

**MINUTES OF THE NOVEMBER 6, 2015
PUBLIC SCHOOLS OVERCROWDING &
REPAIR NEEDS COMMITTEE MEETING**

1. Opening Items

a. Call to Order

The meeting of the Public Schools Overcrowding & Repair Needs Committee was called to order at 9:03 a.m. at the Washoe County Complex, 1001 East Ninth Street, Caucus Room, Reno, Nevada.

b. Roll Call & Introductions

Chairman Shaun Carey and Committee Members Assemblywoman Teresa Benitez-Thompson, County Commissioner Marsha Berkgigker, Bridget Burckhard, Anthony Carano, Mike Cate, Dana Galvin, Josh Hicks, Todd Koch, Greg Peek, and Len Stevens were present. Committee Members Dylan Shaver and Senator Debbie Smith were not present at the time of roll call. Committee Members Mike Kazmierski and Kevin Sigstad were absent from the meeting.

2. Public Comment

There was no public comment at this time.

3. Items for Discussion and Possible Action

a. Approval of the Minutes of the September 25, 2015 Meeting

Mr. Peek requested the removal of a questions regarding room taxes that he did not ask.

It was moved by Commissioner Berkgigler and seconded by Mr. Koch that **the Public Schools Overcrowding & Repair Needs Committee approves the minutes of the September 25, 2015 Meeting as amended.** The result of the vote was Unanimous. Final Resolution: Motion Carries.

Commission Member Dylan Shaver arrived at the meeting at 9:06 a.m.

b. Presentation and discussion on current Washoe County School District school construction standards and value engineering process

Chris Cobb, Chief Facilities Management Officer, Washoe County School District,

provided a presentation on the requirements for new school construction used by the District. The District followed educational specifications on how the interior of the building would be used and included such considerations as the number of different classrooms needed, the sizes of certain classrooms, operational requirements, special programmatic needs, and technological needs. Once the educational specifications were determined, the information would be sent to an architect to design the school building.

Mr. Cobb reviewed the cost control measures for the District, which were changed in 2006 when a new elementary and middle school were going to be built. The District wanted to determine the best methods of keeping costs at a minimum and put a team together to research costs related to systems and materials used in construction and decide what should or could be done that would provide the best long-term value for the District. Leadership in Energy and Environmental Design (LEED) principles were reviewed to determine which principles would provide the best value for the District, community, and taxpayers, and not to achieve LEED certification, though five major LEED principles were included in the design of Depoali Middle School, the last school built in the District.

Senator Debbie Smith joined the meeting through phone conference at 9:10 a.m.

Mr. Cobb explained the "Construction Manager at Risk" (CMAR) delivery method. CMAR was approved for use by government agencies in Nevada during the 2007 Nevada Legislative Session. It was a design method that teamed up the general contractor for a project with the owner and design professional very early in the process to allow for collaboration prior to construction. CMAR assisted the District in lowering costs by reducing scheduling conflicts, collaboration on materials, reduction of change orders, and allowed contractors to be selected through the Request for Proposal (RFP) process so additional qualifications could be considered aside from the proposed bid amount. The District had utilized the CMAR method on 22 renovation projects and had only gone over cost twice due to structural issues at specific sites that significantly increased the scope of work for the project.

Mr. Stevens asked who reviewed the criteria of CMARs. The process seemed somewhat arbitrary in the review of the other qualifications. Mr. Cobb noted the RFPs were specific in how the various criteria and qualifications would be rated and ranked. An outside panel assisted with the rankings of proposals and then the interviews. The CMAR document the District used was based on the State's model. Joe Gabica, Deputy Facilities Management Officer, Washoe County School District, added that Nevada Revised Statute (NRS) 338 contained specific information on the criteria to be used for CMAR projects. The cost of the project was one of the criteria and generally accounted for 20% of the total score. Some other criteria considered were safety

records, business records, construction background, and if the company had been involved in litigation.

Mr. Stevens wondered if local contractors received preference. Mr. Gabica stated that local contracts did have the ability to receive an additional 5% favorability rating if they had been prescreened and submitted for the Contractor's Preference.

Mr. Hicks asked if the LEED principals increased the construction costs. Mr. Gabica remarked that any LEED principals would be determined early in the process and calculated into the initial costs. LEED projects ended up paying for themselves in the long-run due to savings in energy and maintenance costs.

Mr. Hicks wondered if the District paid sales tax on the construction projects. Lindsay Anderson, Director of Government Affairs, Washoe County School District, mentioned the District was not required to pay sales tax on items and materials they purchased themselves; however, the contractors were required to pay sale tax if they purchased the materials. The District would generally purchase construction items that could take a long time to build and they knew the items would be needed for a project, such as specialty windows or technology materials, but the District would not usually purchase construction items or materials. Mr. Cate added that government agencies would generally take the money they saved on the sales tax and put it back into the project.

Chairman Carey asked if schools were required to adhere to different building code requirements than commercial or industrial buildings. Mr. Gabica explained that building codes were based on the different levels of occupancy. A school was considered a "Code E" building because of the usage of the building. Schools were required to meet the International Building Standards adopted in 2006 as related to seismic activity. The District was also interested in using durable materials so the buildings would last 80 to 100 years.

Chairman Carey wondered if the District would be able to utilize vacant buildings for educational purposes or if there would be additional building code requirements that would need to be met. Mr. Gabica remarked that it would depend on the findings of the building code inspector, but most of the vacant, box-store buildings would require a seismic retrofit if they were to be used for a school. Sometimes it was actually more expensive to retrofit a vacant building because the building would have to be brought up to current code standards.

Assemblywoman Benitez-Thompson clarified that if the District were to use vacant buildings, the longer they waited, the more expensive it would become. Mr. Gabica indicated that was correct.

- c. Presentation and discussion on WCSD's proposed plan to issue General Obligation Bonds in the principal amount not to exceed \$35,000,000

Chris Cobb, Chief Facilities Management Officer, Washoe County School District, provided a presentation on the \$35 million in General Obligation Bonds the District would be requesting from the Board of Trustees, Oversight Panel for School Facilities, and Debt Management Commission. He provided additional information on the projects the District was interested in funding with the bond revenue, which included: technology infrastructure renewal to meet new testing requirements, update to the educational specifications for new school construction, expansion of the support facilities for Nutrition Services and Transportation, safety and security projects at the schools, overcrowding options, and school planning and design were some of the projects. He reviewed the proposed allocations for 2017 and 2018, which did not use all bond monies to allow for the Board of Trustees and community to provide input on some projects. The sale of the bonds would not occur until February 2016.

- d. Requests for future agenda items

Chairman Carey noted the Board of Trustees would be conducting a work session on growth and overcrowding. The Committee was invited to attend, but the information would also be presented to the Committee at their next meeting on November 20, 2015. Additionally, the Nevada Taxpayers Association would be providing a presentation on the impact of any increases to the taxes the Committee could consider and historical perspective on if property taxes had ever been able to fully fund the capital needs of the District.

4. Public Comment

Gary Edmondo inquired if the Committee would be having a discussion on impact fees for developers and the elimination of the property tax cap. Chairman Carey explained that the Committee was not authorized to consider impact fees under Senate Bill (SB) 411.

5. Adjourn Meeting

There being no further business to come before the members of the committee, Chairman Carey declared the meeting adjourned at 9:52 a.m.

Shaun Carey, Chair