APPROVED

Coral Academy of Science Las Vegas

Minutes

Finance and Facilities Committee Meeting

Date and Time
Friday December 12, 2025 at 2:00 PM

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 and https://www.oem.nv.gov/recovery/.

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, Esq. (remote)

Committee Members Absent
Brin Gibson, Esq.

Guests Present
Andrea Shepard, CASLV Executive Assistant, Cameron Tate, KNIT Architect Senior Project Specialist, Chris Lanx, CORE Construction Director of Pre-Construction, Dr. Ercan Aydogdu, CASLV Executive Director & CEO, Nick Sarishahin, CASLV Chief Financial and Operations Officer

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I. Opening Items

A. Call the Meeting to Order

Ann Diggins called a meeting of the Finance and Facilities Committee of Coral Academy of Science Las Vegas to order on Friday Dec 12, 2025 at 2:01 PM.

B. Public Comment

No public comments.

II. Discussion & Possible Action Items

A. Eastgate Campus Playground Surface (For Possible Action)

Mr. Nick explained that CarMax donated the new playground; however, the surfacing was not included, as that portion is CASLV's responsibility. Mr. Lengsavath indicated that he had provided pre-approval for this expense.
Ann Diggins made a motion to approve the Eastgate Campus Playground Surfacing for $66,725.
Chan Lengsavath, Esq. seconded the motion.
The committee **VOTED** unanimously to approve the motion.

B. Purchase of additional Cameras for Nellis AFB Campus (For Possible Action)

Mr. Nick discussed the need for additional cameras at the Nellis campus and stated that 15 additional cameras are required. The total cost is $26,346.30. He reviewed the quote with the Board and confirmed that the expense will be paid from general funds and is included in the budget.
Chan Lengsavath, Esq. made a motion to approve the purchase of additional cameras at CASLV's Nellis AFB Campus for $26,346.30.
Ann Diggins seconded the motion.
The committee **VOTED** unanimously to approve the motion.

C. Approval of E-rate Contract (For Possible Action)

Mr. Nick stated that CASLV would like to apply for E-rate and, based on our Free and Reduced Lunch (FRL) data, may be eligible for a 60% discount on internet and phone services. The current overall FRL percentage for CASLV is 35.33%, which qualifies us for the 60% discount.

The total annual cost for internet and phone services is approximately $130,000. If approved for E-Rate, CASLV could achieve annual savings of approximately $81,000, reducing the annual cost to an estimated $54,048.

Mr. Nick explained that an E-rate consultant is required for the application process. After consulting with Cox Communications, one recommended firm, E-rate Advantage LLC, was identified, and no additional firms were located. He also noted that there may be future savings related to switches, routers, and cabling services.

Ms. Diggins asked about connectivity and reliability. Mr. Nick confirmed that the gigabit connection would increase slightly.
Chan Lengsavath, Esq. made a motion to approve the E-rate Advantage LLC Consultants contract for a 6% fee with a minimum of $4250 annually.
Ann Diggins seconded the motion.
The committee **VOTED** unanimously to approve the motion.

D. Amendment of the Civil Engineering Service Agreement for Nellis Campus Construction (For Possible Action)

Mr. Nick explained that LR Nelson Consulting Engineers is the selected civil engineering firm; however, due to the additional expansion at the existing campus, an additional $30,550 is required.

Mr. Tate explained that when survey work initially began, the scope only included the new campus area. Due to the revised courtyard design, LR Nelson was required to survey the entire existing campus as well. He further explained that LR Nelson reviewed whether these additional services could be absorbed within the original project scope; however,

unforeseen requirements from the City of North Las Vegas, specifically the need for permitting related to the water connection and the submission of drawings for city review, resulted in a significant expansion of the scope of work.

Mr. Tate also noted that there may be an additional $5,000–$6,000 in costs that have not yet been billed related to the drainage study.

Mr. Nick and Mr. Tate responded to questions from the Board.
Chan Lengsavath, Esq. made a motion to approve the amendment of the Civil Engineering Services agreement for the Nellis AFB Campus in an amount not to exceed $30,550.
Ann Diggins seconded the motion.
The committee **VOTED** unanimously to approve the motion.

E. Construction Company Contract and Construction Guaranteed Maximum Price for Nellis Campus Expansion Project (GMP) (For Possible Action)

Mr. Nick explained that CORE Construction and KNIT Architects have finalized the Guaranteed Maximum Price (GMP). Dr. Ercan noted that this item will be presented to the full Board at the December 15 meeting.

Mr. Tate presented the final GMP. He explained that during early design efforts, KNIT Architects completed programming, and through the design development phase, they contracted with CORE Construction for pre-design construction support. The initial budget was $66.5M. After evaluating escalation and priorities, the team worked to reduce the budget to $63M without eliminating any scope or key programming elements. Between the 95% design phase and the GMP package, they were able to further reduce the budget to $56.3M for the final GMP. Mr. Tate noted that this budget aligns with the available grant funds and maintains all programmed scope, with minor adjustments such as scaling back some landscaping. He emphasized his strong working relationship with CORE Construction, noting this is his sixth school project with them.

Design Adjustments:

Ms. Diggins asked for clarification on changes made during design. Mr. Tate explained the following:

- The gymnasium and cafeteria originally had higher ceilings and extensive glass; ceilings were reduced and about half of the surrounding windows were removed.
- A mezzanine-style study commons above the cafeteria was eliminated, providing significant savings.
- The gym and cafeteria remain the same size as originally programmed.
- A full kitchen was added during the design phase and is included in the final budget.

- Exterior finishes were changed from contract-type panels to a heavy-duty EPHOS system, maintaining the intended design quality.
- Classroom windows were reduced.
- The playground at the existing campus will be removed. To separate K–8 students, the existing campus courtyard will become the PE/outdoor play area for elementary students.

Mr. Lengsavath asked for clarification on ceiling heights, and Mr. Tate provided detailed explanations for both the gym and cafeteria.

Safety and Security:

Ms. Diggins shifted the discussion to safety concerns, including campus access, plexiglass, and shelter-in-place areas. Mr. Tate explained that, since the campus is on federal land, the focus is on keeping students secure within the campus rather than typical vandalism-type security. He provided a thorough overview of safety planning, including layers of security and exterior monitoring. Ms. Diggins requested pictures of the front entry area and additional details on shelter-in-place spaces, which were reviewed. Dr. Ercan and Mr. Nick discussed current safety protocols. Mr. Lanx noted that the single point of entry has been maintained.
Chan Lengsavath, Esq. made a motion to recommend that the Board approve the construction contract and Guaranteed Maximum Price (GMP) of $56,387,925 for the Nellis AFB Campus expansion project and authorize CORE Construction to serve as the general contractor. Further, recommend forwarding this item to the full Board approval.
Ann Diggins seconded the motion.
The committee **VOTED** unanimously to approve the motion.

F. Review of CASLV Investment Report (Information)

Mr. Nick presented the Coral Academy of Science Las Vegas investment report, which included an overview of current holdings, performance, and compliance with Board-approved investment policies. This item was presented for information only, with no action required.

Ms. Diggins thanked Mr. Nick and noted that the investment is moving in the right direction.

III. Public Comments (Information)

A. Public Comment

No public comments.

IV. Closing Items

A.

Adjourn Meeting

Chan Lengsavath, Esq. made a motion to adjourn the meeting.
Ann Diggins 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 2:53 PM.

Respectfully Submitted,
Andrea Shepard, CASLV Executive Assistant