

**MINUTES OF THE DECEMBER 1, 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 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- Charlene Bybee, Paul Anderson, Justin Ivory, Andrew Diss, Elise Bunkowski, Dave Solaro. Absent- Devon Reese, Oscar Delgado, Bob Lucey, Jeanne Herman, Chris Cobb.

1.03 Public Comment

No Public comment

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

2.01 Approval of the minutes of September 29, 2022, meeting of the Capital Funding Protection Committee (FOR POSSIBLE ACTION)

Paul Anderson moved to approve the minutes, Justin Ivory seconds.
All in favor, minutes approved.

2.02 Information, Discussion on the anticipated cadence and workload for future meetings of the Capital Funding Protection Committee for the 2022-2023 School Year (FOR INFORMATION AND DISCUSSION ONLY)

February 2, 2023

1. Presentation of External Review of Agreed Upon Procedures
2. Update on Facility Modernization Plan
 - a. Facility Modernization Plan – project specific allocations from 5yr CIP
3. Updates on Debbie Smith CTE Academy High School

April 6, 2023

1. Update on Central Transportation Yard Improvements
2. Update on Debbie Smith CTE Academy High School
3. Update on Facility Modernization Plan
 - a. Facility Modernization Plan – project specific allocations from 5yr CIP

4. FY24-28 5-year CIP

June 2, 2023

1. FY24 Capital Renewal Plan
2. Update on Central Transportation Yard Improvements
3. Facility Modernization Plan – project specific allocations from 5yr CIP

August 3, 2023 – (possibly cancelled if not needed)

1. Committee-Year Annual Updates: Membership & Elections
 2. Facility Modernization Plan – updates on projects under development
- September 28, 2023 - (one week earlier than typical due to WCSD Fall Break)

1. Update on Enrollment and possible need for Stonebrook Area ES
2. Facility Modernization Plan – updates on projects under development

Andrew Diss asked if there was a report submitted to the legislature every two years on what the committee does, was that done? Adam Searcy verified it was in the June of 2022.

2.03 Presentation and Discussion on the District- Wide School Facility Modernization Plan from CannonDesign (FOR INFORMATION AND DISCUSSION ONLY)

Adam Searcy, COO-Cannon Design was hired to conduct an independent review of all the District facilities with an emphasis on equity and efficiency across all the District schools we've convened a variety of stakeholder groups and have made significant progress

Paul Mills- Objectives

- Update Facility Modernization Plan progress since last month
- Report preliminary facility assessment and student demographic data findings
- Recommend initiation of early-action project
- Forecast of next steps

Since November:

Community Survey #1

- Survey completes with over 1400 responses
- Demographic disaggregation in progress

Facility Assessment

- Field Observations complete
- Equity rubric and benchmarking complete
- Final QA/QC and cost estimating in progress

Capacity Utilization Study

- Capacity metric development
- Co-located program impact underway

Program & Facility Options Development

- District Planning Group Options Workshop #1 complete with Stakeholder Advisory Group participation
- Options Workshop #2 Scheduled Jan 9

Educational Adequacy Assessment

- Measures

All facilities against WCSD's current design

- **Gap Analysis**

Informs facility improvement recommendations

- **Benchmarks**

Informs project prioritization

- **6 Categories, 30 Key Point Indicators, 150 plus measures**

Educational Program, Relationships and Collaboration, Wellness, Safety and Security, Technology and Furniture, Operational Utility.

- **Rubric Weights**

Informed by District Planning Group and community.

- **Variable Equity Standards**

Student and community supports

With the High School Facility Benchmark top worse schools in overall adequacy are Wooster, Sparks, Reed, and McQueen, placing Wooster as the focus. In the Middle School facility Benchmark top worse in overall adequacy Vaughn, Dilworth, Sparks MS, placing Vaughn as the focus. Elementary School Benchmark the top worse in overall adequacy Lemmon Valley, Hunter Lake, Maxwell, Warner, Stead, Gomm and Peavine. **Charlene Bybee**, asked why is it that Sky Ranch came in with a red on technology and furniture when it is a brand-new school? **Paul Mill** stated that these are preliminary findings, there are categorical changes since they are still crunching numbers.

Early Action Project Considerations:

Vaughn, 1956

- **Benefits students with highest needs,**

83.4% Free & Reduced Lunch

27.2% English Learners

16.5% Special Education Services

41 Homeless Students (6%)

- **improves facilities in poorest condition,**

- **improves most inadequate facilities,**

The least educationally adequate of WCSD middle schools: Undersized classrooms, Insufficient facilities for Special Education, Insufficient facilities for STEM, Arts, and physical fitness, No flexible spaces for learning interventions and enrichment. Insufficient space for collaboration and counselling, Challenging street drop-off

- **improves utilization and operational efficiency**

Step in the right direction: Right-sizes one of the smallest, least operationally efficient middle schools in WCSD. Replaces one of the least energy efficient schools.

- **doesn't limit other options**

Consistent with districtwide capacity strategy: Single-school campus will not limit options. Economically feasible with WC1, \$15M deferred maintenance cost avoidance.

- **shovel ready achievable by 2025.**

Proven solution: Meets 2025 school opening. Lessons learned from O'Brien experience. Safe, less disruptive construction separated from occupied school.

Dilworth, 1691

- Benefits students with highest needs,
- improves most inadequate facilities,
- improves utilization and operational efficiency,
- doesn't limit other options

Traner, 1961

- Benefits students with highest needs,
- improves facilities in poorest condition,
- improves most inadequate facilities,
- improves utilization and operational efficiency,

Sparks MS, 1965

- Benefits students with highest needs,
- improves facilities in poorest condition,
- improves most inadequate facilities,
- improves utilization and operational efficiency,

Clayton, 1965

- improves facilities in poorest condition,
- improves most inadequate facilities,
- improves utilization and operational efficiency

Pine, 1976

- improves most inadequate facilities
- doesn't limit other options,
- shovel ready achievable by 2025

Incline, 1981

- improves most inadequate facilities
- shovel ready achievable by 2025

The Recommendation is the following:

- Proceed immediately with procurement of A&E design and CM services to rebuild Vaughn on the same site.
- School remains in operation during construction separated with safety barriers
- Demolition of existing building and new playfields after the move-in.

Justin Ivory asked if they would be looking into a renovation like the one at Swope or would it be something more like O'Brien, new building.

Paul Mills stated that for a renovation like Swope due to the conditions of the building and to bring it up to date with no increase of space for more students the dollar amount would be approximately between \$50-\$70m. The better solution would be the O'Brien way, rebuild, bring students in and demolish the building adding space for more students.

Charlene Bybee asked what would the new building capacity be?

Adam Searcy stated the capacity would be in the approximation of 1400 student range.

2.04 Presentation, Discussion, and Possible Action to recommend approval of \$3,500,000 to the 2022/2023 'B' 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 states that the participation in the analysis and presentation from Canon that a rebuild of Vaughn Middle School is justified recommendation. In support of that we are bringing forward a budgetary recommendation of \$3.5 million that represents a partial funding of the design phase that allows to begin that work initially and carry through the end of the fiscal year, to try and cause that project to open as soon as the 2025/2026 school year.

Andrew Diss, Vaughn is the partner in education of the Grand Sierra and has been for years. A large portion of kids who go to school there are children of our team members at GSR and I make several visits along with a lot of people that I work with to Vaughn and we tried to do what we can to help them out because as Mr. Mills made clear that school needs a lot of love.

Mr. Diss would like to recommend the approval of \$3.5 million dollars to the 2022/2023 B Major Projects program into forward recommendation to a future meeting of the Board of Trustees.

Mr. Anderson seconds the motion.

Motion passes unanimously.

2.05 Presentation, Discussion, and Possible Action to recommend the Washoe County School District Board of Trustees accepts the 2022 Capital Improvement Program Accountability Report, which includes a summary of the status of completion, budgets, and expenditures for previously approved construction, renovation, and repair projects in the Washoe County School District (FOR POSSIBLE ACTION)

Justin Ivory, Motion to adjourn the meeting at this time and to move the remainder of the Items to the February meeting

Charlene Bybee seconds the motion.

Motion passes unanimously.

3. Closing Items

3.01 Public Comment

Pablo Nava Duran

3.02 Announcement of Next Meeting February 2, 2023, at Administration Building, Board Room

3.03 Adjourn Meeting Time: 5:05 PM