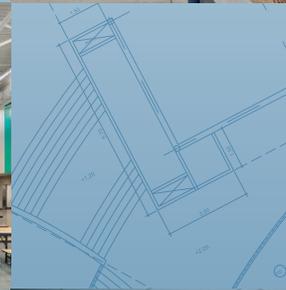




Washoe County School District
Every Child, By Name And Face, To GraduationSM



Capital Projects Quarterly Report

Winter 2023



Capital Renewal Program Update

Winter 2023

Total Budget Allocation Since 2016: \$272 million

Washoe County School District (WCSD) is committed to repairing and upgrading our existing school buildings, to ensure that all students are safe, warm and dry. Since the passage of the capital funding ballot initiative in 2016 that provided funding for capital renewals, WCSD has allocated more than \$272 million toward these projects. WCSD evaluates all facility needs across the district and prioritizes projects based on need through our Facility Condition Index System.

Recent Projects:

The Capital Projects team continues to work on major projects at dozens of our school sites. Projects include:

- Major roofing repairs at multiple school sites
- CTE classroom upgrades at Vaughn Middle School
- Site irrigation work at Dilworth Middle School, Winnemucca Elementary School and Sparks High School which also includes a new track
- Replacing the fire alarm system at Van Gorder Elementary School and Hunsberger Elementary School
- HVAC work at Lemmon Valley Elementary School and Risley Elementary School
- Asbestos abatement at Clayton Middle School
- Playground replacement at Moss Elementary School
- Athletic field installation at the old O'Brien Middle School.

What's Next:

WCSD is committed to upgrading and improving our older schools. As such, the district is working with an outside consultant, CannonDesign, to conduct a major Facility Modernization Plan (FMP) study. This work will support the district as we make plans to revitalize, remodel and rebuild our schools, enhancing the efficiency and equity for all students over the next 5 to 10 years. Community Forums will be scheduled this spring and summer along with an online survey to solicit feedback on draft options before final recommendations are presented.

Check out our Data Gallery for updated information about WCSD's Capital Renewal Program <http://datagallery.washoeschools.net/Buildings.aspx>

Winter 2023 Quarterly Report
Capital Renewals - All Current Construction Projects More Than \$100,000

| School Name | Construction Project | Contractor bid amount | Force Acct Change* | Contract Change* | Contractor Paid to date | Percentage Complete |
|------------------|---|-----------------------|--------------------|------------------|-------------------------|---------------------|
| 5 sites | Bi-directional antenna | \$805,000.00 | | | \$636,619.07 | 79.00% |
| 13 sites | Braille signs | \$334,410.00 | | | | 0.00% |
| 7 sites | Single point of entry improvements | \$818,285.00 | | | | 0.00% |
| 5 sites | Single point of entry improvements | \$647,645.00 | | | | 0.00% |
| Districtwide | Energy manager projects | \$664,580.00 | | | | 0.00% |
| AACT HS | Sink replacement | \$150,225.00 | | | | 0.00% |
| Clayton MS | Abate asbestos containing pipe insulation | \$136,685.00 | | | | 0.00% |
| Clayton MS | Roofing Area L including structural repairs | \$1,564,208.00 | | | | 0.00% |
| Dilworth MS | Replace site irrigation | \$151,550.00 | | | | 0.00% |
| Galena HS | Roofing Area B1 and B4 | \$2,129,000.00 | | | | 0.00% |
| Hunsberger ES | Replace fire alarm system | \$166,325.00 | | | \$19,130.15 | 11.50% |
| Incline ES | Concrete repair | \$340,320.00 | | | | 0.00% |
| Lemmon Valley ES | Replace heating & cooling on "C" Building | \$533,500.00 | | | \$413,250.00 | 77.00% |
| McQueen HS | Roofing Area C and V-1 | \$903,725.00 | | | | 0.00% |
| McQueen HS | Ceramics room sink/countertop | \$166,390.00 | | | | 0.00% |
| Moss ES | Replace playground equipment | \$818,285.00 | | | | 0.00% |
| Risley ES | Replace boiler/cooling tower and heat pumps | \$1,956,500.00 | | | \$1,582,071.81 | 81.00% |
| Sparks HS | Roofing Area B, C, C-1, and Y-2 | \$1,447,171.00 | | | | 0.00% |
| Sparks HS | Stadium track and irrigation | \$1,320,985.00 | | | | 0.00% |
| Van Gorder ES | Replace fire alarm system | \$182,000.00 | | | \$108,559.69 | 60.00% |
| Vaughn MS | CTE classroom upgrades | \$133,130.00 | | | \$112,043.38 | 88.00% |
| Winnemucca ES | Replace drip irrigation and trees | \$207,885.00 | | | | 0.00% |



Darrel C. Swope Middle School

Winter 2023

Location: 901 Keele Drive, Reno, NV 89509

Architect: Architects Plus

Contractor: United Construction

Total Budget Allocation: \$52.7 million

Construction began in May 2020 and is anticipated to be completed by the end of February 2023. The project included underground utility upgrades, soccer field/running track, new basketball courts, a new gym, a new two-story classroom building, a new kitchen, multipurpose room, office expansion, single point of entry enhancements and renovations to the older section of the building including an updated HVAC system.

Recent Project Updates:

Swope Middle School was in full operation while construction work continued. The new two-story classroom building is being used including the gymnasium. The administration offices were demolished and rebuilt and the multi-purpose room and former kitchen remodel continued.

The school held an official ribbon cutting celebration for the community on January 30, 2023.

What's Next:

During the completion of the final phases of construction, the next steps include completing the construction project closeout list and cleanup activities. Outdoor landscaping and civil improvements will continue, weather permitting.

Neighborhood Impact:

Neighborhood impact should be minimal as most deliveries are complete, which will diminish truck traffic. Evening and weekend work may continue, but noise and lighting impacts should be minimal. Safety and road controls are put in place when needed.

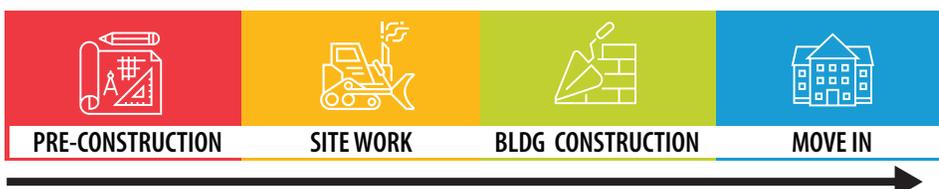
School Impact:

The school year started on August 29. There are minimal impacts to students and/or staff and to any evening events at Swope Middle School.

Current Construction Budget

| Project | Approved Budget | Contract Encumbrance | Expenses | Total Expenditures | Balance |
|-------------------------------|-----------------|----------------------|--------------|--------------------|-------------|
| Design | \$4,000,000 | \$9,763 | \$3,988,185 | \$3,997,948 | \$2,052 |
| Construction | \$39,600,000 | \$850,810 | \$37,665,173 | \$38,515,983 | \$1,084,017 |
| Construction Prof. Services | \$4,200,000 | \$96,983 | \$3,867,976 | \$3,964,959 | \$235,041 |
| Furniture, Fixtures Equipment | \$4,900,000 | \$245,392 | \$3,702,237 | \$3,947,629 | \$952,371 |

Project Progress Made





Debbie Smith Career and Technical Education Academy High School

Winter 2023

Location: 2880 Sutro St., Reno, NV 89512

Architect: Van Woert Bigotti

Contractor: Q&D Construction

Total Budget Allocation: \$138.750 million

The new Debbie Smith Career and Technical Education (CTE) Academy High School will be built on the grounds of the original Procter R. Hug High School campus and will be the second CTE high school in the Washoe County School District. It will be a “sister school” to the Academy of Arts, Careers & Technology High School (AACT). The new campus will include 40 teaching stations and spaces for each of the CTE Academies: Culinary Arts & Nutrition, Engineering & Robotics, Marketing, Medical Careers, Natural Resources & Animal Sciences, Skilled Trades, and Teaching & Training, as well as space for athletics. RiSE Academy for Adult Education will also be moved to the location. The Debbie Smith Career and Technical Education Academy High School will be open for students in August 2025.

Neighborhood Impact:

As demolition and construction continues, residents and commuters are likely to see increased truck traffic along Sutro Street and North McCarran Boulevard. Contractors are taking all necessary precautions to keep the roadways safe.

Recent Project Updates:

Since November 2022, abatement and demolition work has progressed on the property. At this time, abatement and demolition has been completed on the administration building, school library building, cafeteria and theater building and C Building. This work will generate 1,200 tons of recycled concrete and 150 tons of recycled metal. Additionally, there will be 1,000 tons of demolition debris.

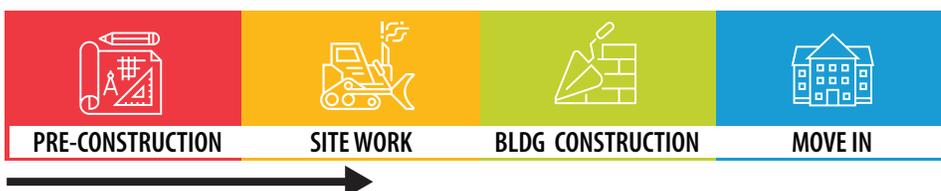
What’s Next:

The power will be terminated on the project site on February 26, 2023, followed by the demolition of B Building, baseball field dugouts, and sports/event ticket booth. On March 14, 2023, the first contract with our CMAR, Q&D Construction, will go to the WCSD Board of Trustees for approval.

Current Construction Budget

| Project | Approved Budget | Contract Encumbrance | Expenses | Total Expenditures | Balance |
|-------------------------------|-----------------|----------------------|-------------|--------------------|--------------|
| Design | \$13,500,000 | \$2,669,122 | \$9,705,464 | \$12,374,586 | \$1,125,414 |
| Construction | \$46,500,000 | \$3,134,750 | \$4,465,250 | \$7,600,000 | \$38,900,000 |
| Construction Prof. Services | \$2,000,000 | \$220,843 | \$111,793 | \$332,636 | \$1,667,364 |
| Furniture, Fixtures Equipment | – | – | – | – | – |

Project Progress Made





JWood Raw Elementary School

Winter 2023

Location: 10600 Green Pasture Drive, Reno NV 89521

Architect: H+K Architects

Contractor: Martin-Harris/Group West Construction, A Joint Venture

Total Budget Allocation: \$46.625 Million

The new elementary school in southeast Reno near Rio Wrangler Parkway is scheduled to open in August 2023. The school will have a capacity of 745 students and will relieve overcrowding in south Reno schools. The school site lies within the Damonte Ranch Planned Unit Development.

Recent Construction Updates:

Over the past few months, drywall installation in the building and classrooms has been taking place. The interior of the building is taking shape and looking more like a 21st century elementary school every day. Also, the major utility infrastructure is being installed throughout the building. In total, 217 tons of steel will be used to complete the two-story building.

What's Next:

After weeks of winter and inclement weather, crews are starting up again with a focus on exterior site work. This work includes curb and gutters, sidewalks and grading for the roadways.

Neighborhood Impact:

As construction continues, trucks are traveling along Rio Wrangler Parkway onto the site.

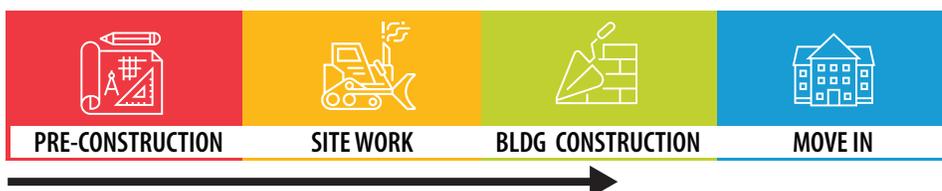
Contractors are taking all necessary precautions to keep the roadways safe.

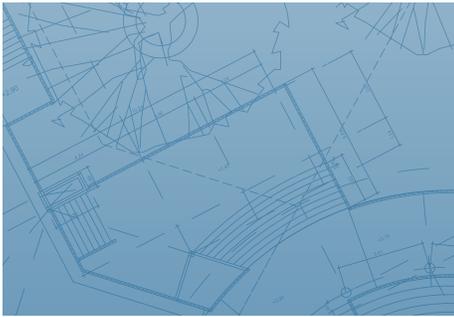
Martin-Harris/Group West Construction is working with the neighborhood Homeowner's Association (HOA) to ensure all residents are aware of the current construction. There will be intermittent closures and detours at the bike and walking paths on the north and west side of the school site project. This is to allow for storm water and sanitary sewer work with an estimated completion date of February 28, 2023. This work was coordinated with City of Reno and the neighborhood HOA.

Current Construction Budget

| Project | Approved Budget | Contract Encumbrance | Expenses | Total Expenditures | Balance |
|-------------------------------|-----------------|----------------------|--------------|--------------------|-------------|
| Design | \$3,000,000 | \$404,712 | \$2,456,815 | \$2,861,527 | \$138,473 |
| Construction | \$38,625,000 | \$15,794,274 | \$22,831,137 | \$38,625,412 | (\$412) |
| Construction Prof. Services | \$2,000,000 | \$730,218 | \$983,659 | \$1,713,877 | \$286,123 |
| Furniture, Fixtures Equipment | \$3,000,000 | \$1,089,219 | \$756,825 | \$1,846,043 | \$1,153,957 |

Project Progress Made





E. Otis Vaughn Middle School

Winter 2023

In July 2022, WCSD Capital Projects hired a consultant to provide a district-wide school facilities assessment that will develop a plan to inform major capital investments into existing schools over a 10-year horizon. In terms of adequacy, safety and a building that has outlived its useful life, the consultant recommended the full replacement/rebuild of E. Otis Vaughn Middle School.

Recent Projects:

In December 2022, the Capital Funding Protection Committee provided a recommendation to start the design on the new Vaughn Middle School. The WCSD Board of Trustees approved the Agreement for Professional Architectural Design Services working with TSK Architect at the January 10, 2023 meeting. The project is currently in the design phase.

What's Next:

Drilling for geotechnical services on the school site will take place over the district's spring break period. The project will go to the Capital Funding Protection Committee and the WCSD Board of Trustees for construction funding in summer 2023.

Current Construction Budget

| Project | Approved Budget | Contract Encumbrance | Expenses | Total Expenditures | Balance |
|-------------------------------|-----------------|----------------------|----------|--------------------|-----------|
| Design | \$3,500,000 | \$2,812,876 | – | \$2,812,876 | \$687,124 |
| Construction | – | – | – | – | – |
| Construction Prof. Services | – | – | – | – | – |
| Furniture, Fixtures Equipment | – | – | – | – | – |

Project Progress Made





Procter R. Hug High School

Winter 2023

Location: 3530 Sullivan Lane, Sparks NV 89431

Architect: H+K Architects

Contractor: Clark/Sullivan Construction

Total Budget Allocation: \$252 million

The new Procter R. Hug High School is complete and opened its doors to more than 2,200 students on August 15, 2022. The 295,000 square-foot, three-story building includes: 40 general learning rooms; 11 science labs; 15 shared group rooms; 17 specialized labs for art, media and career tech; student commons; a 425-seat performing arts center; music suites; two gymnasiums; and a JROTC room.

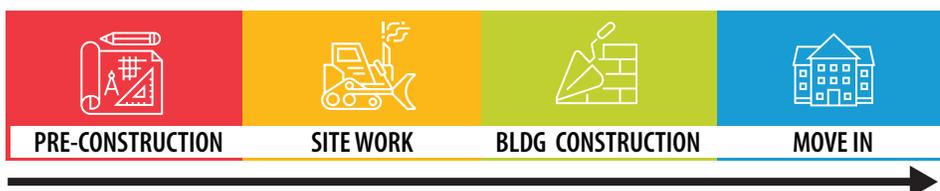
Recent Project Updates:

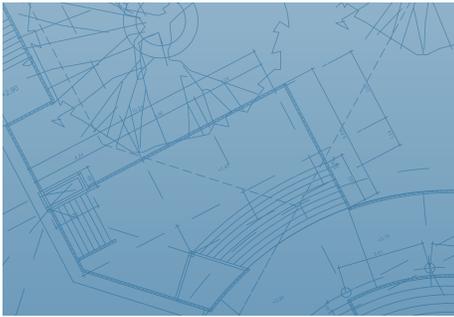
The new building is fully operational, with a few remaining items of work to be completed over spring break. Contractually, WCSD included a 1-year warranty for the school site. Installation or equipment defects or failures will be repaired or replaced by the contractor at no cost to the district.

Current Construction Budget

| Project | Approved Budget | Contract Encumbrance | Expenses | Total Expenditures | Balance |
|-------------------------------|-----------------|----------------------|---------------|--------------------|-------------|
| Design | \$17,242,544 | \$45,815 | \$14,163,916 | \$14,209,731 | \$3,032,813 |
| Construction | \$171,098,253 | \$1,206,030 | \$160,051,307 | \$161,257,337 | \$9,840,916 |
| Construction Prof. Services | \$15,000,000 | \$583,689 | \$11,542,994 | \$12,126,683 | \$2,873,317 |
| Furniture, Fixtures Equipment | \$15,900,000 | \$709,994 | \$10,636,356 | \$11,346,349 | \$4,553,651 |

Project Progress Made





Stonebrook Area Elementary School

Winter 2023

On September 29, 2022, the Capital Funding Protection Committee reviewed and approved funding for a project the design phase of building a new elementary school in the Stonebrook area located in Spanish Springs based on anticipated growth and enrollment in this community.

Recent Projects:

The WCSD Board of Trustees approved the Agreement for Professional Architectural Design Services for a new elementary school in the Stonebrook Development area with H+K Architects. H+K Architects designed the original prototype elementary school for WCSD which this school design is based. This project is currently in the design phase. Drilling for geotechnical services and geothermal wellfield is complete.

What's Next:

The project will go to the Capital Funding Protection Committee and the WCSD Board of Trustees for construction funding in summer 2023.

Current Construction Budget

| Project | Approved Budget | Contract Encumbrance | Expenses | Total Expenditures | Balance |
|-------------------------------|-----------------|----------------------|----------|--------------------|-------------|
| Design | \$3,000,000 | \$1,696,429 | \$42,832 | \$1,739,261 | \$1,260,739 |
| Construction | – | – | – | – | – |
| Construction Prof. Services | – | – | – | – | – |
| Furniture, Fixtures Equipment | – | – | – | – | – |

Project Progress Made





William O'Brien Middle School

Winter 2023

Location: 5000 Silver Lake Road, Reno, NV 89506

Architect: TSK Architects

Contractor: CORE Construction

Total Budget Allocation: \$95.7 million

Students and staff at William O'Brien Middle School started school in a brand-new three-story building that was constructed on the location of the old athletic fields. The first day of school was on August 15, 2022. The previous O'Brien Middle School was abated and demolished in the fall and winter 2022. The site is being prepared and new athletic fields are being built on the footprint of the old school and will be ready in fall 2023. The new school has additional capacity for future growth in the area and allows for all 6th graders in the community to join their 7th- and 8th grade peers at the newly built middle school.

Recent Project Updates:

The new building is fully operational, with a few remaining items of work to be completed over spring break. Landscaping is scheduled to be completed in the spring.

Neighborhood Impact:

The new entrance to the school is located at 5000 Silver Lake Road, providing safer access for students and families and easing traffic on Stead Blvd. There will continue to be increased traffic on Stead Blvd. All necessary safety precautions will be put into place.

School Impact:

Students and staff will not be impacted by the building of the athletic fields and will be able to watch some of the process from the windows of their new building. Landscaping in the spring will have minimal, if any, impact on school operations. Students will not have athletic fields until next school year when the new fields are in place.

Current Construction Budget

| Project | Approved Budget | Contract Encumbrance | Expenses | Total Expenditures | Balance |
|-------------------------------|-----------------|----------------------|--------------|--------------------|-------------|
| Design | \$9,000,000 | \$452,758 | \$8,530,609 | \$8,983,367 | \$16,633 |
| Construction | \$76,850,000 | \$4,164,889 | \$68,861,193 | \$73,026,082 | \$3,823,918 |
| Construction Prof. Services | \$3,950,000 | \$291,612 | \$2,552,017 | \$2,843,629 | \$1,106,371 |
| Furniture, Fixtures Equipment | \$5,900,000 | \$132,598 | \$4,727,186 | \$4,859,785 | \$1,040,215 |

What's Next:

Now that the abatement and demolition of the old building is completed, contractors have been working on building the new athletic fields.

Project Progress Made

