
Oversight Panel for Convention Facilities in Clark County
MEETING MINUTES

November 26, 2018
10:30 AM
Las Vegas Convention Center
3150 Paradise Road • Las Vegas, NV 89109

OVERSIGHT PANEL

Present unless otherwise noted.

Bill Ham • Chair
Tom Thomas • Vice Chair
Gary Bogan
Robert Cilento
Michael Crome
Ron Frye
John Littell.....absent

Las Vegas Convention and Visitors Authority
Executive Staff in Attendance

Steve Hill, CEO/President
Luke Puschig, Esq., CEM, Legal Counsel
Ed Finger, Chief Financial Officer
Jacqueline Peterson, Chief Communications & Public Affairs Officer
Barbara Bolender, Chief People Officer
Terry Jicinsky, Senior Vice President of Operations
Terry Miller, LVCVA Owner's Representative

CALL TO ORDER

Chair Bill Ham called the meeting to order at 10:30 a.m. A quorum of the members was present at roll call.

FLAG SALUTE

The Pledge of Allegiance was performed.

COMMENTS FROM THE FLOOR BY THE PUBLIC

Ken Evans, President of the Urban Chamber of Commerce, applauded the progression of the Las Vegas Convention Center District (LVCCD) expansion project, and inquired about the specific percentages of the small business participation in Phase Two of the expansion in scope of work, staffing, and the revenue amount that went to each of the five entities within the Urban Chamber of Commerce. Mr. Evans noted the Urban Chamber of Commerce welcomed the opportunity to meet with LVCVA Staff, and Cordell Corporation (Cordell) to ensure that continued progress in participation of small businesses is being made in the expansion project.

Chair Bill Ham requested LVCVA staff provide the requested appropriate information to Mr. Evans, to which Terry Jicinsky, Senior Vice President of Operations, agreed.

APPROVAL OF AGENDA AND MINUTES

Vice Chair Tom Thomas moved, Seconded by Member Ron Frye, and it was carried by unanimous vote of the voting members present to approve the November 26, 2018, agenda of the Oversight Panel for Convention Facilities in Clark County, as well as the September 6, 2018, minutes of the Oversight Panel for Convention Facilities in Clark County.

Chair Bill Ham expressed his excitement for the presentations of agenda items B and C. Steve Hill, LVCVA CEO/President, echoed Chair Ham's comments, thanked the Oversight Panel for their work and input provided in the expansion project, and introduced Ed Finger, Chief Financial Officer.

LAS VEGAS CONVENTION AND VISITORS AUTHORITY STAFF REPORTS

A. Report on Compliance with Senate Bill 1 of the 2017 Nevada Legislative Session

Mr. Finger delivered a PowerPoint presentation on the Independent Auditor's Report on compliance with Senate Bill 1 (SB1) of the 2017 Nevada Legislative Session for the fiscal year ending June 30, 2018.

Chair Bill Ham inquired about how the SB1 room tax trends were on target or behind target to which Mr. Finger explained that the SB1 room tax is behind target. Chair Ham also inquired if the SB1 room tax model was formally readjusted, to which Mr. Finger outlined that the room tax model is modeled as a "model as you go".

This was an information item. Not an action item.

B. Las Vegas Convention Center District Phase Two Staff Report

Mr. Hill expanded on Mr. Finger's comments regarding the interest rates on the bonds that were issued to finance the expansion project, and discussed the Phase Two expansion project budget increase, and emphasized the importance of design consistency in the new facility and in the renovation.

Mr. Jicinsky gave an overview of the presentations for agenda items B and C, and introduced Terry Miller, LVCVA Owner's Representative, to present a presentation on agenda item B.

Mr. Miller delivered a PowerPoint presentation on the LVCCD Phase Two Staff Report.

Chair Bill Ham inquired about at what the level was the experience of significant groundwater as the piers were being drilled, to which Mr. Miller answered that the level of significant groundwater was anywhere between 18 to 22 feet, and noted the contaminated plume under the Gold Lot. Mr. Miller explained the remediation efforts of the groundwater and contaminated plume.

Mr. Miller continued the PowerPoint presentation on the LVCCD Phase Two Staff Report.

Mr. Jicinsky acknowledged and recognized the efforts of the three primary teams that participate in the Phase Two expansion project, Cordell, TVS Design/Design Las Vegas (TVS), and Turner Martin-Harris Joint Venture.

Chair Ham inquired about the progress of implementing the design in the Guaranteed Maximum Price (GMP) contract as signed, to which Mr. Miller outlined and stated that he was pleased with the progress being made.

Chair Ham asked how much, if any, credence has been given to the potential for increase pricing associated with the number of factors specifically regarding tariff issues moving forward into 2019, to which Mr. Miller discussed the issue.

This was an information item. Not an action item.

C. Las Vegas Convention Center District Phase Three Staff Report

Mr. Miller delivered a PowerPoint presentation on the LVCCD Phase Three Staff Report.

Member Michael Crome asked Mr. Miller if TVS would potentially participate as the Architect of Record. Mr. Miller explained that TVS as the design consultant would not be allowed to be the architect of record as the design consultant would hold a separate contract than the architect of record, and explained how the design consultant and architect of record would work together. Member Crome inquired if the architect of record could hire TVS, to which Mr. Miller answered that the architect of record could not hire TVS to provide any services under the contract of the architect of record, and explained that the individual local architecture firms in Design Las Vegas would be available to compete for the architect of record.

Chair Bill Ham asked how TVS had no involvement in the construction administration. Mr. Miller stated that TVS would be involved in the construction administration but on a time and material basis. Chair Ham discussed TVS having more of an involvement in construction administration than just on a time and material basis, to which Mr. Jicinsky Mr. Miller agreed. Member Crome asked if TVS's involvement in construction administration would increase the percentage of their overall involvement in Phase Three, to which Chair Ham answered that there could be a percentage increase overall. Member Crome expressed his concern regarding a fair bidding process if TVS's percentage of overall involvement in Phase Three increases.

Mr. Miller discussed the furniture, fixtures, and equipment efforts done in Phase Two are the set standard for Phase Three.

Mr. Miller continued the PowerPoint presentation on the LVCCD Phase Three Staff Report.

Chair Ham asked about what other resources would be brought about in the budget and schedule beyond TVS's internal resources. Mr. Miller explained the efforts being made through industry standards and regional and local expectations of costs as well schedules. Chair Ham cautioned that the Construction Manager (CM) be given a credence in the overall understanding of the budget for Phase Three. Mr. Miller agreed with Chair Ham's comments.

Member Crome inquired if there would be a greater risk of the project going over budget for utilizing a CM versus a Construction Manager at Risk (CMAR). Mr. Miller outlined the risks involved in having a CM and a CMAR, and discussed the potential increase of time flexibility for utilizing a CM versus a CMAR. Member Crome asked the Panel Members if they felt the contingency number in the budget was appropriate or if the design should be smaller and the contingency amount should be increased. Chair Ham discussed his concern with the contingency number in the budget and reiterated his opinion that there should be more credence given to the softness of the budget. Member Ron Frye recommend to staff that when the CM is hired, to conduct an exhausting survey of the building to receive a better understanding of what the overall cost of the Phase Three would be, to which Mr. Miller agreed.

This was an information item. Not an action item.

COMMENTS FROM MEMBERS OF THE PANEL

There were no comments from the Panel.

COMMENTS FROM THE FLOOR BY THE PUBLIC

Mr. Evans requested the presentations shown at the meeting be sent to him via email, to which staff agreed. Mr. Evans inquired if the Urban Chamber of Commerce's entities participating in Phase Two would be restricted from participating in Phase Three, and reiterated that the Urban Chamber of Commerce would like to be involved in future discussions to maintain the spirit and intent of Senate Bill 1 clause 61.5.

ADJOURNMENT

Chair Bill Ham adjourned the meeting at 11:40 a.m.

Respectfully submitted,

Date approved: *February 26, 2019*

Christal Harrison
Assistant to the LVCVA Board of
Directors

Bill Ham
Chair