

MINUTES
CLARK COUNTY SCHOOL DISTRICT
SPECIAL MEETING OF THE BOARD OF SCHOOL TRUSTEES
BOND OVERSIGHT COMMITTEE
ADMINISTRATIVE CENTER, ROOM 243
5100 W. SAHARA AVE., LAS VEGAS, NV 89146

THURSDAY, AUGUST 15, 2019

11:30 a.m.

Members Present

Charlton, Patricia Jones, Walter
Douglass, Theresa Konrad, Chad
Earl, Debbie Lazaroff, Gene
Goynes, Byron
Gurdison, Robert

Members Absent

Davis, Al
Halsey, James
Reynolds, Jacob

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

1.01 FLAG SALUTE.

1.02 ROLL CALL.

Ms. Patricia Charlton, Second Vice Chair, called the meeting to order at 11:35 a.m.

1.03 ADOPTION OF THE AGENDA.

Motion was approved to adopt and accept the August 15, 2019 agenda.

Motion: Lazaroff

Second: Konrad

Vote: Unanimous

2.01 PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS.

Ms. Jolene Mitchell: My name is Jolene Mitchell, I am the magnet coordinator at Las Vegas Academy of the Arts. At my last visit to the BOC I shared the numbers and types of work orders placed from our school, so as an update LVA has placed 26 HVAC work orders since the end of May. This includes failures of individual rooftop units, up to the loss for AC in our upper and lower campus due to multiple chiller failures. Just in the past ten days we have had a pump rebuilt and both cooling towers repaired. These are band aids at best. Our gymnasium can't be painted because there is a battle between environmental services and maintenance over whether the level of asbestos in the walls and paint causes a health risk to our students. In addition, the gym needs a structural analysis because part of the foundation has crumbled and the gym floor is still unusable half a year after the floor buckled from a water leak under the foundation. Our science labs are outdated. Most of the sinks don't work and only one classroom has a usable gas line for labs. In that building, we have one bathroom per gender for 14 classrooms and the ladies' room has only two stalls which is not sufficient for 300 plus students. The cafeteria fits 400 students out of 1700 that have lunch every day and with the extreme heat we are currently experiencing, this is a concern for parents, students and staff members. Our performing arts center built in 1954 has a

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2.01 PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS (CONT.)

ladder and stage right sub-woofer room that is literally a rescue ladder bolted to the upper floor. It is 100% dangerous so students do not have the opportunity to work in that space. We can't afford to keep putting band aids on buildings and equipment that are ancient and just a few cycles away from complete failure. We can't continue to provide insufficient HVAC, restrooms, electrical connectivity and safety, and believe that we are doing what is number 1 for kids. Thank you for your time and consideration.

Mr. Brian Downey: Good morning. My name is Brian Downey. I am the director of bands, music department chair, and program director for the conservatories of the Las Vegas Academy. I'm here to speak to you on behalf of the Legacy Project that was started several years ago and we're trying to get it funded. My wife was actually a graduate of Las Vegas High School in 1994. I recently asked her why they moved to the new school at the end of her junior year. She produced her year book and a scrap book that had some really interesting information in it. They moved sites because of the condition of the facility and it was not equitable to new schools like Green Valley and Cimarron that had recently been built. One article in the year book discussed how the conversations about the problems with Las Vegas High School's facility started as far back as 1969 when Thurman White stated that the campus can't be adjusted well to meet all types of educational purposes. He then proposed a five or six story building be built. In the late 80's and early 90's the problem still had not been addressed and the solution was to move all the students to a new facility on the east side of town. A quote from the Las Vegas Sun says, "The Las Vegas High School students will find themselves near Sunrise Mountain this fall in a new facility. No air conditioning or heating problems, no parking problems, no aging classrooms with inadequate amenities." The problems than are the same today 27 years later. This brings me to my second point regarding the facility and the programs we offer. Much of the facility was not designed for the programs that we offer. We currently have an orchestra program in what used to be a locker room, our jazz band is in a converted auto shop garage, and mariachi is in a storage room under the gym. We have converted vocational spaces for dance and theater classrooms, and converted the police substation to host our video production program, and the list goes on. LVA is recognized as one of the best art schools in the country, however when anyone visits our campus they are appalled at the conditions and in disbelief that we accomplish what we do in the facilities that we have. The inequity of the facilities and resources that we have to do our job are staggering. The students are suffering, the faculty suffers and we put our best face on. The legacy project for this campus is 50 years overdue. The students at LVA deserve to have a facility that is suited for their educational needs and goals. We can't keep putting a band aid on this project like Jolene mentioned earlier. Thank you for your time.

Mr. Brian Shapiro: I'm the one not wearing the badge because I'm a parent. Good morning. I'm Brian Shapiro. I am a parent of an alumni of LVA. I'm also a parent of a student that's a sophomore at LVA. Although I may be the only parent here, I can assure you that there's probably hundreds that are willing to come and speak as well to talk to you briefly about the issue that LVA is facing. Usually when I talk to individuals I'm talking about the students and the 99-100% graduation rate, the teachers who are excelling, the national recognition. I need to briefly talk to you about the parent's expectations. Our expectations is to have a facility that's in good working order, as well as a safe facility. Right now LVA is in very poor condition. I go through that school typically on a bimonthly basis for different meetings because my office is across the street. The sidewalks are unbalanced, the walls are crumbling down, it's in a very, very sorry state. It needs substantial assistance, it needs renovations, it needs new buildings, specifically for our kids. It's amazing what

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2.01 PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS (CONT.)

the kids and teachers can do based upon what's currently on that location. As you know, LVA covers approximately three city blocks, it has eleven buildings, it's an open campus. When I went to Valley High School, what an open campus was to me is that I got to go across the street to Taco Bell for lunch, but now we have an open campus where we have individuals that actually going through the campus. There's a bus stop and they walk through. It's individuals like myself and other volunteers that have actually given money to the school to try to prevent individuals going through for security and safety purposes. Last year we actually purchased a gate which unfortunately took almost eight months to install because we had to go through the school district in order to get permission to install a gate for the protection of the students. I'm aware that you are now going through Revision 4 of the Capital Improvement Program, you're going to discuss it and potentially approve it. I don't believe LVA's needs are addressed in the Revision 4 and I'm hopeful that next time, because I know that there is additional funding that you all have, in your next revision that you will consider actual improvements for LVA. Whether it be new buildings or going through the Legacy Project. I'm more than happy to contribute my funds and my time for the students, even for students that aren't even my kids to assist. You have a downtown community that's willing to contribute but we also need the school district to contribute as well. Thank you so much.

3.01 APPROVAL OF THE MINUTES.

Motion to approve the June 20, 2019 minutes.

Motion: Lazaroff

Second: Earl

Vote: Unanimous

3.02 REPORTS BY STAFF AND/OR LIAISON REPRESENTATIVES.

None.

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

Trustee Wright: I don't necessarily have anything to report because there hasn't been a BOC meeting to take anything back to the Trustees to have a discussion.

3.04 REPORT AND DISCUSSION ON 2015 CAPITAL IMPROVEMENT PROGRAM.

Mr. Foutz: This is a summary of the revenue and expenditures to date based on the 2015 CIP Program. We have a 1.46 billion dollars in revenue to date and we have 1.34 billion in encumbrance and expenses leaving 2.78 billion dollars available to be spent. We have a program of 4.125 billion dollars projected in Revision 3 and in Revision 4 we expect that to go up slightly and be about 4.14 billion.

3.05 2015 CAPITAL IMPROVEMENT PROGRAM, REVISION 4.

Mr. McKinnis: For the Capital Improvement Program Revision 4, these are the individuals that helped compiled this information: Rick Baldwin, Director of Demographics, Zoning and GIS; Rodney Foutz, Director of Financial Management; myself, Chief of Facilities; Linda Perri, Director of Real Property; and Jeff Wagner, Director of Construction. Overview, we'll cover the full needs compared to Capital Improvement Program, Revision 4, Recommendations for Revision 4, Bond Oversight Committee (BOC) Recommendations, and then comments at the end. The next section I will turn over to Jeff Wagner, Director of Construction.

Mr Wagner: In the past we have presented you a pie chart typically that shows our full needs vs. our allocated funding. It's essentially 10.8 billion dollars vs. 4.1 billion of available resources. In this

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3.05 2015 CAPITAL IMPROVEMENT PROGRAM, REVISION 4 (CONT.)

presentation we have broken that down into a finer grain so that we can discuss specifically how those dollars are spent. We are going to ask for approximately 400 million dollars in money that has been allocated to capacity to be reallocated to modernization projects.

Jeff provided the group with the 2015 Capital Improvement Program Revision 3 Summary. Jeff also presented an overview of the 2015 Capital Improvement Revision 4 in great detail, walking through each project and detailing what staff's recommendations for each project. As he presented this overview, he fielded questions from the BOC.

Mr. Lazaroff: With our new construction that we are planning, what are we building for the life expectancy of each building?

Mr. Wagner: The dictate for new construction is a 50 year life cycle. Most of our buildings have a life of more than 50 years. The modernization is intended to rejuvenate the useful life of the building by 25 to 30 years. We run buildings now past their useful life and to a point where it becomes very expensive to repair them so there is no reason that we could not have a 75 year building cycle if we implemented a renovation program in appropriate intervals.

Mr. Jones: The building's going to last regardless, it's more of mechanical systems.

Mr. Wagner: It's the systems in the buildings that need to be updated on a continuous cycle. We are in the process of revising the education specs to bring back to you. Mr. McKinnis and I do not think it's unrealistic to revise the education specifications to say that our buildings should have a 75 year life cycle contingent upon comprehensive renovations at the 25 year mark and the 50 year mark. Mr. McKinnis and I are hoping this is the kick-off of understanding our consistent need for the life of schools in our school district.

Some discussion followed.

Mr. Wagner reviewed and discussed in detail line by line of the Revision 3 projects in progress and the estimated cost. This included the new schools, school additions, and phase replacements.

Mr. Lazaroff: What is the status of the ILA with the City of Henderson in regard to the Chapata Drive and Casady Hollow Avenue property?

Ms. Lavelle: The language that was a problem has been redrafted and sent to Stephanie Voss-Garcia for their approval today. Hopefully this gets done quickly.

More discussion continued.

Ms. Earl: CTA's cost more per seat. Can you give us a rundown on cost analysis versus the number of seats?

Mr. Wagner: You are correct. On a seat to seat cost CTA's are going to cost more. The CTA's will not be resites of the existing designs. They will be designed from the ground up to take those cost considerations into account. From a zoning standpoint they do allow us to cast a wider net and draw students in and have overcrowding ease on other schools.

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3.05 2015 CAPITAL IMPROVEMENT PROGRAM, REVISION 4 (CONT.)

Superintendent Jara: I've asked the team to look at our building specs and the cost of all of our schools. Jeff talks about a cost cutting of 30% reduction in the cost of all schools when we're building them. I say this publically when I go into schools that if the architects are winning awards that means that we are paying too much money for schools. When you look at some of the things that we're putting in our schools, that I believe, and Mr. McKinnis and Jeff also agree, where we can make some deductions are some of the extras, to really provide a high quality classroom experience for the children. In order for us to put up additions at Coronado High School, Foothill, Green Valley and Basic, we have to do a traffic study so that limits what we can do there and that's a problem. When we look at what we can do to find property for a CTA and whether there's land in the city of Henderson to really relieve Foothill, Green Valley, Basic, and Coronado and then get into more competitive approach. We already have the land in the north for North Las Vegas for that CTA. If we put a CTA there, we would be able to relieve Arbor View, Shadow Ridge and Legacy. We have seen data in the last year showing that a lot of kids come back into our public high schools from charter schools. They are not coming back into our comprehensive schools, they are coming back to our CTAs. I want to make this clear for this group that my recommendation is not to move on Henderson unless we do North Las Vegas first.

Mr. Lazaroff: Is the land is available to us already or do we have to buy it?

Ms. Perri: The land is part of the west Henderson plan so the land is all BLM land so we just have to get it from the BLM.

Ms. Earl: I do like the way this is going in taking care of the schools we have now before we build new schools. I just wanted to make my point on the record because I know that eventually we will have that conversation, so I do appreciate that you are doing this.

Ms. Earl excused herself from the meeting.

Mr. Wagner presented, in detail, the proposed additions and phased replacement for the 2015 Capital Improvement Program Revision 4. Regarding the phased replacements, the team is asking for additional budget dollars approved so that we can proceed forward with completing phase 2 of the Sandy Valley product. Jeff reviewed the staff's recommendation to remove classroom additions for 8 schools. Jeff presented staff's recommendations to add 2 new building additions and recommendations to build two new comprehensive technical academies (CTA).

Mr. Wagner: We will now present our recommendations for Sandy Valley Phase 2. Phase 2 includes the elementary school, the baseball, athletic and football fields and a high school classroom. All fields will need to be artificial turf due to the scarcity of water and our rights to water in Sandy Valley. The infield will be organic. We took this project out to bid and it came in approximately 61% over budget. We're asking today for you to increase the budget so that we can move forward.

Trustee Wright: What is the capacity vs. enrollment for Sandy Valley Middle School?

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3.05 2015 CAPITAL IMPROVEMENT PROGRAM, REVISION 4 (CONT.)

Mr. Baldwin: The capacity at Sandy Valley Middle School is 317 seats available in that building. There are 175 students enrolled in secondary schools in Sandy Valley. That's 6-12 grades. It's at 55% capacity.

Trustee Wright: If we have a building that's at 55% utilization, but there are some things that the high school addition has that the middle school does not, could we look at some revamping or remodeling of some rooms to make some of those rooms adult size? I know we're doing the chemistry lab.

Mr. Wagner: Yes. There is 1.7 million allocated into renovating one of the rooms to a high school chemistry lab as you would see in any other high school.

Mr. Jones: What's the most important thing right now that's needed at Sandy Valley?

Superintendent Jara: Sandy Valley does need a chemistry lab. They cannot offer the high school curriculum for that classroom, so we're limiting access to children that are at that school. We do need to keep that chemistry lab. For the remaining 45% I would recommend to this committee that we see what we can do for that high school's needs. I know we have a new principal I don't expect him to tell us what he needs in the last 4 days.

Mr. Hadavi: My name's Mohammed Hadavi, new principal at Sandy Valley. I've spent 3 full days there and I can tell you that there's a huge need for all of this. There is a strong need for a chemistry lab but in addition to that there is also a strong need for the high school. All of our high school kids are housed in portables and it's a concern. I just wanted to address the capacity portion of this. Although we're not close to capacity, that has to do with the way that the high school schedule is done in the rural area. The rooms are still being utilized, just with less kids. I think we need to think about if we have room in terms of classrooms, every classroom is being used but they don't have the capacity when we talk about 45%.

Mr. Jones: What is the student ratio between high school kids and elementary kids?

Mr. Hadavi: It's almost the same number of elementary students as we have secondary students. The class sizes are small but the classrooms are being utilized and we don't have any open classrooms which is why I have a big concern about the possibility of thinking about and re-recommending redesigning so that we can actually have classrooms for high school kids and not portables for their 4 years there.

Ms. Douglass: For the record, as a principal, I think it's very important for the children to have a building. I believe that portables are a good alternative when we don't have enough room. I truly believe that children deserve, no matter where located or what the numbers are, they deserve a building.

Ms. Charlton: So if I understand right, what's before us is to rebid the project for the middle school and high school. Is this listed that as a priority that we first take care of the academic spaces and then go to fields?

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3.05 2015 CAPITAL IMPROVEMENT PROGRAM, REVISION 4 (CONT.)

Mr. Wagner: The specific task today is to increase the project budget to complete Phase 2. We have not brought forward Phase 3, which could be a high school building, could be a renovation of the middle school building. That's not before you today. What we're asking for you today is to increase the budget to complete this work. If we want to revise this work, that's an option today also.

Mr. Jones: Do you think it's more important to get something going for the seniors that are there now and seniors that are coming up?

Superintendent Jara: The project is over budget. For us to get going the staff's recommendation is to increase the budget to get this work done and get moving on Phase 2. It is not going to be done in time for the current seniors. If it's the pleasure of the BOC to get started on this and to increase the budget, then we can look into what we can do for the high school for the enrollment of the 100 kids. We can then work with the school to determine how we can use the full space.

Mr. Lazaroff: The history of Sandy Valley is a lot of promises made and promises broken. Finally we are getting into the funded area and I think we should follow through like you're recommending.

Superintendent Jara: We will look at what we can do for the high school. So if I can make a recommendation for this phase to increase the budget and then I will make sure that staff will do a great job within the increase budget to try to add classroom space for the high school and work with staff to see what deductions they can make in scope to then give the kids a high school classroom within the increase in the budget. If with the increased budget we couldn't do it, then we'll come back to this board and we will have to find the money for the high school at a later time.

More discussion continued.

Mr. Wagner: What I've heard said so far is that you're recommending approval of this budget, with a modification to the scope to address the high school needs. If that is your recommendation the way that my office will proceed forward is we won't go directly to bid, we will do a redesign to find those cost savings and look at either new buildings or renovation of existing buildings to meet the high school need. I will have to have a tough conversation with the school, and I'm putting this on record, so when expectations are managed, I can't just build more with the same dollars, I'm going to have to build differently with the same dollars which is what the district has hired me to do. So what I heard is that your recommendation, and I guess we can get this on the record here, is to approve a budget of 32 million dollars for the Phase 2 of Sandy Valley with a revision of the scope to address the athletic fields and the high school needs.

Motion to approve a budget of 32 million dollars for the Phase 2 of Sandy Valley with a revision of the scope to address the athletic fields and the high school needs.

Motion: Lazaroff

Second: Douglass

Vote: Unanimous

Mr. Wagner continued presenting the 2015 Capital Improvement Program Revision 4.

Mr. Wagner: As of today 84% of our building stock is 20 years or older. This is an issue we need to deal with. We're recommending today that we make a small modification of our guiding principles and take that remaining 400 million dollars and invest it in these aging schools. We have never had

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3.05 2015 CAPITAL IMPROVEMENT PROGRAM, REVISION 4 (CONT.)

this many buildings that are that old in the district. Given the short time that Mr. McKinnis has been with the district we do not have projects identified and all the work identified in each project that we recommend. We are asking for a three month period to do that evaluation and bring it back to you on December 19th for further consideration. Essentially we are looking at comprehensive renovations that address not only the major systems in the schools but also address indoor quality of space. These comprehensive renovations would essentially take an existing school to a new school standard as much as possible. It would be a project that will put us in a position of not returning to that school for major projects for 20 years. The recommendation before you is to reallocate that 400 million dollars for modernization.

Ms. Charlton: There was a lot of dialog about removing capacity, looking at where we are overall, scrapping some high school additions and other projects to do the CTA's, lots of feedback and questions regarding the capacity overall. I'm not comfortable moving forward.

Mr. Wagner: Our goal is to bring forward Revision 4 to the board. If an additional meeting is needed to clarify some of what you have in front of you, my recommendation would be to task staff to bring forward this information next month working with you or some of the committee members to clarify what we've asked for here. I don't think it's prudent to bring Revision 4 in parts and pieces and then try to bring a Revision 5 immediately after that. We typically have done revisions on an annual basis. It sounds like there are some items that need clarification for the committee. My recommendation would be to walk through each item. We'd really be bringing forward Capital Revision 4a and Revision 4b which is an option. It's not typically the way we've done business but if that's the committees' desire I think we can do that and still move these projects forward.

Trustee Wright: I think what staff is looking for is what the BOC would like to move forward with the 5 or 6 that you're comfortable with and having that in a motion and then tell them which ones you want more information on to come back next month with another revision. That's what staff is looking for.

More discussion continued.

Ms. Charlton: I think at this point what I'm hearing from the committee is that we do not have enough information with what's been presented. We would ask from staff what is the soonest we can schedule a meeting, come back together with the details of what you're asking us to approve. I don't think any of us feel comfortable moving forward with what we know.

Mr. Wagner: Staff would need time to generate said information, information would have to be posted per the open meeting law. It would be 2-3 weeks.

Trustee Wright: I think we should have it post as a work session and not a regular meeting. I think the problem is we have people that tend to not show up for BOC. Here we barely have quorum and we have cancelled meetings because we did not have quorum. I don't know if any of you are friendly with the other BOC people maybe we can encourage anyone we can to please show up to these meetings. If you have specific questions you can email staff.

Ms. Charlton: We need to start using those liaison representatives and have offsite meetings that might really move us forward in a different way. Is that our recommendation to staff that we have

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- 3.05 2015 CAPITAL IMPROVEMENT PROGRAM, REVISION 4 (CONT.)
another meeting, perhaps a work session where we can dive into the details of the recommendation so that we're not unnecessarily holding up the district but recognizing that this is 400 million dollars of resources and we are stewards of public funds.

Mr. McKinnis: We are going to have to understand what exactly you need from us because there was a lot of detail, a lot of meetings that we had to come up with these recommendations. So if you could go line item by line item to tell us exactly what you're looking for whether it's capacity needs and how that's going to move or the building additions, why we made the recommendation not to build room additions and build a CTA. I think that would help when we actually go to the work session.

Mr. Gurdison: For me, work sessions are great. I have worked with Jeff on a few different sessions outside of here about looking at selecting a design committee. I learned more about what the issues are, it was also good feedback of learning what I don't know. In those sessions maybe it will start out with an assessment of what we know and don't know, staff will then know what the problems are. Once we identify what the problems are, we can come up with some options based on the knowledge that we do have. We don't want to put a lot of busy work on staff. It takes a lot of time for staff to assemble that knowledge, but maybe there's things that can be discussed as far as an inventory of what knowledge is out there, then we can understand options. We can then come up with recommendations so that when we come to these meetings it would be a lot more streamlined for us to be more sympathetic to the issues that you're dealing with. We would be far more effective as far as a committee. I would move for having more work sessions.

Motion to have a work session to further discuss the data components that are informing the recommendation that is before us and to do that as soon as possible.

Motion: Charlton

Second: Konrad

Vote: Unanimous

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

None.

- 3.07 AGENDA PLANNING: ITEMS FOR FUTURE AGENDAS.

None.

- 4.01 COMMITTEE MEMBERS AND CHIEF OF FACILITIES COMMUNICATION.

None.

- 5.01 PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS.

None.

- 6.01 ADJOURN.

Motion to adjourn meeting.

Motion: Charlton

Second: Lazaroff

Vote: Unanimous

Meeting adjourned at 1:55 p.m.