



Coral Academy of Science Las Vegas

Minutes

Finance and Facilities Committee Meeting

Date and Time

Monday May 13, 2024 at 9:00 AM

Location

8985 S. Eastern Ave #375

Las Vegas, NV 89123

Posting of Agenda: This agenda has been posted at the following locations:

Coral Academy of Science Las Vegas ("CASLV") Central Office, CASLV website at www.caslv.org, and Nevada Public Notice website at <http://notice.nv.gov>.

Format / Procedures / Rules: This is a notice of a public meeting held pursuant to NRS Chapter 241. Members of the public are invited to be present.

Certain items may be removed from open/public consideration if permitted or required by Nevada law. The Board may also (i) take agenda items out of order; (ii) combine two or more items for consideration; (iii) separate one item into multiple items; (iv) table an agenda item to a future meeting; and/or (v) remove an agenda item.

Reasonable efforts will be made to assist and accommodate persons with physical disabilities desiring to attend the meeting. Please contact Ms. Shepard at ashepard@coralacademylv.org at least 48 hours before the time of the meeting, if possible, so that reasonable arrangements may conveniently be made.

Please also contact Ms. Shepard if you would like a copy of the agenda and any public reference materials relating to agenda items. Those materials will also be available at the meeting location.

Those materials would provide you with greater context and clarity as to the matters under discussion.

By law, no one may willfully disrupt the meeting to the extent that its orderly conduct becomes impractical.

All items are action or possible action items if denoted as such.

Committee Members Present

Ann Diggins, Chan Lengsavath (remote)

Committee Members Absent

Brin Gibson

Guests Present

Adem Akgedik, CASLV Sandy Ridge Campus Principal, Anthony Vu, Director of Facilities, Emrullah Eraslan, CASLV Cadence Campus Principal, Ercan Aydogdu, CASLV Executive Director and CEO, Ismail Kocabiyik, CASLV Windmill Campus Principal, Nick Sarisahain, CASLV Chief Financial Officer, Selim Tanyeri, CASLV Chief Operating Officer

I. Opening Items**A. Call the Meeting to Order**

Chan Lengsavath called a meeting of the Finance and Facilities Committee of Coral Academy of Science Las Vegas to order on Monday May 13, 2024 at 9:01 AM.

B. Public Comment

There were no public comments.

II. Discussion & Possible Action Items- Contracts, Purchases, and Procurements**A. Windmill Campus Facility (For Possible Action)**

Mr. Selim provided an update on the lease, indicating it is expiring soon, and our recent discussion with the landlord. We've compiled a comprehensive list of both functional and non-functional items within the building. A decision needs to be made regarding the lease renewal or exploring the possibility of purchasing the property.

Dr. Ercan conveyed our desire to acquire ownership of the campus building, a goal we've pursued diligently. However, past attempts to buy the building have been unsuccessful.

In our recent meeting, the owner expressed openness to a potential sale pending a favorable offer. Consequently, we seek to formalize our interest with a letter of intent.

During the discussion, Mr. Lengsavath inquired about our financial plans, to which Mr. Nick outlined our intention to pursue a bond, contingent upon the required amount. Ms. Diggins said we should consider purchasing the property and Mr. Lengsavath agreed. It was agreed that conducting a cost analysis and submitting a letter of intent would be the next steps.

Dr. Ercan clarified that if purchasing isn't feasible, we will renew the lease. Should we proceed with the purchase, plans for tenant improvements will be necessary.

Ann Diggins made a motion to authorize a letter of intent to purchase the facility.

Chan Lengsavath seconded the motion.

The committee **VOTED** unanimously to approve the motion.

B. New Facility Option (For Possible Action)

Dr. Ercan outlined that our strategic plan doesn't currently include acquiring another campus in Henderson, but we've explored options for additional campuses in the area for various reasons. Recently, an opportunity arose, leading to the initiation of a partnership. We've been awaiting pricing details, which hover around \$30 million for around a 100,000-square-foot building with surrounding land. Negotiations could potentially bring this down to \$27 million, although tenant improvements would be necessary. Ms. Kazelskis provided insights from a recent site visit, which resonated with feedback from the senior leadership team. Renovations to classrooms are estimated at approximately \$5 million, catering to a projected student body of 1800-2000. However, considering the significant expenditure, diverting funds towards enhancing the Cadence campus, including the construction of a gym and other essential improvements, was discussed as an alternative.

Mr. Hiltz aided in identifying a facility in Summerlin, where the lease covers all utilities. The property boasts appealing features, including a gym and attractive classrooms, potentially serving as a viable permanent location starting in the 2026 school year.

Consideration was given to purchasing the Eastgate campus, although Ms. Diggins expressed serious reservations. Concerns were deliberated, including conditions tied to neighboring properties. The board sought additional information to assess this option further, with Mr. Lengsavath emphasizing the importance of clearly defined parameters within any agreement, pending input from Mr. Gardberg.

Dr. Ercan clarified that no approval was being requested at this time. Dr. Ercan sought definitive guidance on expansion plans, to which Mr. Lengsavath indicated openness to discussions on purchasing Eastgate or exploring alternative options. Ms. Diggins expressed that Eastgate, Cadence, and Centennial Hills are equal in priority.

Ann Diggins made a motion to make the first high school priority Cadence, the second priority expanding Centennial Hills / adding a high school, and authorizing Dr. Ercan to explore solutions for Eastgate including alternative facilities.

Chan Lengsavath seconded the motion.

The committee **VOTED** unanimously to approve the motion.

C. Remodeling of Existing Sandy Ridge Campus Storage Spaces to Have More Office Rooms (For Possible Action)

Mr. Vu provided context on the project, referencing previous discussions at the board meeting regarding the storage space and plans to convert them to student restrooms. The current proposal from the school administration suggests turning the storage spaces into office space. They have staff who are working out of the staff faculty lounge so we are turning space we are not using into usable space. Ms. Diggins inquired about the price variance among the obtained quotes. Mr. Vu assured the board that thorough research had been conducted, confirming that the recommended vendor offers products of high quality.

Ann Diggins made a motion to approve Dom Construction in the amount of \$86,900 for the Sandy Ridge campus improvements.

Chan Lengsavath seconded the motion.

The committee **VOTED** unanimously to approve the motion.

D. Install Iron Toppers for Back Walls of Centennial Hills and Tamarus Campuses' for Security (For Possible Action)

Mr. Selim explained this is part of an extension of safety improvements received from the U.S. Department of Homeland Security (DHS) for safety. Two of our schools have expressed interest in installing iron wall toppers for enhanced security measures. The proposed vendor, All-Star Fence, has provided quotes of \$28,000 for the Tamarus campus and \$29,500 for the Centennial Hills campus. At the Tamarus campus, it is 330 feet and at the Centennial Hills campus it is 320 feet but the labor costs are more at the Centennial Hills campus due to parts on their wall that require more labor.

Ann Diggins made a motion to approve All-Star Fencing for the iron wall topper for \$28,000 for the Tamarus campus and \$29, 500 for the Centennial Hills campus.

Chan Lengsavath seconded the motion.

The committee **VOTED** unanimously to approve the motion.

E. Replacement of Windmill Campus Turf (For Possible Action)

Mr. Selim indicated the current turf is falling apart and they have looked into the warranty but this falls on CASLV and is a safety issue. Mr. Ismail explained the turf fibers are all over the campus which is not healthy for students and staff and there are also uneven areas and the dirt is visible. It is very old and unsafe. The turf that was installed is no longer being used because it has been proven not to be long-lasting. This was most likely unknown when it was installed 6 years ago by the landlord. Mr. Lengsavath asked about

our experience with the quality of projects previously installed by the recommended company and Mr. Vu confirmed it is high quality.

Ann Diggins made a motion to approve as recommended by staff US Turf in the amount of \$99,849.50 for replacement turf.

Chan Lengsavath seconded the motion.

The committee **VOTED** unanimously to approve the motion.

F. Summer Deep Cleaning for All Campuses (For Possible Action)

Mr. Vu highlighted that this is a routine annual procedure involving the stripping and waxing of all vinyl composite tile (VCT), shampooing carpets, and addressing grout maintenance. The lowest bidder, CCS, has been recommended by the staff.

Ann Diggins made a motion to approve the staff recommendation of CCS for \$61,300.

Chan Lengsavath seconded the motion.

The committee **VOTED** unanimously to approve the motion.

G. Purchase of Computers for Cadence Campus (For Possible Action)

Mr. Selim introduced Effective Tech as the recommended vendor, offering their services. While we haven't engaged with this vendor previously, Mr. Hamza assured the board of our familiarity with their offerings and effective solutions. Responding to Mr. Lengsavath's query about whether this was a new development, Mr. Hamza clarified that the campus had been utilizing older computer systems until now.

Ann Diggins made a motion to approve the staff recommendation for Effective Tech for \$72, 000 for the new Cadence campus computers.

Chan Lengsavath seconded the motion.

The committee **VOTED** unanimously to approve the motion.

H. Purchase of Interactive Boards for Centennial Hills Campus (For Possible Action)

Mr. Hamza and Dr. Ercan explained the need for the interactive boards. The interactive whiteboards give teachers a more efficient way to access and display to students lessons, documents, videos, and other educational resources in seconds. It also allows students to feel motivated and participate in the classroom with fun touch-based technology to learn.

Ann Diggins made a motion to approve the interactive boards purchase from Bluum USA, Inc. for \$31,900.00.

Chan Lengsavath seconded the motion.

The committee **VOTED** unanimously to approve the motion.

III. Public Comments (Information)

A. Public Comment

Dr. Ercan raised the issue of the Cadence Campus shade structure, which was intended to be on today's agenda.

IV. Closing Items

A. Adjourn Meeting

Ann Diggins made a motion to adjourn the meeting.

Chan Lengsavath seconded the motion.

The committee **VOTED** unanimously to approve the motion.

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 10:32 AM.

Respectfully Submitted,
Andrea Shepard, CASLV Executive Assistant