
Oversight Panel for Convention Facilities in Clark County
MEETING MINUTES

September 6, 2018
9:00 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

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
Cathy Tull, Chief Marketing
Terry Miller, LVCVA Owner's Representative

CALL TO ORDER

Chair Bill Ham called the meeting to order at 9:00 a.m. A quorum of the members was present at roll call.

COMMENTS FROM THE FLOOR BY THE PUBLIC

There were no comments from the floor by the public.

OATH OF OFFICE FOR APPOINTED MEMBERS

In accordance with the Nevada Revised Statutes (NRS) 282.020, an Official *Oath of Office* was administered to Gary Bogan, Ron Frye, Bill Ham, John Littell, and Tom Thomas. The *Oath of Office* was administered by the Honorable Judge Timothy C. Williams of the Eighth Judicial District Court of Clark County.

OATH OF OFFICE FOR OFFICERS

In accordance with the Nevada Revised Statutes (NRS) 282.020, an Official *Oath of Office* was administered to Bill Ham as Chairman, and Tom Thomas as Vice Chairman. The *Oath of Office* was administered by the Honorable Judge Timothy C. Williams of the Eighth Judicial District Court of Clark County.

APPROVAL OF AGENDA AND MINUTES

Member Michael Crome moved, seconded by Vice Chair Tom Thomas, and it was carried by unanimous vote of the voting members present to approve the September 6, 2018, agenda of the Oversight Panel for Convention Facilities in Clark County, as well as the April 9, 2018, minutes of the Oversight Panel for Convention Facilities in Clark County.

LAS VEGAS CONVENTION AND VISITORS AUTHORITY STAFF REPORTS

A. Las Vegas Convention Center District Phase Two Turner Martin-Harris Joint Venture Construction Manager at Risk Construction Services Guaranteed Maximum Price

Steve Hill, CEO/President, thanked Chairman Bill Ham and the members of the Panel, Cordell, TVS, Turner Martin-Harris, and LVCVA staff for their work on the project. Mr. Hill expressed his appreciation to the LVCVA's customers for their input in the design, and his excitement in the various projects happening throughout the community, and made mention of the challenging construction environment created by those projects. Mr. Hill informed the panel of the nine percent overage in budget of the project being presented and went into detail regarding the causes of the increase in cost of the project. Mr. Hill advised the panel on the interest rates being lower than those projected in the model, and their effects on the issuance of bonds and debt capacity.

Terry Jicinsky, LVCVA Senior Vice President of Operations, described the benchmarks of the Las Vegas Convention Center District (LVCCD) Phase Two expansion process leading up to the current agenda item.

Rob Svedberg, Design Principal at TVS Design, provided a design update with a focus on innovations in the project including the image of the building, cutting edge technology, flexible space, catwalk and floor box systems, back-of-house network inclusive of a state-of-the-art kitchen, and enhanced security. Mr. Svedberg explained the floorplan of the expansion, including exhibition and flex hall, floor box locations, service and support spaces, loading docks, atrium, entrances, outdoor terrace, and meeting rooms.

Chair Ham inquired about the loading docks, to which Mr. Svedberg explained the access between interconnecting halls, ramps, dock berths, and the service drive.

Chair Ham asked about natural lighting within the public spaces, to which Mr. Svedberg described the features of the building including a large glass atrium window, and a deep overhead intended to allow light and visibility to the city and the glazed windows in the public space.

Chair Ham inquired on how the outdoor terrace will be kept from becoming a smoking lounge, to which Mr. Jicinsky explained that the terrace will be programmed by each trade show producer differently, such as using it for special events, receptions, etc., adding decorations and design features that restrict it from being used as a smoking area, but the availability of it as a designated smoking area when not in use.

Vice Chair Tom Thomas asked about the shielding of the perimeter wall and dock space along Paradise, to which Mr. Svedberg explained the screen wall, landscape area, and fence to be used to shield the loading area.

Terry Miller echoed Mr. Hill and Mr. Jicinsky's appreciation of the work of the team. Mr. Miller highlighted the terms and conditions of the contract, including the 50 percent design development documents and their effect on the Guaranteed Maximum Price (GMP), and the expected delivery of the project on December 1, 2020. Mr. Miller detailed the total amount of the Construction Manager at Risk (CMAR) contract inclusive of the GMP, the allowance for utility connect and permitting fees, and contingencies.

Member Ron Frye asked about the establishment of the GMP, to which Mr. Miller answered it was design development and provided information about the specs and narratives.

Chair Ham commented on the difficult marketplace and commended everyone on the progress made, and asked what Cordell and Turner Martin-Harris' near-term focus and concerns were.

Mr. Miller replied that the biggest focus should be on the mechanical/electrical/plumbing (MEP) component side.

Chair Ham asked about the engagement between Cordell, Turner Martin-Harris, and TVS to achieve the desired results relative to the MEP.

Mr. Miller described a recent meeting between TVS's consultant on MEP and Turner Martin-Harris to begin the process and move forward.

Chair Ham expressed his high hopes for the project to make it to the finish line, to which Mr. Miller expressed his appreciation of the support and the future input from the panel.

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

There were no comments from the floor by the public.

ADJOURNMENT

Chair Bill Ham adjourned the meeting at 10:01 a.m.

Respectfully submitted,

Date approved: *TBD*

Silvia Perez
Executive Assistant to the LVCVA Board
of Directors

Bill Ham
Chair