

**MINUTES OF THE August 3, 2023
MEETING OF THE
WASHOE COUNTY SCHOOL DISTRICT
CAPITAL FUNDING PROTECTION COMMITTEE**

August 3, 2023

1. Opening Items

1.01 Call to Order

The meeting of the Capital Funding Protection Committee (CFPC) of the Board of Trustees (BOT) was called to order at 4:07 p.m. at the Washoe County School District Central Administration Building, 425 East Ninth Street in Reno, Nevada.

1.02 Roll Call

Currently sitting Vice Chair Justin Ivory, and committee members Paul Anderson, Clara Andriola, Chris Cobb, and Miguel Martinez were present. Jeanne Herman was present via teams and sitting Chair Dave Solaro was present via Teams joining at 4:17pm. Committee members Elise Bonkowski, Charlene Bybee, Andrew Diss, and Devon Reese were absent. Staff Liaison Adam Searcy and staff were present.

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

2.01 Introduction of reappointed Members, Justin Ivory as the Construction Projects & Finance Representative, Andrew Diss as the Gaming Industry Representative, and Elise Bunkowski as the General Public Representative, all renewing their membership for two-year terms beginning July 1, 2023, and ending on June 30, 2024.

Mr. Adam Searcy, Chief Operating Officer for the Washoe County School District presented the changes the Board of Trustees (BOT) recently made to Board Policy 9100. In order to sit on a Washoe County School District Committee the policy states that members must remain in good attendance and cannot miss one-third of the meetings in a calendar year (Board Policy 9100 section 3, B, iii) and will be required to take a 1-year break in service if they have served for more than 3 consecutive terms (Board Policy 9100 Section 3, D, ii). It was noted that Dave Solaro may be required to observe this break upon completion of this cycle.

2.02 Discussion and Possible Action to select a Committee Chair for the 2023-24 Meeting Year effective July 1, 2023, and ending June 30, 2024, from the current membership: Devon Reese, Miguel Martinez, Charlene Bybee,

Paul Anderson, Clara Andriola, Jeanne Herman, Justin Ivory, Andrew Diss, Elise Bunkowski, Chris Cobb, and Dave Solaro.

Mr. Ivory suggested the committee should keep Mr. Dave Solaro as the Chair. Seeing no public comment or discussion a formal motion was made.

Motion: It was moved by Mr. Justin Ivory and seconded by Mrs. Andriola **that the Capital Funding Protection Committee accepts Mr. Dave Solaro as the Chair of the committee.** The result of the vote was unanimous pass (Yea: Paul Anderson, Clara Andriola, Chris Cobb, Justin Ivory, Jeanne Herman. Nay: none) Final Resolution: Motion Carries

2.03 Discussion and Possible Action to select a Committee Vice Chair for the 2023-24 Meeting Year effective July 1, 2023, and ending June 30, 2024, from the current membership: Devon Reese, Miguel Martinez, Charlene Bybee, Paul Anderson, Clara Andriola, Jeanne Herman, Justin Ivory, Andrew Diss, Elise Bunkowski, Chris Cobb, and Dave Solaro (FOR POSSIBLE ACTION)

Mrs. Andriola suggested the selection of Mr. Justin Ivory as Vice Chair to the committee. Seeing no public comment or need for discussion a motion was made.

Motion: It was moved by Mrs. Andriola and seconded by Mr. Paul Anderson **that the Capital Funding Protection Committee accepts Mr. Justin Ivory as the Vice Chair for the committee.** The result of the vote was unanimous: Pass (Yea: Paul Anderson, Clara Andriola, Chris Cobb, Miquel Martinez, Justin Ivory, Dave Solaro. Nay: none) Final Resolution: Motion Carries

2.04 Approval of the Minutes of the June 1, 2023, Meeting of the Capital Funding Protection Committee

Seeing no public comment or need for discussion a motion was made

Motion: It was moved by Paul Anderson and seconded by Clara Andriola **that the Capital Funding Protection Committee approves the minutes from the June 1, 2023, Capital Funding Protection Committee meeting.** The result of the vote was unanimous: Pass (Yea: Paul Anderson, Clara Andriola, Chris Cobb, Justin Ivory, Miquel Martinez, and Dave Solaro. Nay: none) Final Resolution: Motion Carries.

2.05 Information and Discussion on the anticipated cadence and workload for future meetings of the Capital Funding Protection Committee for the 2023-24 School Year

Mr. Adam Searcy, Chief Operating Officer for the Washoe County School District presented the upcoming projects and pacing of projects the CFPC committee will be presented with from September-December.

Mr. Cobb asked to clarify if the December meeting will bring the presentation of the full Facility Modernization Plan (FMP). Mr. Searcy explained that the FMP is a long-term project set to end in December 2023 and the team plans to present the full plan for action to the CFPC and then the Board of Trustees at that time. February will bring the start of the construction suggested by the FMP.

2.06 Presentation, Discussion, and Possible Action to recommend to the Board of Trustees approval of the design phase funding for the Rebuild of E. Otis Vaughn Middle School in the amount of \$5,000,000

Mrs. Tami Zimmerman, Chief Facilities Management Officer, presented the plan and scope of the remodel for Otis Vaughn Middle School, preapproved in the budget plan. She stated that Clark / Sullivan Construction was hired in April to begin scoping this project. The plan is that a new building will be constructed on the existing field and then the existing Vaughn building will be demolished and turned into tracks, landscaping, and field areas. Design is to complete in November 2023, bidding to begin in Spring of 2024 with a hope to break ground in Summer of 2024. The campus is slated to open in Fall 2026.

Mr. Chris Cobb asked to clarify the specs on the project to which Mrs. Zimmerman explained CMAR will handle the bidding and NRS processes.

Mr. Vice Chair Ivory asked if the plan included a Construction Manager for this job. Mrs. Zimmerman said multiple positions are listed for hire in the Capital Projects Department. If these positions remain unfilled, this role may be needed from outside the district.

Seeing no public comment, a motion was made.

Motion: It was moved by Paul Anderson and seconded by Chris Cobb **that the Capital Funding Protection Committee approves a recommendation to the Board of Trustees for approval of the design phase funding for the Rebuild of E. Otis Vaughn Middle School in the amount of \$5,200,000** The result of the vote was Unanimous: Pass (Yea: Paul Anderson, Clara Andriola, Chris Cobb, Justin Ivory, Miquel Martinez and Dave Solaro. Nay: none) Final Resolution: Motion Carries.

2.07 Presentation and Discussion and Possible Action to recommend to the Board of Trustees approval of the construction phase funding for a new elementary school in the North Spanish Springs "Stonebrook" Area in the amount of \$65,000,000

Mrs. Tami Zimmerman, Chief Facilities Management Officer, presented the StoneBrook plan asking for the approval of the 65 million. The lot is a 10-acre property near Pyramid Highway first approved in September 2022; design finished this summer (2023), and the team will begin to submit for bidding upon approval which would slate the school to open for the 2025-2026 school year. Slides showing the over 16,000 homes planned for development through 2028 in this region were presented. Mrs. Zimmerman mentioned that current elementary schools in this zone remain overcrowded and rely on the use of mobile classrooms. She emphasized the need for approval of the budget to relieve this. The new property would be north facing but due to current grading issues to allow this it requires more adaptations than previous sites. Past and proposed allocations already made toward this plan were also presented to the committee. Project will use a hard bid process with an option to be taken to BOT for award in November 2023. Once completed construction could begin December 2023 with a plan for completion in June of 2025.

Mr. Chris Cobb asked Mrs. Zimmerman if contingencies were already considered to which Mrs. Zimmerman stated an additional 2% is already included in the construction budget due to the current higher rates for costs and delivery including the inflation to the Furniture Fixtures and Equipment costs.

Mr. Anderson asked about the timeline, and/or cost comparisons required for rezoning this area if the board does not approve. Mrs. Zimmerman stated she believes in this industry costs will only continue to increase, possibly 5% yearly, and mentioned that rezoning this area will not save money and that the team would face the need to ask again for this budget in a year or so. She stated the plan is to go to the Board for funding approval at the September 12th meeting and that today's request is only asking for the committee to approve the budget to move forward with bidding.

Mr. Martinez asked to clarify the meaning of a Hard Bid. Mrs. Zimmerman clarified a hard bid is at 4 weeks with a pre bid package. At Risk means Construction manager bids and CMAR has no contingency. He then asked if the grading was required in the permitting. Mrs. Zimmerman replied yes and explained the higher cost you see, compared to other sites, is the requirement for more dirt for area to be pad ready. He asked if current projected enrollment numbers truly show that a new school is needed, to which Mrs. Zimmerman clarified if numbers were to change, we would re-evaluate the use of this space.

Mr. Cobb asked if this site will also use ground source heat pumps, to which Mrs. Zimmerman said yes.

Mr. Ivory stated his timeline concerns seeing that this is a 17 month to completion of construction timeline. With bidding 2-3 contractors during that time, he noted we should green light this quickly so we can move on the timeline and not face contractors pulling out in fear of that completion deadline. It was noted that this parcel is 20% larger than

other elementary schools and he asked if it would be possible to sell off a portion of this land instead. Mrs. Zimmerman stated that the extra percentage of land allows for more parking and pushes the school back off the main road. Drafts of the possible building were explained showing the use of this extra space i.e.- mobiles, playgrounds, and grass areas. Mr. Ivory mentioned that when WC1 passed the district faced several immediate needs whereas today we do not see the same issues, we are just facing capacity issues and wondered if this school would open at an 80% capacity rate. Mrs. Zimmerman explained that this school would feed from all the new developments slated to be built up in the area as well as pull from some of the existing schools. She mentioned that the Facility Modernization Plan and the construction of new schools would be evenly spread out to allow this. Mr. Ivory again mentioned that the \$679/sq foot seemed higher than normal for a 3rd party estimate to which Mrs. Zimmerman clarified, nothing would be spent if it was not needed, and this is only a projected budget.

Mr. Cobb asked if mobiles and portable buildings would be pre plumbed, to which Mrs. Zimmerman replied yes because pre planned options are less expensive than installing on emergent need on the backend of a project.

Seeing no more discussion or public comment a motion was made

Motion: It was moved by Mrs. Clara Andriola and seconded by Mr. Paul Anderson **that the Capital Funding Protection Committee accepts a recommend to the Board of Trustees for approval of the construction phase funding for a new elementary school in the North Spanish Springs "Stonebrook" Area in the amount of \$65,000,000** The result of the vote was unanimous: Pass (Yea: Paul Anderson, Clara Andriola, Miquel Martinez, Chris Cobb, Justin Ivory, and Dave Solaro. Nay: none) Final Resolution: Motion Carries.

2.08 Presentation and Discussion to provide an update on the District-Wide School Facility Modernization Plan

Mr. Adam Searcy stated that this item was intended for information only and in the interest of time and attendance it should be postponed to the September meeting. The committee agreed, and the item was moved to the future agenda.

3. Closing Items

3.01 Public Comment

There was no public comment

3.02 Announcement of Next Meeting

The next meeting of the Capital Funding Protection Committee will take place on Thursday, September 28, 2023.

3.03 Adjourn Meeting

There being no further business to come before the members of the Committee, the Vice Chair declared the meeting adjourned at 4:46 p.m.

Dave Solaro, Chair