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APPROVED MINUTES

CORAL ACADEMY OF SCIENCE LAS VEGAS SPECIAL MEETING OF BOARD OF

GOVERNORS

Meeting Information

Date: March 4, 2021

Time: 4:00 p.m.

Location: 8965 S. Eastern Ave, Suite 280, Las Vegas, NV 89123 [*but held electronically, per the Agenda, pursuant to Directive 006 and other Directives of the State of Nevada Executive Department*]

Posting of Agenda:

This agenda was posted at the following locations:

Coral Academy of Science Las Vegas (“CASLV”) website at www.caslv.org, and Nevada Public Notice website at <http://notice.nv.gov>.

Format / Procedures / Rules:

[See Agenda for information regarding format, procedure, and rules governing the meeting]

Agenda

Call to order Ms. Diggins called the meeting to order at 4:02 p.m.

Roll Call

Present: Joined via video and conference call WebEx: Ms. Diggins, Ms. Kazelskis, Ms. Hayman, Mr. Gibson, Dr. Warren, and Mr. Tandogan.

Mr. Zhang was absent.

Non-Board Members in attendance, joined via WebEx conference call, included: Mr. McGinty with KNIT Architecture, Mr. Gardberg, legal counsel, Mr. Nick, Mr. Gunozu, and Ms. Shepard.

Pledge of Allegiance

A. Public Comment (Information)

[Please see the Agenda for the procedures and rules regarding Public Comments.]

No public comments.

B. Discussion & Possible Action Items

1. Selection of Architect and Civil Engineering Services for the New Campus (For Possible Action)

Mr. Mark McGinty, Principal with KNIT Architecture, introduced himself, noting he has 38 years of experience with extensive experience in education projects. KNIT has three offices, with their headquarters in Las Vegas. The other offices are in Salt Lake City and Seattle.

Mr. McGinty reviewed the consultants recommended:

- Think Smart Consultants is recommended for programming due to timing and the size of the project.

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- Miyamoto International for structural engineering.
- HPA consultants for mechanical, electrical, and plumbing engineering.
- Taney Engineering or Atkins Civil Engineering have been suggested, as both firms have worked in the Cadence community. Both are great options for CASLV. Either company can accommodate the permitting goal. Mr. McGinty recommends Taney Engineering for the best value.
- Southwick Landscape Architecture or Atkins Civil Engineering are the suggestions for landscape architecture (but Atkins will only handle it if it provides Civil Engineering).

Mr. McGinty informed the board he is very familiar with the Public Works Act, NRS Chapter 338.

The three methods of procuring the general contractor were presented as follows; Construction Manager At Risk (CMAR), design, bid, build (hard bid), and design build. He stated that CMAR is the fastest and best option to open in August 2022, so we should prefer that approach. KNIT is involved in the design process.

KNIT will unite all communities to program the facility, create a budget schedule, and project timeline during programming/pre-design phase. They will then convert the design drawings to working drawings, which will be completed by August 2021. KNIT will also be involved throughout the construction process, coordinating with the contractor. In addition to celebrating the completed project, they will return 11 months after completion to evaluate the project.

Mr. McGinty reviewed the CMAR process and noted if we cannot come to a follow-up agreement with the CMAR, then a hard bid can be requested then. Mr. Gardberg asked if the schedule and the guaranteed maximum price (GMP) would be solidified as of August 20, 2021, or earlier, to be consistent with the bond schedule. Mr. Nick confirmed if we utilize a CMAR then we will have the contractor's estimate in May, so as to sell bonds. August is the soonest to have a certified GMP. We do not need a signed agreement but if there are any change orders we cannot pay the additional costs. Mr. McGinty understands. The schedule is tight, however Mr. McGinty is confident the project is feasible in that time-frame. Selecting a CMAR will help. KNIT has been in communication with the City of Henderson and is confident they will have the school complete for an August 2022 opening.

Ms. Hayman is concerned the teachers will not have adequate time to set up classrooms. Mr. McGinty confirmed they anticipate a July 4, 2022 substantial completion date, which will allow one month for teachers to move in, and punch list items to be completed. Ms. Diggins has concerns regarding the tight timeline and possible delays regarding the contingency. Mr. McGinty said there are contingencies in place and he can adjust the timeline as needed. The general contractor will also be penalized for delays in the ultimate contract.

Dr. Warren asked why there is only one option for architecture. Mr. Nick explained they met with several architects. Two firms declined due to the quick timeline and feared the City of Henderson approval process was not obtainable. One firm had a conflict due to an agreement with another charter school. KNIT is our only option with experience in the Cadence community and City of Henderson connections. Ms. Diggins asked if only one bid is acceptable under Nevada law. Mr. Gardberg confirmed

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that CASLV is compliant, as professional services are exempt from the procurement laws and therefore no publication was required. Moreover, we sought multiple bids.

Ms. Diggins asked if there are any concerns from the board. Ms. Kazelskis stated we should remain flexible and open minded with the tight timeline to avoid delays. Ms. Hayman has concerns regarding unforeseen delays. Mr. Gibson asked if we could delay choosing an architect, to which Mr. Nick confirmed this is our only option and he does not recommend delay. Ms. Diggins indicated the interest rate is optimal and we will not get a better value for the land. Mr. Gardberg said there is still some due diligence that needs to be done on the land.

Penalties can be added for the general contractor if there are delays. Ms. Kazelskis asked if we can add a 24-hour construction day if they are behind schedule. Mr. Gardberg said we would need to build this in. Dr. Warren asked about unknowns, caliche in soil possibly. Mr. Gardberg does not think environmental issues will be a problem, but a Phase I is being obtained. Delays may be pandemic driven if there is a spike, however if all the contracts are scheduled correctly, he does not foresee major delays.

Ms. Diggins said it sounds like there are no major concerns about the architect delivering on time. Mr. Nick added we still have time to make a decision for the landscape architect.

Ms. Kazelskis made a motion to select KNIT as the architect for the new Cadence campus in the amount of \$1,340,000 as a maximum, seconded by Mr. Tandogan.

Ms. Kazelskis made a motion to approve Taney Engineering in the amount of \$211,250 for the civil engineering services, seconded by Mr. Tandogan.

ACTION: Both motions unanimously carried.

2. Authorization for the Administration to hire a project manager to oversee the project (including handling NRS Chapter 338 obligations) (For Possible Action)

Ms. Diggins said she feels strongly that this project needs additional oversight only to relieve the leadership team, and asked for a sense from the board. Dr. Warren agrees given the tight timeline.

Mr. Gardberg said considering KNIT is experienced with NRS Cha. 338, he recommends giving Mr. Ercan and Mr. Nick authority to hire a project manager if KNIT is not able provide the service. Mr. Tandogan would like CASLV leadership to provide supervision for this project. Dr. Warren appreciates that CASLV administration can manage this project, however it would be unfair. She recommends funds be allocated to compensate additional responsibilities or hire additional personnel.

Mr. Gibson said this position is not well defined. He predicts it is possibly a \$80,000-\$100,000 position.

Ms. Diggins concluded (for the board) that we will not take action today, but we reserve the right anytime to give leadership additional help and support from outside of CASLV. The board will also support a request from CASLV to hire additional assistance. She completely trusts in the expertise of CASLV leadership, however with the pandemic she does not want to overburden the staff.

3. Renovation of Student Restroom(s) at Sandy Ridge Campus (For Possible Action)

Mr. Nick explained we received three quotes for the needed restroom remodel at CASLV Sandy Ridge, and Tridel Construction is the lowest bid. Tridel completed our

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renovations at CASLV Tamarus campus and we would like to continue working with them as they did a good job.

Ms. Diggins asked if there are any questions and there were none.

Ms. Diggins moved to approve Tridel Construction's bid for the renovation at the Sandy Ridge campus up to a maximum of \$41,500, seconded by Ms. Hayman.

ACTION: Motion unanimously carried.

C. Public Comments (*Information*)

Please see the procedures and rules referenced in item A above.

No public comments.

D. Adjournment (*Action*)

Mr. Tandogan made a motion to adjourn the meeting, seconded by Mr. Hayman.

ACTION: Motion unanimously carried.

The meeting was adjourned at 5:06 pm.