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

Trustee Wright: We, as a board, are looking forward to information that's going to come from staff and possibly a Revision 4. We are looking for information regarding revisions to buildings as opposed to a full new schools. We are looking for information and guidance and after things are discussed here I can take those back to the board and we can have some discussion. Then I will bring back our questions from the board.

3.05 QUESTIONS REGARDING MONTHLY STATUS REPORTS.

None.

3.06 REPORT ON CAPITAL IMPROVEMENT PROGRAM.

Mr. Foutz: This report is going to be on facility condition assessment and facility condition indexes. Regarding our aging schools require investment, today we have 59% of our schools that are over 20 years old and in five years it will be 68% of our schools that are over 20 years old. Regulation 7112 was implemented so that we can have something to base our school facility replacement guidelines on. We determine the cost effectiveness of facility replacement or facility renovation on analysis of the facility's physical condition, the ability to support the curriculum, and a comparison of costs and feasibility of building new facility or renovating existing facility. This starts with the Facility Condition Assessment (FCA) that will generate condition and cost data for analysis. 120 schools are currently being assessed. We project that those will be done in August some time. We then go on to data analysis stages 2 and 3 which are programmatic index (PI), and site master plan. We then need to prioritize our needs. Typically if we have a FCI rating we'll base it on that.

Superintendent Jara: Do we have the ability as a group to make some changes on safety and other issues? When we are talking about structural issues, would that be a priority that then we could make some adjustments on and if that's a possibility do we want to look at that as we're looking at Revision 4 moving forward?

Mr. Wagner: I think there's was a little bit of miscommunication. So there is flexibility in the FCI and a couple of things to take into account. FCI is campus wide. If we have an older building and we

APPROVAL OF THE MINUTES

3.06 REPORT ON CAPITAL IMPROVEMENT PROGRAM (cont.)

add a new building to that campus, it's aggregate. Essentially whatever the cost is to bring that structure to current standard, divided by what it would be to tear it down and rebuild the space, gives you the FCI.

Mr. Foutz: Sandy Valley is in phase 2, currently on hold until the decision has been made as to what part of that is going to be completed. SECTA is currently in the GMP Phase 2b, design is in 2c and Phase 3 needs the funding.

Mr. Lazaroff: I have a question regarding Wasden. Our process is in writing to assign a matrix to the FCI. Is there a management override on all that putting it at the top of the list when you have environmental, safety, and health issues to put us at the top of the list instead of following the matrix and just plug in the numbers?

Mr. Halsey: I think that's pretty much what Jeff was saying that they have the ability to change it based on what's life safety and change the number.

Mr. Wagner: The staff would bring forward a recommendation for revision and we would identify at that time what we were recommending that should be higher on the priority list. Staff does not unilaterally make those decisions, that's the purpose of this committee and obviously we would give the recommendation to the Board of School Trustees (BOST) but if there was an extenuating circumstance, staff would bring that forward in a recommendation.

Ms. Charlton: We've had ongoing conversations about the bids coming in exceeding budget on Sandy Valley and I understand we have had conversations of what was approved in a prior CIP versus this one. So is the budget set by what is was previously set which I think was the prior CIP to the 2015?

Mr. Foutz: An example would be the original Phase 1 came in \$7,000,000 over budget.

Ms. Charlton: Do you know what year that was? Only because construction is very different now in the 2015 CIP even in 2019 where we are now versus when individuals believe it was approved on the prior CIP? So that if that budget was set prior to the bond continuance that Governor Sandoval approved, that's a different conversation but there is disconnect on what was approved, what wasn't approved and where it landed?

Mr. Foutz: I personally listened to the board recordings. The fields were never considered. They were brought up by Trustee Edwards. The question was asked to Superintendent Skorkowski are the fields included and he said no they are not.

We have 4.1 billion dollars bond capacity and yet we have 10.8 billion dollars in needs, so when it comes to managing these funds, it's very critical and that's why you look at anything that can close a school and looking at other factors because those items have become the most critical items.

3.07 FACILITIES UPDATE.

Mr. Wagner: I have been asked to give a presentation that has been delivered to the Oversight Panel for School Facilities Committee. This presentation was originally given on May 29th to the Facilities Oversight Committee.

APPROVAL OF THE MINUTES

3.07 FACILITIES UPDATE (cont.)

When we started the program in 2015-2016 we needed approximately 35 elementary schools. That number rose in 2016 to 41, when we start delivering product and in 2021-2022 we will reach equilibrium. That doesn't mean that all the seats are in the right place. We will still have some schools that are under capacity and some that are over capacity and there are items in the works to address that. This is all aggregate across the district.

Likewise with the middle schools you'll see when we started the bond program we had more middle school seats than we had students to fill those seats so aggregately we were under capacity. There are two simple reasons as to why we were still building middle schools. J.D. Smith was a school that had a very high FCI and needed to be replaced so the school district has moved forward, that project is under construction and next fall that project will open up as a brand new school. We also have parts of the valley that are growing very rapidly where we do not have enough seats, so the second middle school in this bond program plan is for the southwest area of town so we need to add seats in the right places.

Currently we need four high schools in the district. Two high schools are planned in this bond program that will bring down our need to two schools.

These projections are all done by Rick Baldwin in the Demographics Department. He updates them continuously and is very accurate with these numbers.

Since we've had legislation passed that says charter schools can't be built without using prevailing wage that has essentially stopped the production of charter schools.

Superintendent Jara: One of the things we're looking at is there's a hole right now for capacity of available seats in middle schools. If we can find ways to not build middle schools there's a couple of strategies. One is magnet schools or rezoning which we have to be strategic around rezoning because there is a lot of love for their local schools but obviously there is an opportunity there because if we're going to take a look at our assets, we look at how we can best utilize the facilities to be able to balance the possibility there. In my history in the school systems everybody is okay with rezoning as long as it's not their kid. That's going to be a challenge so I think we need to have in depth conversations around that. I think magnets will be the easiest way to do it because there is a choice and there's a possibility. So there's a couple ways of looking at it. The other piece on the multiple configurations of the schools we do have two K-8's that we are looking at. They are Fremont and Jo Mackey so that's going to be something that we look at as a possibility because we seeing the gap at middle schools, where we start losing the kids, we do get them back at the high school level when they come back from charters. So it's just being a little bit more strategic. I know the team will most likely bring something on the size of schools.

Trustee Wright: There was legislation that was passed that is supposed to require that the charter school authority work more with us on where they will be placing charter schools. That's been a big challenge for us because we haven't been communicated with so here we've been planning a new school, we do ground breaking and all of this stuff, then we find out that six blocks away a charter school pops up. I think that communication will better serve us because then we could say, okay maybe we don't need a whole school there maybe if we could do two additions at these two

APPROVAL OF THE MINUTES

3.07 FACILITIES UPDATE (cont.)

elementary schools, that will serve us better. So I'm hoping that communication will also be good for the district. I think this is going to change that outcome.

Mr. Baldwin: The new administration and the charter school authority has been very helpful and we're working on processes and they are communicating that they will do that with us. I've already submitted some very good data for us to look at and make better plans.

Mr. Wagner: The balance of this presentation is a long laundry list of major projects that we have completed in the Capital Improvement Program (CIP). It goes all the way to the start of the CIP.

Mr. Lazaroff: On the Chapata Drive Casady Hollow, I thought we went through this whole thing six to eight months ago and it was resolved. What's the hang up now?

Superintendent Jara: Legal language on the agreement. Our legal council had some concerns on the legal language so she has met with the City of Henderson and she's looking to ratify or change it.

Mr. Lazaroff: In that regard sir would you consider having general council to attend our meetings?

Superintendent Jara: As a general council every time? Sure.

Mr. Lazaroff: I would certainly make that recommendation. You stated purchase of land, and you show a deficit in the millions. There is a Southern Nevada Planned Land Management Act. The last one I have is from 1998. Is there a newer version out right now?

Ms. Perri: No, there is not.

Mr. Lazaroff: In this one CCSD has no representation. Everyone else has one, the city, the counties, whatever. But CCSD is not a participate in this and that's where you could get money to buy land at their prices which is very discounted. My recommendation is that we have them come and present something to us about what the plans are with regard to school district land for development.

Mr. Halsey: That would be something we take under the agenda items and possibly we can discuss it further at that point.

Ms Charlton: I asked about Chapata and Casady having a meeting as a representative of a member of the trustee. It's an important part and every time I'm told that staff is meeting about the MOU's. We keep hearing that the MOU's are almost done and maybe it's just a matter of just looking at the size of the school and move on and go.

Mr. Halsey: Next month we can ask the general council because she'll be here.

Superintendent Jara: I will have her come and present but I'll have someone from her office if she can't be here and every BOC should have a representative.

APPROVAL OF THE MINUTES

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

Mr. Reynolds: On page two of three I have a request on there that's coming up on two years old. Just an analysis of the K-8 schools. I don't know if there's something that can be done. I don't know if it's just not a priority because we wouldn't be able to get to those until the next Capital Improvement Program. I wonder if we can see if the model was to do K-8 schools would that be an economic benefit to the school district.

Mr. Wagner: I think it might have been miscommunicated. We are building two K-8 schools. Mackey will go up later this month. Fremont is in design currently so the school district is a long hard look of who does that work in our systems and how would that work in our systems. It's not a conceptual thing there's real work going on every day.

Superintendent Jara: On Jo Mackey we were losing those middle schools students. They were going to charter schools and not going to the local neighborhood middle schools. So the approach was to retain some of those students.

There is another piece we have to be careful when we look at the K-8 model. As deputy superintendent we went into that model in Orange County. We looked at those carefully though and I say carefully especially with those schools that have combination schools because the budget is a little bit challenging, the structural budget, because now you're looking at a model that's about 1000 kids so the majority are elementary with only about 300-400 middle school students. So it puts in some restrictions what you can offer a middle school child. We have to be really careful of the operational, the structural approach at a K-8. We have to be really careful strategically where we place them, but paying attention to that structural dollars for that principal to be able to offer, the band, the performing arts, the electives for the children. It's something that we will continue to analyze and being very strategic as to where we place them.

Ms. Charlton: I think the only thing I wanted to see is if we can get a report on the student safety and building enhancements now that we're post session. I would like to know where we stand on that. There was an interim committee that I understand was working on that and that was a conversation that we had and we were pending on the legislature outcome concerning whether or not we were spending and whether or not some of the burden would fall on this committee. Obviously student safety has to come first.

Mr. Halsey: I have one thing on this Motions and Taskings that has been on there over a year. I think Jeff's new design that they are putting in schools resolves the issue of the gender neutral. Do you have extra bathrooms in schools that are being built?

Mr. Wagner: We are building family restrooms.

Mr. Halsey: That's what I thought. I'm okay with removing that. I'll make a motion to remove gender neutral facilities from Motions and Taskings.

Motion: Halsey

Second: Reynolds

Vote Unanimous

Mr. Reynolds: Ms. Lavelle's request for an analysis of the extent to which the City of Henderson adds additional requirements with respect to traffic studies, recreational requirements, or anything else than what has already been done. I think she's heading that up as general counsel and I move to have that removed.

APPROVAL OF THE MINUTES

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

Motion: Remove from Motions and Taskings Ms. Lavelle's request for an analysis of the extent to which the City of Henderson adds additional requirements with respect to traffic studies, recreational requirements, or anything else than what has already been done.

Motion: Reynolds

Second: Davis

Vote: Unanimous

Mr. Lazaroff: The donation regarding the Henderson Cougars Lacrosse Club potential collaboration. We had that discussion two years ago and it involved an entity coming forward and saying we are willing to raise funds to do the improvement. And the answer at that time was that we don't have a process by which to make that happen. I'm aware of another entity that wants to do something. Is there something that we can get moving on this kind of interaction between voluntary contributions to do things and interject the cost or the process so we make it happen and not wait two years before we discuss it?

Superintendent Jara: So the question is can we develop a process to take donations for a specific project? We can certainly look into that.

Mr. Foutz: There is certain projects currently that are being proposed like Las Vegas Academy (LVA), there's a foundation that wants to provide funds to do updates to the outside of the theater. The problem that we run into is that nobody comes up with a legal agreement which we talked to with general council that we need to address those types of budgets by having a legal document put in place so that the school is potentially not on the back end having to cover the costs that they don't have monies for. We have found that those types of projects that have happened in the past, they come up with a certain amount of money for it but they don't come up with the right amount. I'm having a meeting next week with Jason and general council to discuss some of these issues related to that particular project. In some cases we have grant funding that wants to pay for certain projects but then again it comes to do you have enough money in the grant to cover the full costs. We have to be careful that the schools don't take these budgets on by themselves and that they come to the facilities department because they're not aware of all the items that need to go into a project which we are encountering as well.

Superintendent Jara: I think that's a great point. It's got to be fully funded because certainly the district cannot incur any costs. I know that the LVA project is one that I've had conversations with Ms. Lavelle about. We would certainly take the money as long as the project is fully funded, from beginning to end in totality because you cannot pull away from the district and schools do that as well. I think we do have some process that we've developed for schools to give for schools but it has to be funded at the school and the entire school community has to endorse it and also maintain it, because we can't pull resources from certain schools to maintain their project. So if it's in totality we certainly will take other people's money to help us.

Mr. Halsey: So that being said Gene, they have a program in place, do you want to remove this?

Mr. Lazaroff: No

Mr. Wagner: We'll be happy to bring forward a presentation on the process of the 414 and how that works so everyone is aware.

Mr. Halsey: That would be great.

APPROVAL OF THE MINUTES

3.09 AGENDA PLANNING: ITEMS FOR FUTURE AGENDAS

Mr. Lazaroff: Find land to build schools on. I recommend that the Plan for Southern Nevada come in and make a presentation to bring us up to date. This plan expired five years ago, and we have no representation on this committee. This is a very high-powered committee.

Mr. Halsey: So you're making an agenda item to invite the Department of Interior.

Ms. Perri: How about I give you a presentation on how that all came about because we do not have representation on there. Initially it was because when they formulated that committee back in 1998 it was actually a Senate Bill. So what I can do is first give you some background as to why and then how that money gets into that fund. Actually right now they're thinking of disbanding it because other states were looking at it because that money comes from the sale of BLM lands and then they have to go out and bid for projects and those entities within that plan are able to do that and we have not been able to do that. I agree it's aggravating.

4.01 COMMITTEE MEMBERS AND CHIEF OF FACILITIES COMMUNICATION.

Mr. McKinnis: I am very aware about maintenance and repair of a facility, in this case 360 of them. I've done a deep dive already into how we do maintenance in our school system and I'm making adjustments. One of the things I'm looking at is the new schools that we are bringing online, we're going to protect those assets. Right now we have this mobile system where people get in trucks and drive to school, fix it, come back to the shop and then they go to the next school. With the four new elementary schools that are coming online, there will be assigned building engineers. At those schools there is a comprehensive preventative maintenance schedule that has already been developed. It will be put into our maintenance management system so that it will be auto-dispatched daily so the daily tasks will be sent to the engineer. The chiller, HVAC and electrical, that part I'm still working on as far as the technical aspect and the technical support that those building engineers may need. The fact that we do not maintain our schools the way we should, we spend tons of capital and that is backwards from the world I come from, if I had to go to my CFO every year and tell him that I need another million dollars for another chiller because we didn't take care of it, I'd be looking for another job. Part of the reason Dr. Jara has me here is to make sure there is a comprehensive preventive maintenance program put in place to maintain these schools. I'll be honest with you, it's lack of funding, it's lack of staff, lack of qualified staff, but a lot of times you have to deal with what you have. So I'm going to deal with what I have and I'm going to make the best of it including, sometimes I'm going to have to bring outside contractors in to show my staff how to do things. One of the things I'll share with you is out at Shadow Ridge High School we targeted that high school as a high school that needs preventative maintenance. So I hired a company that has done professional coil cleaning for me in the past and normally they said it would take a week to get through this high school, they've finished six in the last four days because the coils were so bad. Once they get done with that they are actually going to provide me with an energy audit. Cleaning a coil is a big deal. If you didn't change your filter in your house for two or three years and didn't clean the coil it'll freeze up and uses more energy. But they are going to provide this energy audit to me because that process is not cheap, but I think the energy audit will show that the ROI will be less in a year.

I've only been here three weeks so please bear with me. I must say that I'm very pleased with Jeff and Rodney and my directors, they have been amazing.

APPROVAL OF THE MINUTES

4.01 COMMITTEE MEMBERS AND CHIEF OF FACILITIES COMMUNICATION (cont.)

One of the few things we have in the works is school playgrounds being fixed. Jeff and I walked 3 schools yesterday out of the 15 that are going to get new carpet. There were 35 repairs to HVAC systems as of 35 last week. I'm putting together a map of the city with all the playgrounds that are in motion and what district they are in, roofs that are being replaced, HVAC systems, all of the items that have been identified in the FCI as an issue, we're going through and prioritizing making sure those things are addressed. Also football fields. What I'm getting at is there's a lot in motion and there's a lot of things happening right now to improve these schools. I like to work at a fast pace and it's been very difficult with all of the rules that you have to deal with. I'm having to take a step back and take a deep breath, but I'll get through it with the help of Jeff, Rodney, Josh and Rick.

Ms. Douglass: How are you getting the lists of the roofs that have leaked and been bad for ten years?

Mr. McKinnis: It comes off of the FCI. There is a list of particular items and then it is categorized as the condition. I'm not familiar with that process so I asked Jeff, because I saw the laundry list of schools that need carpet, and they are prioritized. So I said let's go look at a few of them just to see how bad they are and we did that yesterday. There are quite a few of them that are in poor condition and they are on the list. Now we have to remember that with the capacity to do all of this work, and the capacity of contractors and such, the bidding process, it takes a while to get things moving. Once it gets flowing we'll show some positive results.

Ms. Charlton: As you replace HVAC units and achieve that energy savings, can you reinvest those energy savings back into other units and other opportunities?

Mr. McKinnis: We are looking into that. HVAC is my world, that's my background, that's where I come from. I had a conversation with Jeff and another gentleman about the process and how we identify if the chiller need to be replaced and how that is talking to each other. Jeff has done a great job, as far as the ed specs including variable frequency drives on air handlers and things of that nature. The older schools don't have it. Shadow Ridge does not have variable frequency drives on their air handler and it was just built 15 years ago, which is beyond me because we can even get a rebate from NV Energy so we're looking at some of those things as well.

Mr. Foutz: We are getting rebates and so forth. Those rebates for example, if we use capital funds to provide those rebates it has to go back into capital fund.

Mr. Wagner: Utility expense comes out of operation funds. If we save operating dollars they are redistributed into operating funds. So could we in the future increase funding for maintenance because we've saved in utilities? Yes we can. That doesn't necessarily mean that energy bill savings is earmarked for that allocation. It's likely we can show positive ROI.

5.01 PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS.

Ms. Diane Bartholomew: The district does have a donation policy/procedure. I will get your contact information from staff and I'll send it along.

APPROVAL OF THE MINUTES

6.0 ADJOURN.

Motion to adjourn?

Motion: Charlton

Second: Reynolds

Vote: Unanimous

Meeting adjourned at 1:00 p.m.