

MINUTES  
CLARK COUNTY SCHOOL DISTRICT  
SPECIAL MEETING OF THE BOARD OF SCHOOL TRUSTEES  
**BOND OVERSIGHT COMMITTEE**  
ADMINISTRATIVE CENTER, ROOM 466  
5100 W. SAHARA AVE., LAS VEGAS, NV 89146

THURSDAY, JULY 16, 2015

11:45 a.m.

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**Members Present**

Bruins, David  
Earl, Debbie  
Halsey, Jim  
Lazaroff, Gene  
Lopez, George

Philpott, Steve  
Reynolds, Jacob  
Tate, Cameron

**Members Absent**

Bowler, Richard  
Davis, Al  
Haldeman, Joyce  
Hawkins, Frank  
Kubat, Charles  
Lavelle, Eleissa

A recording of this meeting can be obtained by contacting the Capital Program Office at 799-8710.

1.01 FLAG SALUTE.

1.02 ROLL CALL.

Jim Halsey, Chair, called the meeting to order at 11:45 a.m.

1.03 ADOPTION OF THE AGENDA.

*Motion was approved to adopt and accept the July 16, 2015, agenda.*

*Motion: Earl*

*Second: Reynolds*

*Vote: Unanimous*

2.01 PUBLIC COMMENT PERIOD. None

3.01 APPROVAL OF THE MINUTES.

*Motion for approval of the Minutes for the June 18, 2015, agenda.*

*Motion: Lazaroff*

*Second: Tate*

*Vote: Unanimous*

3.02 ELECTION OF EXECUTIVE COMMITTEE.

**Steve Philpott** was nominated and elected SECOND VICE CHAIR.

*Motion: Bruins*

*Second: Earl*

*Vote: Unanimous*

3.02 ELECTION OF EXECUTIVE COMMITTEE. (continued)

**Jacob Reynolds** was nominated and elected FIRST VICE CHAIR.

*Motion: Bruins*

*Second: Philpott*

*Vote: Unanimous*

**Jim Halsey** was nominated and elected CHAIR.

*Motion: Lazaroff*

*Second: Reynolds*

*Vote: Unanimous*

3.03 REPORTS BY STAFF AND/OR LIAISON REPRESENTATIVES. None

3.04 QUESTIONS REGARDING MONTHLY STATUS REPORTS. None

3.05 REPORT ON THE CAPITAL AUTHORIZATION FORM (CAF) FOR WEST PREP ELEMENTARY SCHOOL.

Ms. Alston provided the BOC members with a packet of information regarding the Capital Authorization Form (CAF) for West Prep Elementary School as follows including the originally signed CAF by Dr. Barton, Superintendent Pat Skorkowsky, Mr. McIntosh, Mr. Cumbers, and Ms. Alston. She also attached an e-mail from the school principal, Danny H. Eichelberger, with justification of additional spaces to the CAF:

- West Prep Elementary School Classroom Addition Project Programmed Budget Approved in Revision 18 to the 1998 Capital Improvement Program
- Capital Projects Process Flow
- Capital Authorization Form and Related Backup Material
- West Prep Elementary School Classroom Addition Project Revised Budget

Ms. Alston thoroughly discussed the process from inception of the project to the current status. She explained the original scope for construction was for a 38,322 square-foot building to 54,500 square feet, and included the break-down of the project below. The initial construction contract subtotal was \$11,500,000.00.

- Construction Subtotal: \$12,000,000.00
- Change Order Forecast – Five percent - \$600,000 (not included in the initial design budget)
- Construction Total: \$12,600,000.00
- Construction/Infrastructure Total: \$13,100,000.00
- As Percentage of Construction Total
  - ✓ Contract/Infrastructure
  - ✓ Construction Bid
  - ✓ Administrative/Project Management
  - ✓ Project Contingency
- **PROJECT TOTAL: \$18,000,000.00**
- **Requested Change: \$ 3,455,000.00**
- **Requested New: \$21,455,000.00**

3.05 REPORT ON THE CAPITAL AUTHORIZATION FORM (CAF) FOR WEST PREP ELEMENTARY SCHOOL. (continued)

Mr. McIntosh stated that West Prep was initially a middle school and then it became a K-12 school in the District; the elementary school buildings were portables that housed elementary school students. The District's goal has been to build a brand new school, including a library, for these elementary school students and get them out of these portables and be separate from the middle school and high school students.

Mr. Reynolds asked Mr. McIntosh if the elementary school at West Prep is a new project or if it is an expansion of the existing school. Mr. McIntosh responded that it was a middle school at one time and the decision was made to turn it into a K-12 school with an elementary school and a high school, but because of the lack of funds, the District had never been able to build a separate elementary school.

Mr. Reynolds asked Mr. McIntosh if this is the first time a public forum has been held on the principal's suggestion adding \$3 million to the project. Mr. McIntosh responded yes – there were discussions with the principal regarding the design of the building, and the budget was approved by the Board of School Trustees. He continued by stating that historically, the District will have the liaison from the Instruction Division as a intermediary provide staff with their input and recommendations.

Mr. Philpott asked Trustee Young if she has had any communication with Mr. Hawkins about his approval on the needs of the community. Trustee Young responded absolutely. She stated she was there from the historical perspective when this issue came up. She stated the biggest concern has always been that the older, middle, and elementary students with parents not being able to supervise their child to have the older children help the younger children go to the same location and for the parent to be able to stop at one place and pick up groups of students. The concern has been this would be a great support to not only the parent and family, but for the community to have one location where students would be connected to one another. Also, a safety concern was an issue. Trustee Young also stated she would be sharing at the Minister's Meeting and at the NAACP Meeting.

Ms. Alston concluded by stating that projects are not arbitrarily changed. She said, "we go through a process and we ask for justification and we document why the changes occur."

Mr. Philpott commented that he would like to have the principal come in and give a presentation to the BOC members on how he's going to be able to change his academic experience for his students once this project is completed. Jim Halsey stated that this would be for a future agenda item.

3.06 2015 CAPITAL IMPROVEMENT PLAN, PLANNING OBJECTIVES, AND GUIDING PRINCIPLES.

Mr. Cumbers presented a slide presentation on the 2015 Capital Improvement Plan (CIP) Guiding Principles Development. The presentation consisted of the following:

3.06 2015 CAPITAL IMPROVEMENT PLAN, PLANNING OBJECTIVES, AND GUIDING PRINCIPLES.  
(continued)

- Public Meetings
  - ✓ Seek Public Input on the 2015 Capital Improvement Plan
  - ✓ Seven meetings in Trustee Districts
  - ✓ Paper Questionnaire including an online survey
- Report Public Input
  - ✓ CCSD prepares public feedback with draft recommendations
  - ✓ Executive Cabinet
  - ✓ Bond Oversight Committee (BOC)
  - ✓ CCSD Board of School Trustees (BOST)
- Capital Planning
  - ✓ Spending Plan options are finalized and presented
  - ✓ BOC makes recommendations for allocation of spending
  - ✓ BOST approves spending allocation plan
- *Objectives for Public Meetings*
  - ✓ Inform – the community about the 2015 CIP through public input meetings
  - ✓ Present – draft Guiding Principles for discussion and input
  - ✓ Gather – feedback through questionnaires/survey
  - ✓ Collaborate – with BOC to prepare recommendation for the BOST
- *Elements of the Guiding Principles*
  - ✓ New Schools
  - ✓ Replacement of Schools
  - ✓ School Additions
  - ✓ Portable Classrooms
  - ✓ Renovations
  - ✓ Modernization
  - ✓ Technology
  - ✓ Geographic
  - ✓ School Calendar – Year-Round vs. Nine-month Schools
- *Proposed Timeline*
  - ✓ Public Input Meetings – Various locations, times, & weekdays (tentative schedule)
    - August 26, 29, 31
    - September 1, 3, 8, 9
  - ✓ Recommendation to BOC
    - September 17
  - ✓ Recommendation to BOST
    - September 24

Mr. Cumbers discussed in detail the slide presentation addressing the process for developing the Guiding Principles for the 2015 CIP on the sequence of events that will take place. He stated the object of these public meetings is to inform the community and give them an opportunity to provide staff with their input about the 2015 CIP; because this was approved by the legislature and there were no public meetings providing any information to the community.

3.06 2015 CAPITAL IMPROVEMENT PLAN, PLANNING OBJECTIVES, AND GUIDING PRINCIPLES.  
(continued)

Mr. Bruins needed clarification and asked why we need to ask the public for their input on what needs to be done. Mr. McIntosh responded that since the need is greater than the funds available, the District needs to prioritize and make a determination based on need and the public's input/opinion and determine what the importance is from the public's perspective and based on that, we need to make decisions on how to allocate these funds, approximately \$4.1 billion. He continued by stating that District staff would also like to hear from this committee, as well as the Board of School Trustee's (BOST), as to how to come up with a 10-year master plan. After all the data is obtained based on the input from the public, this committee, and the BOST, staff would like to present this committee and the BOST with OPTIONS for decisions to move forward with this 10-year plan.

Ms. Earl stated that public input is important, but *equity* is a huge issue with this committee.

3.07 FUNDING OF FUTURE LAND ACQUISITIONS/OFF-SITE IMPROVEMENTS.

Mr. Cumbers stated he did not have a presentation, but he did have some remarks focusing on the Maule and Grand Canyon property at Summerlin. He said the site is a 10-acre site within a 122-acre major development project in south Summerlin that is currently owned by Howard Hughes Corporation, and is in the process of being mapped. He continued by stating there is existing commercial development within 250 feet on the opposite side of Maule Avenue, and that it's anticipated there will be residential developments built north and west of the site within the next year.

Mr. Cumbers stated that on June 30, 2015, the Clark County School District (CCSD) was granted a license to enter the Maule/Grand Canyon property for conducting soils and engineering tests, feasibility studies, geo-tech investigations, and surveys. He said the District is considering the Duncan Elementary School prototype for this site and will acquire it within the next few months. Mr. Cumbers stated that we will have complete construction documents in the Spring of 2016; commence construction in July 2016; complete construction and be ready for occupancy approximately July 2017, and be ready to start by the 2017-2018 school-year.

Mr. Cumbers stated that at this time staff doesn't have information on the cost of the site or the design cost of any off-site improvements to develop the site.

Mr. Bruins asked Mr. Cumbers if the CCSD still has smaller pieces of property and if CCSD is holding on to those pieces of property and under consideration to sell this property to obtain more money to reinvest or buy more property. Mr. Cumbers responded that he has tasked the Real Property Department to prepare a report of what we consider to be properties that are unlikely to be developed by the School District and work through the process of developing a value of those sites and put together a package of all those properties, and then present it to the BOC and the BOST for approval to sell, and if approved, then that money would go into building other sites.

### 3.07 FUNDING OF FUTURE LAND ACQUISITIONS/OFF-SITE IMPROVEMENTS. (continued)

Mr. Lazaroff asked why the property change from Quail/Grand Canyon to Maule/Grand Canyon. He wanted to know why the change and if it was something the District chose. Mr. McIntosh responded that the District determined through research that it was a much better location that did not have the issues of being too close to an elementary school, Batterman ES, and that this school is too close to Bishop Gorman; also, there were a lot of traffic and access issues for that property.

Mr. Lazaroff asked a few more questions: (1) will the District have to pay the infrastructure costs for the off-site improvements up to the driveway; (2) does the District have an opportunity to contact Howard Hughes Corporation to find out if they will donate the land; and, (3) since the District is not building at Quail/Grand Canyon property, does the District have the option to swap at no cost to the CCSD through the BLM. He continued by stating that the Maule/Grand Canyon property will be costing the District an average of \$55,000 to \$60,000 per acre to develop it. Mr. Lazaroff suggested the District pursue aggressive strategies with developers to get more “bang for the buck” for off-site improvements as was the case with the Antelope property at Summerlin. Mr. Lazaroff commented the BOC should approach Trustee Edwards to meet with Summerlin Management and see if they are willing to donate the land in exchange for “Naming Rights.”

Mr. Halsey asked for clarification in regards to the Maule/Grand Canyon property – if Howard Hughes Corporation owns this property, and Mr. McIntosh responded with a yes. Mr. Halsey also asked for clarification in relation to Mr. Lazaroff’s question – if anyone has approached the Howard Hughes Corporation in donating the property to the CCSD, and Mr. McIntosh responded no.

### 3.08 REPORT BY THE CLARK COUNTY SCHOOL DISTRICT BOARD OF SCHOOL TRUSTEES LIAISON.

Trustee Young read a parable titled, “*The Road to Success*”, based on an old man with obstacles along the way. She stated that the road to educational success for the CCSD, is facing a lot of obstacles of its own and she wanted to share a few that we will hear on the news tonight such as:

- Teacher Salary Freeze – Trustee Young stated that the teachers are very concerned about the salary freeze. She said the District is at a \$67 million deficit. Trustee Young stated the Distributive School Account (DSA) came up short and that this is where salaries, to a large extent, are paid.
- Teacher Needs/Shortage – Trustee Young stated that the District is facing teacher needs at the elementary level even though 1,300 new teachers have been hired. She said we still have a shortage of about 1,000 teachers for this upcoming 2015-2016 school year. The District is looking at the Critical Labor Shortage areas, hiring retired teachers to help fill vacancies in these classrooms. She said long-term subs are also being considered for hiring. She also mentioned that bus drivers are also needed.

Trustee Young concluded by stating that the Board is fighting for all the issues mentioned above so that teachers, support staff, and kids will be taken care of.

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

Mr. Reynolds made a motion to remove his portion of the 2015 Capital Improvement Plan item dated 6/18/15, from the Motions and Taskings (page 1 of 3).

*Motion: Reynolds*

*Second: Philpott*

*Vote: Unanimous*

Mr. Reynolds made a motion to remove his portion of the 2015 Capital Improvement Plan item dated 5/21/15, from the Motions and Taskings (page 2 of 3).

*Motion: Reynolds*

*Second: Philpott*

*Vote: Unanimous*

Mr. Halsey stated that in reviewing the *Status and Process of Refund Agreements* on the Motions and Taskings (page 2 of 3), there are five different items and if there are still issues with it suggested combining into one item. He asked Mr. Lazaroff if he had received a report, and Mr. Lazaroff responded he had received a report from Mr. Cumbers on ideas but not on the processes incorporating some of the recommendations from the Working Group that would be forwarded to the Facilities staff and to the Trustees regarding negotiations on Refund Agreements.

Mr. Cumbers stated that the process of refund agreements is currently under review and that he will provide the BOC with a presentation on changes that have been made.

Mr. Lazaroff made a motion to consolidate all items on the *Status and Process of Refund Agreements* dated 9/18/14, 2/19/15, 3/19/15, and 5/21/15 into one item dated 6/18/15 from the Motions and Taskings (page 2 of 3).

*Motion: Lazaroff*

*Second: Reynolds*

*Vote: Unanimous*

Mr. Halsey directed attention to the *Criteria for Educational and Functional Requirements* on Motions and Taskings item dated 5/16/13 (page 3 of 3) and asked Mr. Lazaroff if all three items can be combined. Mr. Lazaroff agreed to combine all three items into one. He stated he would like feedback on District requirements and guidelines for architects/engineers in terms of design criteria and should be distributed to them at inception of the project(s).

Mr. Lazaroff made a motion to combine all items on the *Criteria for Educational and Functional Requirements* dated 5/16/13 and 3/19/15, into one item dated 5/21/15 from the Motions and Taskings (page 3 of 3).

*Motion: Lazaroff*

*Second: Tate*

*Vote: Unanimous*

Mr. Halsey addressed two different items – *Deferred Maintenance* (page 2 of 3) and the *Maintenance Department Performance Measures* (page 2 & 3 of 3) and stated that both items include a statement on semi-annual reports and suggested combining both items into one. He asked staff if reports are forthcoming or if there are plans to provide these reports to this committee.

3.09 QUESTIONS ON AND/OR REMOVAL OF ITEMS ON MOTIONS AND TASKINGS. (continued)

Mr. McIntosh clarified that the Maintenance Department is not currently under the Facilities Department but is under Mr. Hauser in the Operational Services Division. He stated that he has requested Mr. Hauser come back to the BOC members, at some point, and present the Key Performance Indicators (KPIs), and once Mr. Hauser is ready, staff will include this subject in a future agenda for discussion.

3.10 AGENDA PLANNING: ITEMS FOR FUTURE AGENDAS.

Mr. Philpott made a motion that the principal of West Prep provide a brief presentation to the Bond Oversight Committee and discuss his educational experience on the impact of his new elementary school for his students.

*Motion: Philpott*

*Second: Bruins*

*Vote: Unanimous*

Mr. Lazaroff made a motion that we put a temporary administrative hold on the (Capital Money) Maule/Grand Canyon property until such time negotiations come forward with the resolution acquisition on the land on which to build the school, and that we pursue a donation on the parcel with all off-site improvement costs to be on the developer, and if not favorable to the District, then consideration should be given to walking away from that property and giving it up to a private or charter schools to save money for the District.

Mr. McIntosh stated with concern that District staff will definitely come back to this committee as to the outcome of the negotiations with Howard Hughes Corporation, but moving forward, the ultimate decision will be from the BOST. Mr. McIntosh stated the District cannot place a temporary hold on the operations or negotiations at this point.

Mr. Reynolds asked Mr. McIntosh if this motion to direct the District on negotiations is outside the scope and the authority of the By Laws of this committee, and Mr. McIntosh responded yes.

Mr. Philpott stated he agreed with Mr. Lazaroff and commented that property values are higher where schools are built and that the District and the community should benefit instead of the developers.

*Motion: Lazaroff*

*Second: Philpott*

*Vote: Yeas: Three*

*Vote: Neas: Five*

*Motion: Fails*

4.01 PUBLIC COMMENT PERIOD. None

5. ADJOURN: 1:27 p.m.

*Motion: Reynolds*

*Second: Philpott*

*Vote: Unanimous*