

Approval of Minutes

MINUTES
CLARK COUNTY SCHOOL DISTRICT
SPECIAL MEETING OF THE BOARD OF SCHOOL TRUSTEES
BOND OVERSIGHT COMMITTEE
ELDORADO HIGH SCHOOL, ROOM 144
1139 N. LINN LANE, LAS VEGAS, NV 89110

THURSDAY, NOVEMBER 21, 2019

11:30 a.m.

Members Present

Douglass, Theresa
Earl, Debbie
Goynes, Byron
Konrad, Chad

Reynolds, Jacob
Williams, Yvette

Members Absent

Charlton, Patricia
Gurdison, Robert
Jones, Walter
Lazaroff, Gene

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

1.01 FLAG SALUTE.

1.02 ROLL CALL.

Mr. Jacob Reynolds, Vice Chair, called the meeting to order at 11:31 a.m.

1.03 ADOPTION OF THE AGENDA.

Motion was approved to adopt the November 21, 2019 agenda with the removal of the following items: 3.03 Election of Chair, First Vice Chair, and Second Vice Chair which will take place at the June 2020 meeting, and 3.04 Appointment of Liaisons.

Motion: Earl

Second: Douglass

Vote: Unanimous

2.01 PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS.

None.

3.01 APPROVAL OF THE MINUTES.

Motion to approve the September 19, 2019 minutes.

Motion: Konrad

Second: Douglass

Vote: Unanimous

3.02 REVIEW OF THE OPEN MEETING LAW/LLEGAL ISSUES AND BOND OVERSIGHT COMMITTEE BYLAWS.

Eleissa Lavelle, General Counsel, briefed the committee on the bylaws stating that they govern the conduct of the meeting and the conduct of activities as bond oversight members, and stated that they should be followed as written.

Ms. Lavelle: According to the bylaws, the liaisons to the various committees are to be selected by the chairman. This does not need to be presented for approval to the Board of School Trustees (BOST).

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3.02 REVIEW OF THE OPEN MEETING LAW/LLEGAL ISSUES AND BOND OVERSIGHT COMMITTEE BYLAWS. (cont).

The election of members should take place in June of each year. In the event of a vacancy, the person next in line steps in until the election in June. This committee makes recommendations to the BOST where the recommendations are considered and sometimes not followed depending on what the BOST wants to do. With respect to the Open Meeting Law, which this committee is governed by, the agenda needs to be posted a minimum of three days before the date of the meeting. The posting of the agenda is made to let the public know what to expect at that meeting. A topic cannot be discussed if it is not on the agenda.

3.03 ELECTION OF THE CHAIR, FIRST CHAIR, AND SECOND VICE CHAIR.

Tabled until June 2020.

3.04 APPOINTMENT OF LIAISONS.

Not to be discussed at this time.

3.05 REPORTS BY STAFF AND/OR LIAISON REPRESENTATIVES.

Mr. Reynolds: There have been a number of people who have left the Bond Oversight Committee (BOC). If there's anyone who wants to be on the committee. Are there any reports at this time? Having none we will continue with the next item.

3.06 REPORT OF THE CLARK COUNTY BOARD OF SCHOOL TRUSTEES' LIAISON.

Mr. Reynolds: There is nothing to report due to there not being a representative of the Board of School Trustees.

3.07 REPORT AND DISCUSSION ON 2015 CAPITAL IMPROVEMENT PROGRAM STATUS REPORT.

Mr. Foutz: The summary status report shows that we have just over 1.7 million dollars available in resources, we've expended 1.5 million either encumbered or expensed. We have 2.6 billion remaining out of 4.1 billion available. In regards to the Projects in Progress report we have 3.7 billion that is budgeted for at this time, leaving us with 400 million available as far as utilizing it on projects that have not been decided upon yet.

3.08 UPDATE ON THE SOUTHERN NEVADA PLANNED LAND MANAGEMENT ACT.

Mr. Reynolds: This item should be moved to the December 2019 meeting because Ms. Perri will have additional information on this item at that time.

Motion to approve moving item 3.08 to the December 2019 BOC agenda.

Motion: Earl

Second: Goynes

Vote: Unanimous

3.09 FACILITIES SERVICES UNIT PRESENTATION.

Mr. Chesnik: I've been asked to present to the committee information regarding the initiatives that we're implementing in the maintenance facilities division to increase customer service. These have been broken down into three initiatives. The initiatives are organizational, preventive maintenance, and emergency maintenance. Organizationally we are discussing putting building engineers at each school. We are transitioning from 4 zones to 3 zones. We are looking to hire a Director I, Director III, and a Director IV.

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3.09 FACILITIES SERVICES UNIT PRESENTATION. (cont).

Operations managers will oversee 16 facilities each. Site funded projects will now be overseen by Construction Management. With regards to preventive maintenance, some of the initiatives we have put into place are to clean the coils, replace the filters, and installation of additional chiller taps. Regarding emergency maintenance we are currently addressing issues at Eldorado High School and Las Vegas Academy. We are working on tower fill replacements for 74 schools, and DX unit replacement at 6 elementary schools. We are doing all of this to provide better operation and less instruction time interrupted.

PUBLIC COMMENTS.

Mr. Gary Smith: I am a CCSD employee, electrical supervisor for maintenance. They are looking to take over 90% of the employees that we have right now and change their work shifts into nights. These are people that have worked for CCSD for 25-30 years and now you're going to change their work time to work at night. You're looking at taking our day shift employees and moving them to nights when it's dark and they have to get on roofs and work outside. The school district recently put out a report on how important it is for kids to have their parents and grandchildren around them at dinner time, and also take them to their sporting event and dance classes and here our maintenance department is looking to take that away from our own students. Safety has a lot to do with it, too. We are dealing with some areas of town that have the gangs and drug dealers and you want us to work there from two to midnight?

You want to use construction supervisors. What part of maintenance has to do with construction? I've been the electrical supervisor here in the district for 18 years. We are basically under manned and under staffed and then you ask for more employees. We will have a hard time hiring people at our wage range. We need to train and hire our people from within.

Mr. Andrew Calhoun: I am a CCSD employee, construction supervisor for electrical in the northwest. The way things are going it will be hard for skilled trade assistants (STAs) to become the techs that we do need. We cannot get people from different trades because the pay rate is so low. We are training our STAs now and have been. If we go to nights that will split those STAs up and now those who have been working as STAs who have finished school and are getting experience would now move somewhere else and we will not get that technician that we need. Going on nights is a safety issue. We don't have the proper security to secure our workers at night. Regarding changing to nights, why weren't we brought in as supervisors to help think of other alternatives. No one came to us, no one spoke to us. I've been at CCSD 29 years. I have ideas and other groups have ideas to make it better instead of putting our people on nights and turning over someone's family time that they value, especially with CCSD being for the kids. How are we going to help our kids in that manner if we are going to nights?

End of public comments.

Mr. Chesnik presented a video regarding the building engineers' pilot program.

Ms. Douglass: Are you talking about a building engineer at each school?

Mr. Chesnik: We will need to identify each schools' needs. There are some schools that may need additional engineers. The elementary schools may not need a full-time dedicated engineer so that

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3.09 FACILITIES SERVICES UNIT PRESENTATION (cont).

engineer will be shared among other schools. This program will remain a pilot program until it is funded.

Mr. Konrad: Has there been any analysis done to try to project the financial impact that new hires of the program have on either the maintenance program or the capital funds?

Mr. McKinnis: We have currently put together a total cost of ownership for all of the schools and we have shared that information with the CFO and Dr. Jara. It is a rather large increase to the budget and we will have to go to legislation in order to get those initial funds. Right now we have a 49 million dollar budget in maintenance and the total cost of ownership for the schools is right around 86 million.

Mr. Konrad: So if for the pilot program there are 30 additional hires, do you anticipate that that has a positive impact?

Mr. McKinnis: Absolutely. Right now if we have a school that goes down we have 2-3 people driving over in a truck to find out what's going on and drive back to the parts house. With the pilot program we have the engineers in place and if it goes beyond their capability then we have to call the core shops out. We are collecting data to prove this out. The positive impact is that you extend the service life of the school. Right now if the Facility Condition Index (FCI) gets to a certain point, you just let that school fail and the kids have to deal with the condition of the school not being what it should be. Under the comprehensive renovation program that we're going to put into place we can actually go in there and renovate the school, bring it up to standards and extend the service life so that we don't have to bring in more capital funds to replace it.

Ms. Williams: My question is regarding the budgetary requirement around the comprehensive renovation program. Can you share what that budgetary requirement will be? What would that budget look like as far as renovating all of our old schools?

Mr. Foutz: 5.4 billion dollars. Our actual need for the school district in whole for everything we need is roughly about 10.8 billion.

Ms. Williams: What is the rationale of moving the employees to the night shift? Is it cost savings?

Mr. McKinnis: It has nothing to do with cost savings. It has to do with the ability to do the work while the kids are not in session. We've had numerous requests for overtime on Saturday because workers could not have access to the school because the kids were in class. Mobile maintenance units were put into place some time ago but we've done away with them and the schools have deteriorated ever since then. It is costing taxpayers several million dollars to replace these schools.

Ms. Douglass: I have personally had the mobile maintenance unit and it did hurt us when they took it away. They can come in at night and they literally did a whole years' worth of work in two weeks and they were able to do it because we were all out of their way

Mr. Reynolds: The mobile maintenance is the work that's going on at night right?

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3.09 FACILITIES SERVICES UNIT PRESENTATION (cont).

Mr. McKinnis: Yes. We have yet to implement the night shifts we have just talked about it. Regarding the public comment, I'm more than happy to hear from employees but we have to start somewhere. I'm not going to sit around and wait for this to happen. It's going to happen.

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

Mr. Reynolds: Today we have item 3.08, Funding of Future Land Acquisitions/Off-Site Improvements. For the record this was requested by Mr. Kubat and Mr. Philpott, both of whom are no longer on the committee. I would move to remove this item from Motions and Taskings.
Motion to remove the request for a report on Funding of Future Land Acquisitions/Off-Site Improvements from the Motion and Taskings.

Motion: Mr. Reynolds Second: Mr. Goynes Vote: Unanimous

Ms. Williams: I will be out of the country and will not be attending the December meeting. Would it be possible to reschedule the item titled Presentation on Various CTA Programs to January?

Mr. Wagner: Staff has no objection to that we can bring it forward in January.

Motion to postpone the Presentation on Various CTA Programs to January 2020.

Motion: Ms. Williams Second: Ms. Earl Vote: Unanimous

Mr. Goynes: I see that Mr. Kubat suggested the item regarding Delay in Construction Delivery, can we remove it?

Mr. Reynolds: I will entertain a motion.

Motion to remove from Motions and Taskings the item titled Delay in Construction Delivery.

Motion: Mr. Goynes Second: Ms. Douglass Vote: Unanimous

3.11 AGENDA PLANNING: ITEMS FOR FUTURE AGENDAS.

None.

4.01 PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS.

Mr. Gary Smith: We didn't have a chance to respond to the video that was presented today. The building engineer plan is a great idea. Finding qualified people for the pilot program is difficult. Now you may say that you want to train these guys, you can train these guys all you want but they're going to be a jack of all trades master of none. That's what you need the core shops for. You got to have more people during the day that can respond to these emergencies that they find. Again we're looking at staffing and that's something we can hopefully talk about. The building engineer idea is a great thing but you've got to be qualified and it's going to be hard for us to find the people unless we can hire from within.

Mr. Calhoun: Again I want to reiterate that the building engineer program is a great program. I agree with it. We're just worried about who's training them and how much we're going to be involved. If we're on nights, we can't be involved. The emergencies we respond to electrically, building engineers cannot respond to. The ones that I did yesterday they could not respond to because they are not certified. They are not trained to do what we have to do to bring the schools back up when there are power outages, fuses or the wire burns up. The amount of schools versus the amount of personnel that is going to be on days will help it. I know we're trying to create more positions for more building engineers. I agree, but how about looking at the fact that all of our tradesmen across the board don't make comparable wages to what's in place here in Las Vegas.

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4.01 PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS (cont).

With all the money going to building engineers why not apply it to all of the trades where we can get people to come in and want to come back to the school district at comparable wages. We just don't have the amount of people to accomplish the tasks whether it be some at night and more in the day. We don't have enough people. My crew in the northwest has done a lot of portables which is capital funding. If you're doing capital all the time for the most part you can accomplish what you are supposed to as far as maintenance. I understand, I get it, but it all comes down to needing more people as well and we can't get more people in at wages that aren't comparable to what we have in Las Vegas.

5. ADJOURN.

Motion to adjourn meeting.

Motion: Earl

Second: Konrad

Vote: Unanimous

Meeting adjourned at 12:43 p.m.