



OVERSIGHT PANEL FOR CONVENTION FACILITIES IN CLARK COUNTY

MONDAY, APRIL 1, 2019 • LAS VEGAS CONVENTION CENTER

Oversight Panel for Convention Facilities in Clark County
MEETING AGENDA

Monday, April 1, 2019
11:00 AM
Las Vegas Convention Center • Board Room
3150 Paradise Road • Las Vegas, NV 89109

OVERSIGHT PANEL

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COMMENTS FROM THE FLOOR BY THE PUBLIC

Comments are limited to three (3) minutes in length and must pertain to agenda items on this agenda.

APPROVAL OF AGENDA AND MINUTES

Approval of this Agenda, April 1, 2019.

Approval of the Minutes from February 26, 2019.

For Possible Action.

LAS VEGAS CONVENTION AND VISITORS AUTHORITY (LVCVA) STAFF REPORTS

A. Las Vegas Convention Center District Phase Three Renovation Plan and 2019 Oversight Panel Resolution

LVCVA staff is requesting the Oversight Panel consider: 1) Approval of the Phase Three Renovation Plan as presented; 2) Approval and adoption of the Resolution providing for the issuance of bonds in one or more series for an additional \$300M for the purpose of financing Phase Three of the Las Vegas Convention Center (LVCC) District project; 3) Authorizing the Chair and Vice Chair to sign the Resolution; 4) Providing for all other matters relating thereto as defined in the Resolution; and 5) Recommending approval to the Las Vegas Convention Center District (LVCCD) Committee and LVCVA Board of Directors.

For possible action.

COMMENTS FROM MEMBERS OF THE PANEL

COMMENTS FROM THE FLOOR BY THE PUBLIC

Comments are limited to three (3) minutes in length.

ADJOURNMENT

Items on the Agenda are for possible action by the Oversight Panel, unless stated otherwise.
Items may be taken out of order.
Items may be combined for consideration.
Items may be removed from the agenda or delayed at any time.

Persons are invited to submit written remarks for all matters, both on and off the agenda. Written remarks presented for inclusion in the Oversight Panel minutes must be flat, unfolded, on paper of standard quality, and 8½ by 11 inches in size. Written remarks shall not exceed five (5) pages in length. The Oversight Panel will not accept for filing any submission that does not comply with this rule. On a case-by-case basis, the Oversight Panel may permit the filing of noncomplying [sic] written remarks, documents, and related exhibits pursuant to NRS 241.035(1)(e).

Oversight Panel meeting rooms are accessible to persons with disabilities. If special arrangements are required, please contact the LVCVA Customer Safety Department at: 702-892-7400, which is a 24-hour Dispatch Control Center, or contact Silvia Perez in the LVCVA Board Office at: 702-892-2802.

Members of the Panel may participate in this meeting via telephone conference call. The general public may listen to the conference call at the above-referenced meeting location.

For information or questions regarding this agenda please contact:
Silvia Perez, Executive Assistant to the Board of Directors
Las Vegas Convention and Visitors Authority
3150 Paradise Road, Las Vegas, Nevada 89109
702-892-2802 or sperez@lvcva.com

THIS MEETING IS IN COMPLIANCE WITH THE NEVADA OPEN MEETING LAW AND HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

Las Vegas Convention and Visitors Authority (LVCVA) – 1st Floor Administration Offices

3150 Paradise Road, Las Vegas, NV 89109

City Hall, City of Las Vegas

495 South Main Street, Las Vegas, NV 89101

City Hall, City of North Las Vegas

2250 N Las Vegas Blvd., North Las Vegas, NV 89030

Clark County Government Center

500 South Grand Central Parkway, Las Vegas, NV 89155

Clark County Law Library

309 South 3rd Street, Las Vegas, NV 89101

Grant Sawyer State Office Building

555 E Washington Avenue, Las Vegas, NV 89101

LVCVA Website: www.lvcva.com/agenda
Nevada Public Notice Website: <https://notice.nv.gov/>

MINUTES

Oversight Panel for Convention Facilities in Clark County
Regular Meeting
February 26, 2019

Oversight Panel for Convention Facilities in Clark County
MEETING MINUTES

February 26, 2019
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 Chairabsent*
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
Cathy Tull, Chief Marketing Officer
Brian Yost, Chief Operating 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

There were no comments from the floor by the public.

APPROVAL OF AGENDA AND MINUTES

Member Michael Crome moved, Seconded by Member Ron Frye, and it was carried by unanimous vote of the voting members present to approve the February 26, 2019, agenda of the Oversight Panel for Convention Facilities in Clark County, as well as the November 26, 2018, minutes of the Oversight Panel for Convention Facilities in Clark County.

LAS VEGAS CONVENTION AND VISITORS AUTHORITY STAFF REPORTS

Steve Hill, LVCVA CEO/President, expressed his appreciation of the help and guidance that the Las Vegas Convention Center District (LVCCD) Committee and Oversight Panel for Convention Facilities in Clark County (Oversight Panel) has provided throughout the project, and discussed the purpose and background of the meeting agenda.

A. Las Vegas Convention Center District Expansion and Renovation Project – Phase Two

Terry Jicinsky, LVCVA Senior Vice President of Operations, provided a background of the agenda items being presented to the LVCCD Committee and Oversight Panel, reiterated that agenda item A is an update on the Phase Two Expansion project and is an informational item only, and provided a background on the timeline of the approval of the Phase Two Expansion. Mr. Jicinsky acknowledged Cordell Corporation (Cordell), Turner Martin-Harris Joint Venture, TVS Design/Design Las Vegas architecture firms: Carpenter Sellers Del Gatto, TSK, Simpson Coulter Studio, KME Architects, LVCVA's third-party consultant Randy Walker, LVCVA Operations and Marketing staff, LVCVA building partners Cox and Centerplate, building clients, and Chris Moeslacher, LVCVA's Senior Manager of Convention Services, for their contributions in the success of the Phase Two Expansion project.

Mr. Jicinsky introduced Terry Miller, LVCVA Owner's Representative, to present an update on the Phase Two Expansion.

Mr. Miller recognized key design milestones, acknowledged Clark County staff for the time sensitivity in their efforts throughout the construction of the expansion, and discussed the work by staff to continue to keep the project within the Guaranteed Maximum Price (GMP). Mr. Miller delivered a PowerPoint presentation on the update of the Phase Two Expansion project.

Committee Member Carolyn Goodman asked Mr. Miller if the Somerset Shopping Center sign was donated to the Neon Museum. Mr. Miller answered that the LVCVA does not own the sign.

Chair Bill Ham inquired if there had been an assessment done with the magnitude of time loss associated with the inclement weather or if there was an assumption that time was lost. Mr. Miller answered that there was an assumption that time was lost because of the work that was not happening and explained that there is a mitigation plan being put together by Turner Martin-Harris to explain what incurred in terms of loss time.

Mr. Miller also discussed the scheduling issues regarding the steel for the project, to which Chair Ham requested staff keep the steel schedule distinct in conversations, to which Mr. Miller agreed.

Committee Chair Chuck Bowling reiterated and discussed an update on the building customer's and stated that himself and John Schreiber, LVCVA's Vice President of Business Sales, will be meeting with building customers to ensure that they are fully engaged in the process. Committee Chair Bowling also recognized and discussed the importance of Cox and Centerplate's efforts in the construction process and requested staff invite Cox and Centerplate to a future Committee meeting to discuss their efforts, and also requested staff continue to provide building customer feedback to the Committee, and stated that the building customers have "really appreciated" being a part of the process.

This was an information item and did not require Panel action.

B. Las Vegas Convention Center District Expansion and Renovation Project – Phase Three

Mr. Miller delivered a PowerPoint presentation of the update on the overall budget and timeline of the Phase Three Renovation Project, and introduced Rob Svedberg, TVS Design.

Mr. Svedberg delivered a PowerPoint presentation on the update of the construction budget and scope of work for the Phase Three Renovation Project.

Committee Member Carolyn Goodman expressed her excitement of seeing the presentation and asked Mr. Svedberg his thoughts about the differential of the buildings for conventioners and visitors, and asked how visual identification of the buildings would be implemented in the design. Mr. Svedberg explained that there are three levels of identification for the differential of the building levels, and would be similar to the way the building is identified currently.

Committee Member Goodman clarified that the building differentials are all a part of mobility, to which Mr. Svedberg agreed and explained that each event would have a transportation plan for their specific event that would further refine the event-specific signage and identification of how to move people in.

Committee Member Goodman asked Mr. Svedberg to further explain the use of ancillary lobbies. Mr. Svedberg answered that "everything is being reevaluated", explained the evaluation process against the budget of the Phase Three Renovation, and reiterated the scope of the budget that was presented is "not in any way fixed".

Mr. Miller clarified that the purpose of the presentation of Item B was to receive input and reaction of the LVCCD Committee and Oversight Panel Members, and that a further refined plan will potentially be presented to the Board of Directors at their April Regular Meeting of the Board of Directors, and reiterated Mr. Svedberg's comments on the evaluation process of the existing facility.

Mr. Svedberg stated that staff continues to work with the leadership group relative to the Phase Three Renovation including the resort stakeholder input, and welcomed feedback from the LVCCD Committee and Oversight Panel Members.

Committee Vice Chair Larry Brown thanked Mr. Svedberg and asked what features from the Phase Two Expansion will not be incorporated in the Phase Three Renovation, and asked if those features will be physically seen or contractual, to which Mr. Svedberg explained that the physical structures in the existing facility will be maintained.

Mr. Hill commented on the functional standpoint of the new facility and stated that there will be floor utility boxes in the new hall and discussed that staff is considering putting floor utility boxes in the existing facility. Mr. Hill also addressed Member Goodman's inquiry on ancillary lobbies.

Mr. Jicinsky clarified that the names of the halls are currently working titles, and that there will be a formal naming exercise further along in the Phase Three Renovation as the wayfinding and finishing touches are completed.

Committee Chair Bowling emphasized the importance of Member Goodman's comments regarding ancillary lobbies and reiterated to Member Pamela Goynes-Brown the work that staff has accomplished throughout the Expansion thus far, discussed the importance of new business, new jobs, and new taxes being brought to the destination upon completion of the expansion, suggested that the Board Room of the Las Vegas Convention Center (LVCC) be considered as a potential meeting room that can be leased, and commented on the accessibility and visibility of the Executive Offices in the Phase Three Renovation process.

Chair Bill Ham echoed Committee Member Goodman's comments and expressed his concerns of the identity and wayfinding of the facility.

This was an information item and did not require Panel action.

The LVCCD Committee was presented Item C - Las Vegas Convention Center District Phase Three Renovation Project Architect of Record Services

Mr. Jicinsky provided a background and timeline of Item C.

Mr. Miller delivered a PowerPoint presentation on the evaluation and selection process for the Architect of Record for the Las Vegas Convention Center District Phase Three Renovation project.

Committee Member Goodman inquired which group would have the authority to approve a change in design of the building in the event that an issue occurs. Mr. Miller answered that in the event there would need to be a change in the design, Mr. Hill would give the authorization, and stated that TVSdesign understands the design and design intent, and explained the process that would occur in the event of a change in the design.

Committee Member Goodman expressed her concerns on the advancement of technology and stated, “it’s imperative to have somebody that is on board that is forward thinking”, and discussed the importance of having a mobility plan for the new facility.

Committee Chair Bowling commended staff for “a lot of great work” in the progression of the expansion and renovation, commented on the critical need of wayfinding for the new facility, and expressed his excitement for the final recommendations of the people mover and the Architect of Record.

Chair Ham noted his participation in the qualifications and interviews thus far, thanked staff for their work stating, “they make it an achievable effort”, thanked the LVCCD Committee, agreed with Committee Member Goodman’s comments, echoed Committee Chair Bowling’s comments, and expressed his excitement of the progress of the expansion and renovation.

This was an information item and did not require Committee action.

COMMENTS FROM MEMBERS OF THE PANEL

There were no comments from the Panel.

COMMENTS FROM THE FLOOR BY THE PUBLIC

Aleta Dupree discussed the importance of implementing a people mover in the LVCCD Expansion and Renovation project, emphasized the importance of the need of the business that the Las Vegas Convention Center brings to the destination, expressed concerns on wayfinding throughout the facility, and encouraged staff to “continue to search for opportunities” to add to the Las Vegas Convention Center upon completion of the expansion and renovation.

ADJOURNMENT

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


Respectfully submitted,

Date approved: *April 1, 2019*

Christal Harrison
Assistant to the LVCVA Board of
Directors

Bill Ham
Chair

**OVERSIGHT PANEL FOR
CONVENTION FACILITIES
IN CLARK COUNTY**
AGENDA DOCUMENTATION

MEETING DATE:	APRIL 1, 2019	ITEM A
FROM:	TERRY JICINSKY SENIOR VICE PRESIDENT OF OPERATIONS	
SUBJECT:	LAS VEGAS CONVENTION CENTER DISTRICT PHASE THREE RENOVATION PLAN AND 2019 OVERSIGHT PANEL RESOLUTION	

RECOMMENDATION

Las Vegas Convention and Visitors Authority (LVCVA) staff is requesting the Oversight Panel consider: 1) Approval of the Phase Three Renovation Plan as presented; 2) Approval and adoption of the Resolution providing for the issuance of bonds in one or more series for an additional \$300M for the purpose of financing Phase Three of the Las Vegas Convention Center (LVCC) District project; 3) Authorizing the Chair and Vice Chair to sign the Resolution; 4) Providing for all other matters relating thereto as defined in the Resolution; and 5) Recommending approval to the Las Vegas Convention Center District (LVCCD) Committee and LVCVA Board of Directors.

For possible action.

FISCAL IMPACT

Cost of issuance will be dependent on the timing and size of each bond issue and are eligible to be paid from bond proceeds. Debt service on the bonds, when issued, will be paid from Senate Bill No. 1 (SB1) supplemental new funding and other existing LVCVA revenues.

PANEL ACTION:	
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STEVE HILL
CEO/PRESIDENT
LAS VEGAS CONVENTION AND VISITORS AUTHORITY

BACKGROUND

The LVCC District Plan was produced in 2017 and created the blueprint for the development of the Las Vegas Convention Center District.

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APRIL 1, 2019

The plan identified an expansion of leasable exhibit space of 600,000 square feet and enumerated upgrades and additions to the Las Vegas Convention Center consistent with the expressed needs of the LVCVA's customer base.

The plan identified an overall program for three phases of development:

Phase One Riviera Hotel Acquisition, Demolition and Site Improvements

Phase Two Expansion of the Las Vegas Convention Center

Phase Three Renovation of the existing Las Vegas Convention Center

Upon conclusion of the 30th (2016) Special Session of the Nevada Legislature, SB1 was enacted to fund the \$1.4B for the Phase Two Expansion and the Phase Three Renovation projects. Phase One was completed in January 2017, and was funded by the LVCVA prior to the enactment of SB1.

The Bill also established an **Oversight Panel for Convention Facilities in Clark County** (Oversight Panel) with the task of approving the specific plan for expansion and renovation, and approving bond issuances for the program's funding.

Oversight Panel

A key element of the LVCC District Plan is the process by which the Oversight Panel approves the plan and the manner of its continued involvement in the project.

The following was established for the approval process:

Oversight Panel Approval No. 1

Approval of the formal LVCC District Plan document by the Oversight Panel included the specific approval of the Phase Two Expansion project. With approval by the Oversight Panel in May of 2017 and subsequent approval by the LVCCD Committee and the LVCVA Board of Directors, the project team proceeded with the development of the Phase Two Expansion project. The original budget for Phase Two was \$860M and was increased to \$935M based upon market conditions and additional design requirements placed on the project during the Clark County design approval process. The additional \$75M increased the overall LVCC District Plan budget to \$1.475B.

Oversight Panel Approval No. 2

The project team is required to present the plan for the Phase Three Renovation project to the Oversight Panel for approval prior to moving forward with its implementation. The plan for Phase Three will provide a prioritization of the program elements. The project team shall enumerate the proposed program for Phase Three in two categories: scope and budget. Upon approval of the Phase Three Renovation Plan by the Oversight Panel and subsequent approval by the LVCCD Committee and the LVCVA Board of Directors, the project team will proceed with the development of the Phase Three Renovation project.

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During the implementation of Phase Three, the project team will provide progress reports to the Oversight Panel for review and input on the progress of design and construction. These reports will occur at the following project milestones: 1) Designer and Contractor Selection, 2) Construction Fixed Price, and 3) Construction Progress (quarterly).

The purpose of this Phase Three Renovation Plan is to define the project and provide the documentation for approval by the Oversight Panel and subsequent approval by the LVCCD Committee and the LVCVA Board of Directors.

PANEL MEMBERS

Bill Ham
Chair

Tom Thomas
Vice Chair

Gary Bogan

Robert Cilento

Michael Crome

Ron Frye

John Littell

