

MINUTES
LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT
SPECIAL BOARD OF TRUSTEES' MEETING
LAS VEGAS, NEVADA
February 28, 2024
(Approved April 11, 2024)

The Board of Trustees of the Las Vegas-Clark County Library District met in special meeting via Zoom, at 3:30 p.m., Wednesday, February 28, 2024.

Present:

Board:	N. Waugh, Chair	K. Whiteley
	J. Jiron	F. Ortiz
	K. Dutkowski	E. Foyt
	K. Benavidez	E. Sanchez

Counsel: G. Welt

Absent: B. Rogers C. Shelton

Staff: Kelvin Watson, Executive Director
Numerous Staff

Guests: Mark Hobaica, Executive Vice President- Core Construction

The meeting began at 3:30 p.m.

Roll Call (Item I.) All members listed present above represent a quorum. Appendix A.

Public Comment (Item II.) None.

Agenda (Item III.) Trustee Whiteley made a Motion to accept the proposed agenda. Trustee Foyt second the motion.

There was no opposition and the motion carried.

New Business (Item IV.)

Discussion and possible Board action to Approve Resolution No. 2024-01 related to the New Markets Tax Credit (NMTC) Transaction for the West Las Vegas Library Project (Item IV.A.)

Floresto Cabias, Chief Financial Officer reported the New Markets transaction for West Las Vegas project is going well and staff is diligently working with partners to close the transaction by March 12. Part of completing the transaction is the Board approval of the resolutions. The Library District Foundation approved similar resolutions at their last Board meeting and the newly formed West Las Vegas QALICB will also convene on Monday, March 4th to approve these resolutions which are the respective roles in finalizing New Markets funding. The resolutions ratify actions needed to complete the transaction and one of those important actions is awarding a contract to provide Construction Manager at Risk services for the West Las Vegas project.

Trustee Sanchez asked if the Board’s approval is just for processes sake since the Foundation has already approved it, before it goes to QALICB. Mr. Cabias responded

Trustee Foyt thanked Mr. Cabias for his careful analysis and giving an update.

Trustee Ortiz made a Motion to approve Resolution No. 2024-01 related to the New Markets Tax Credit Transaction for the West Las Vegas Library Project. Trustee Foyt second the motion.

There was no opposition and the motion carried.

Discussion and possible Board action regarding contract award for Construction Manager at Risk (CMAR) Phase 2 - Construction Services to CORE West, Inc for the new West Las Vegas Library. (Item IV.B.)

[John VINO, General Services Director read Item IV.B. into the record]

Trustee Sanchez stated she went back to the December 2022 Board of Trustee meeting where the Board approved the contract award for CORE as a construction manager for Phase 1, and it said to no exceed \$148,200. She wanted to know what was spent on that. Mr. VINO responded it will be the exact price. He also stated there was a change order which was not reflected of CORE. Trustee Sanchez also asked if the architectural design is included. Mr. VINO answered that the architectural contract is separate contract which was approved by the Board.

Trustee Ortiz asked for the overall cost and asked Director Watson to have that for the next meeting to know how much was spent for architectural schematics and permitting. Mr. VINO responded that the price of the permit has not be received as of now but the permits are done and should have all information relatively shortly. When Trustee Ortiz realized the permit is through the architect, he retracted his request for permit cost. Then Trustee Ortiz asked if Counsel Welt reviewed the contract. Mr. VINO stated that the contract was sent to Counsel Welt, but an outside firm, Mead Law was used to review before it went out to bid.

Trustee Ortiz made a Motion to authorize staff to award a contract to provide Construction Manager at Risk Phase 2 - Construction Services for the West Las Vegas Library, in accordance with RFP No. 23-06 and NRS 338, to CORE West, Inc. for the guaranteed maximum price of \$37,981,024*, subject to final review by Counsel; and to approve a contingency budget of \$1.25M for potential District initiated change orders. Trustee Sanchez second the motion.

Trustee Foyt thanked Mr. VINO for his informative report. There was no opposition and the motion carried.

**Public Comment
(Item XI.)**

None.

**Adjournment
(Item XII.)**

Chair Waugh adjourned the meeting at 3:50 p.m.

Respectfully submitted,

Jennifer Jiron, Secretary

2024 ATTENDANCE

		2024			
		January 11 Regular Board Mtg	February 12 Finance and Audit Comm. Mtg	February 15 Regular Board Mtg	February 28 Special Board Mtg
		March 11 Naming Committee Mtg.	March 14 Regular Board Mtg	April Finance and Audit Comm. Mtg	April 11 Regular Board Mtg
		May 6 Special Board Mtg	May 23 Regular Board Mtg	June 13 Nominations Comm. Mtg	June 13 Risk Management Comm. Mtg
		June 13 Regular Board Mtg	July 11 Regular Board Mtg	AUGUST	September Finance and Audit Comm Mtg
		September 12 Regular Board Mtg	October 10 Regular Board Mtg	November Finance and Audit Comm. Mtg	November 14 Regular Board Mtg
		December 12 Regular Board Mtg			
Waugh	Nathaniel	P		P	P
Rogers	Keith	A	P	A-E	A-E
Jiron	Jennifer	P	P	P	P
Turner Whiteley	Kate	P	P	P	P
Foyt	Elizabeth	A-E		P	P
Ortiz	Felipe	P		P	P
Benavidez	Kelly	A-E	P	P	P
Sanchez (Term Began 5-15-23)	Elaine	P		P	P
Dutkowski (Term Began 7/18/23)	Karen	P	P	P	P
Shelton (Term Began 9/19/23)	Chris	P		P	A-E

P	Present
A-E	Excused Absence
A-U	Unexcused Absence
	attended Committee meeting but not a member
X	Term Ended/ New