

**MINUTES OF THE SEPTEMBER 29, 2022  
MEETING OF THE  
WASHOE COUNTY SCHOOL DISTRICT  
Capital Funding Protection Committee**

**1.01 Call to Order**

The meeting of the Capital Funding Protection Committee (CFPC) of the Board of Trustees was called to order at 4:00 p.m. at the Washoe County School District Central Administration Building, 425 East Ninth Street in Reno Nevada.

**1.02 Roll Call**

Present: Devon Reese, Charlene Bybee, Paul Anderson, Justin Ivory, Andrew Diss, Chriss Cobb, Dave Solaro, arrived at 4:12 Elise Bunkowski. Absent: Oscar Delgado, Bob Lucey, Jeanne Herman

**1.03 Public Comment**

No Public comment

**2. Items for Presentation, Discussion, and/ or Possible Action**

**2.01 Introduction of reappointed and new members for the Capital Funding Protection Committee (FOR INFORMATION ONLY)**

Dave Solaro, reappointed as the Structural/Civil Engineer Representative and Chris Cobb, appointed as the Public Works Construction Representative.

**2.02 Discussion and Possible Action to select a Chair of the Capital Funding Protection Committee for 2022-2023 meeting effective July 1<sup>st</sup>, 2022, ending June 30, 2024, from the current membership of Devon Reese, Oscar Delgado, Charlene Bybee, Paul Anderson, Bob Lucey, Jeanne Herman, Justin Ivory, Andrew Diss, Elise Bunkowski, Chris Cobb, and (FOR POSSIBLE ACTION)**

Justin Ivory states to keep Dave Solaro second by Paul Anderson. All in favor Motion Passed.

**2.03 Discussion and Possible Action to select a Vice- Chair of the Capital Funding Protection Committee effective July 1<sup>st</sup>, 2022, ending June 30, 2024, from the current membership of Devon Reese, Oscar Delgado,**

**Charlene Bybee, Paul Anderson, Bob Lucey, Jeanne Herman, Justin Ivory, Andrew Diss, Elise Bunkowski, Chris Cobb, and (FOR POSSIBLE ACTION)**

Charlene Bybee nominates Justin Ivory to remain for Vice Chair of Capital Funding Protection Committee. All in favor, motion passed.

#### **2.04 Possible Action to Approve the Minutes of the June 2, 2022, meeting of the Capital Funding Protection Committee (FOR POSSIBLE ACTION)**

Devon Reese approves second by Charlene Bybee All in favor. Minutes approved.

#### **2.05 Information and Discussion on the anticipated cadence and workload for future meetings of the Capital Funding Protection Committee for the 2022-23 School Year (FOR INFORMATION AND DISCUSSION ONLY)**

Adam Searcy, Chief of Operations presented the cadence of anticipated agenda topics for future meetings of the Capital Funding Protection Committee:

##### **December 1, 2022:**

- Update on Comprehensive Facility Modernization Plan
- Update on External Review of Agreed Upon Procedures
- Annual Accountability Report

##### **February 2, 2023**

- Update on Comprehensive Facility Modernization Plan
- Presentation of External Review of Agreed Upon Procedures (if necessary)
- Facility Modernization Plan- project specific allocations from 5yr CIP
- Updates on Debbie Smith CTE Academy High School

##### **April 6, 2023**

- Update on Comprehensive Facility Modernization Plan
- FY24-28 5-year CIP

##### **June 2, 2023**

- FY24 Capital Renewal Plan
- Update on Central Transportation Year Improvements
- Facility Modernization Plan- project specific allocations from 5-year CIP

#### **2.06 Presentation and Discussion Update on the District-Wide School Facility Modernization Plan from Cannon Design (FOR INFORMATION AND DISCUSSION ONLY)**

Paul Mills, with Cannon Design a national architecture, engineering, design, strategic and planning consulting. Explained overall the Facility Modernization Plan (FMP)

- A study that will guide facility use and capital investments decisions for the next five to ten years.

- Focus on Equity and Efficiency
- Transparent and data-driven
- Priorities informed by students and community
- Facility Assessments and planning facilitation
- Impartial, unbiased recommendations

It involves Education Vision, Facility Condition, Education Adequacy, Equity, Capacity and Community Engagement.

Out comes that may be considered:

- Facility Outcomes:  
Repair/upgrade/expand facilities  
Demolish/replace facilities  
Repurpose facilities  
Divest facilities
- Program Out comes  
New/expanded educational programs  
Magnet Programs  
Virtual programs
- Portfolio Outcome  
Number and size schools  
Feeder alignment  
Grade configuration
- Policy Outcomes  
Attendance policy/boundary changes  
Alternative calendar/schedule

Cannon composed four different groups and committees that have dates when they meet, each with a specific role the groups are the following:

- Executive Leadership Team (ex: Dr. Enfield)
- District Planning Group (9/22/22, 10/26/22, 11/16/22, 3/2/23)
- Stakeholder Advisory Group (students, parents, and community members)  
(10/12/22, 10/26/2, 1/10-19/23)
- Community Meetings (9/21 & 9/22/22, 10/19-20/22, 1/25-26/23)  
More information on the Facilities Modernization Plan

[www.washoeschools.net/fmp](http://www.washoeschools.net/fmp)

These groups will represent the community and district to understand the data that was collected.

Charlene Bybee asked: What kind of outcome did the Community Forum have?

Paul Mills: Virtual Opportunity 45 people in attendance, engaged people. The Town Hall that was at Desert Skies Middle School 20 or 30 including students, teachers, parents.

Devon Reese: Questions: Explain the component related to equity? Is the goal ultimately really a focus on the equity component, how do we make sure that our students have equal opportunity and access to those opportunities?

Paul Mills: Fundamental aspect of the designed process is to collect data, objectively measure where the disparities exist where they have main categories and those have subcategories which are benchmark schools that look into safety, security, in terms of technology and furnishing how well they support collaborative learning. All the data will measure the highest of the priority on how far they are from the standards of today's. It will also identify those improvements needed to the existing facilities whether it's through renovation, addition or selective demolition and rebuilding.

Devon Reese: How do we support the needs of the administrative function of the district, including the bus courtyards, all aspects beyond schools.

Adam Searcy, Chief of Operations: School facilities are only a part of Cannon scope, central facilities such as admin building, transportation yards etc. are being studied but not part of their scope. It is on the radar but not part of Cannon.

Devon Reese: What is the plan of repurposing Wooster High school, overlapping, surroundings have changed over the years?

Adam Searcy, Chief of Operations: There are scenarios where a repurposing of a facility, into another function, such as the Brown Center could rise through the process have to see where it leads.

Paul Mills: No blinders are placed to the needs of our organization as an operation, look in quite a bit of detail at transportation, have a GIS analyst on the team looking at all the routes and student transportation issues and explore to see what proposal the transportation impact would be.

Paul Anderson: How do you move forward with recommendations and a process if you have two groups that are equally balanced as far as concerns, but they are opposing?

Paul Mills: They are complex challenges, the solutions are very seldom simple, different dimensions and a lot of different data will be considered to make decisions along with all

the pros and cons. Facilitated workshop dialogues and activities to build consensus. The data and survey information will be what drives the decisions.

## **2.07 Presentation and Discussion of the design phase budget for a new elementary school within the Stonebrook Development in north Sparks, Spanish Springs Area (FOR INFORMATION AND DISCUSSION ONLY)**

Teresa Golden: Growth and overcrowding in the North Spanish Springs:

- John C Bohach opened Fall 2020 Capacity of 700 students have 805 students
- Currently approximately 104 students over capacity
- Provided 2 portables for relief in summer of 2022
- Planned to provide 2 additional portables summer of 2023
- Anticipated in 2026 and 2027 976 students

### **Zoning**

- Stonebrook will allow the relief to Bohach and other area elementary schools providing room for future growth
- Evaluate enrollment numbers Fall 2023
- Earliest relief possible Fall 2025-2026 SY
- Zoning process after approval of new school

### **Site Selection & Planning**

- 10.4-acre parcel on Oppio Ranch Parkway
- School provided within the Stonebrook Planned Unit development (PUD) in 2006
- Acquired in 2018 from Whites Creek at Sparks LLC for \$2,060,000
- Develop provides utility infrastructure
- 2 blocks away from East Pyramid Highway

### **Design Phase Request \$3.0 M**

#### **Services:**

- Architecture & Engineering
- Traffic Analysis
- Site Survey
- Geothermal test drilling
- Geotech investigations
- Commissioning
- Cost Estimating
- Plan review/permitting
- Utility connection fees

### **Schedule/Next Steps:**

- Design Nov 2022- July 2023
- Board Evaluate enrollment Fall 2023 decide to bid and construct or hold
- Potential Construction
- Jan 2024 thru Summer 2025
- Open Fall 2025

Charlene Bybee: Why are we not looking into the Spanish Springs Elementary School?

Teresa Golden: Rezoning is a possibility; however, it is a very complex rezoning, we would be relocating about 276-300 students, the physical barrier of pyramid is an issue especially getting the kids to Hall or Taylor, Spanish Springs is an option. After looking at the demographics, geographically only 80 kids would be looking to moving to Spanish Springs ES. There are pockets of kids around the Bohach perimeter that can be moved to four schools. It is better to do a comprehensive rezoning to this school versus doing multiple.

Devon Reese: Would like to approve the funding request but also be purposeful of the taxpayers expect us to build a first-class school district. Promises made Promises kept. Debbie Smith being renovated, and opening should be front center. Happy to support the funding request.

Andrew Diss: How many new rooftops? Do we have growth projections?

Teresa Golden: In the Bohach area 2200 single family, 1700 multi-family, in the Hall area 4500 single family, 132 multi-family, Sepulveda 32, Taylor 1221 are all planned or approved. Total pending development across these schools schools 9900 units.

Justin Ivory: What is the percentage we want our elementary school capacity? How do we let Bohach get to 115%? How are we out of balance in the area?

Teresa Golden: 80-85% is the highest

Adam Searcy, Chief of Operations: 2018-2019 Bohach was being planned and designed presented the best enrollment projections to our knowledge, having the GIS, location information, age, demographics of our existing known students supplemented with residential development plans and timing with all developments, student generation in rates average per capita, student generation rates based on actual rates within the community. Anticipate certain areas of the region to generate over the next five to ten years. Looking over very carefully at the Geographical boundaries and draw those enrollment boundaries as logically as possible. We will reevaluate the need and timing for this school in Fall 2023.

Charlene Bybee: Do we need to build schools (elementary) a little bigger? Can the location be changed to a more intense housing component?

Adam Searcy: The design originates at our educational specifications, Stonebrook will be the same design as Bohach, 700 capacity is a recent history where it is large enough to be efficient for the district from an overhead standpoint but not so large as it begins to deteriorate the neighborhood environment for an elementary school age type of student.

Elise Bunkowski: Can you provide information on variances, is Bohach over capacity because of variances?

Adam Searcy: We do have that information and it is provided in detail when making zoning boundary decisions.

**2.08 Presentation, Discussion, and Possible Action to recommend approval of \$3,000,000 to the 2022/2023 'A' Major Projects Program for projects throughout the District (see Attachment A) and to forward the recommendation to a future meeting of the Board of Trustees for approval (FOR POSSIBLE ACTION)**

Adam Searcy, Chief of Operations: List of Projects 2016 ballot initiative WC1

WCSD CAPITAL IMPROVEMENT PROGRAM  
2016 Capital Funding Initiative - List of Projects  
Project Balance Status as of September 15, 2022  
September 29, 2022 Capital Funding Protection Committee

Project Description	2022/23 "A" Major Projects Program	Total Allocated	Total Committed
•School Repairs/Capital Renewal Program		\$232.520	
•Additions to Damonte Ranch HS		\$12.931 ✓	\$10.721 ✓
•Cold Springs Area HS		\$0.000	\$0.000
•South McCarran/Butler Ranch Area HS		\$0.550 Master Planning	\$0.082
•Wildcreek Area HS to replace Hug HS (Procter R. Hug HS)		\$252.720 ✓	\$198.916
•Repurposing of existing Hug HS (Debbie Smith CTE Academy)		\$138.750 ✓	\$11.071
•Strategic purchase of Sparks HS properties		\$0.000 utilize Site Acq. Fund	\$0.000
•Sun Valley Area MS (Desert Skies MS)		\$89.900 ✓	\$78.554 ✓
•Arrowcreek Area MS (Marce Herz MS)		\$87.516 ✓	\$86.055 ✓
•Spanish Springs Area MS (Sky Ranch MS)		\$84.100 ✓	\$74.099 ✓
•South Meadows Area ES (Poulakidas ES)		\$37.250 ✓	\$37.124 ✓
•Cold Springs Area ES (Inskeep ES)		\$44.700 ✓	\$37.863 ✓
•Future ESs - Growth Dependent		\$0.100 Master Planning	\$0.096
-Spanish Springs Area ES (Bohach ES)		\$42.200 ✓	\$41.163 ✓
-Southeast Reno Area ES (Wood Raw ES)		\$46.625 ✓	\$43.467
-Spanish Springs Area ES (Stonebrook Area)	\$3.0 - Design Phase	\$3.000	\$0.000
•Core Schools Investment		\$2.500 Analysis, Planning	\$2.186
-Swope MS Expansion		\$52.700 ✓	\$49.863
-O'Brien MS Rebuild		\$95.700 ✓	\$89.238
•Nutrition Services Expansion		\$10.490 ✓	\$9.864 ✓
•Transportation Yard Expansion		\$5.250	\$3.795
•Site Acquisition & Disposal		\$22.370	\$22.235
•Grounds Building Replacement *		\$1.100 ✓	\$0.843 ✓
•Technology Device Refresh Program *		\$9.000	\$4.394
•External Capital Audit *		\$0.200	\$0.094 ✓
<b>Major Projects Totals</b>		<b>\$ 1,039.652</b>	<b>\$ 801.723</b>

\* Project added since original 2016 Capital Funding Initiative ("WC-1") ballot list of projects \* all \$ amounts in millions

✓ Project is fully funded: ✓ Project is Substantially Complete

Asking the committee to approve the \$3.0 M design phase funding request for the new elementary in the Stonebrook area.

Devon Reese moves to approve staff recommendation for the approval of the \$3.0 M 2022-2023 Major Projects Program through the district as identified in the attachment A regarding the Stonebrook area elementary school design proposal. Charlene Bybee seconds the motion.

Devon Reese amends motion and see if the secondary is also willing to amend it to include the recommendation that this approval gets forwarded to the Board of Trustees for their approval. Charlene Bybee agrees. All in favor of the motion, motion passed.

### **3. Closing Items**

#### **3.01 Public Comment**

No Public Comment

#### **3.02 Announcement of Next Meeting December 1, 2022, Central Administration Building, Board Room**

#### **3.03 Adjourn Meeting Time: 5:19 PM**



