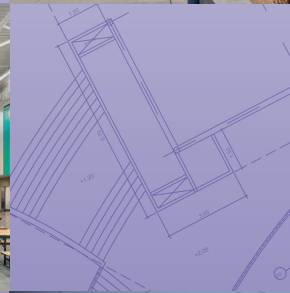




**Washoe County  
School District**



# Capital Projects Quarterly Report

Spring 2023



# Capital Renewal Program Update

**Spring 2023**

Total Budget Allocation Since 2016: \$282 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 \$282 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:

Abatement and demolition work is in full swing at the new CTE Academy and design work has started on new elementary school in Spanish Springs and the Vaughn Middle School rebuild in central Reno. Work on the fields at O'Brien Middle School is nearing completion. The Capital Projects team continues to work on major projects at dozens of our school sites and will be very busy during the spring and summer months. Projects include:

- Major roofing repairs at multiple school sites
- Replace hot water heaters at Spanish Springs Elementary School, Alice Smith Elementary School and Silver Lake Elementary School
- Paint and seal exteriors at Winnemucca Elementary School, Hunsberger Elementary School, Van Gorder Elementary School and Moss Elementary School
- Single Point of Entry improvements at multiple sites
- Paving replacement projects at multiple sites
- HVAC work at Gomm Elementary School
- Tennis court repairs at Damonte Ranch High School and Reno High School
- Track replacement at McQueen High School
- Site irrigation work at Sparks High School which also includes a new track
- Asbestos abatement at Clayton MS

## 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. School tours at newer facilities will be offered this summer and community forums at various locations will be scheduled this fall along with an online survey to solicit feedback on draft options before final recommendations are presented.

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

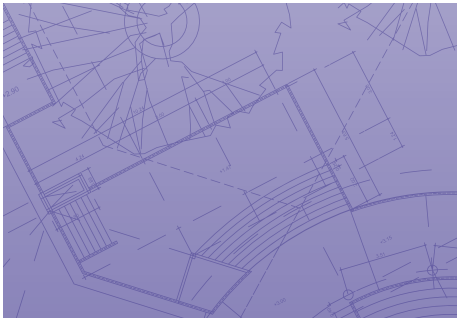
**Spring 2023 Quarterly Report**  
**Capital Renewals - All Current Construction Projects More Than \$100,000**

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%
5 sites	Bi-directional antenna	\$849,360.00				0.00%
13 sites	Braille signs	\$334,410.00			\$40,320.48	12.06%
3 sites	Replace hot water heaters	\$184,523.00			\$6,650.00	3.60%
7 sites	Single point of entry improvements	\$818,285.00			\$207,740.44	25.39%
5 sites	Single point of entry improvements	\$647,645.00			\$192,561.58	29.73%
Districtwide	Energy Manager projects	\$664,580.00			\$322,104.62	48.47%
Administration	Replace boiler	\$682,900.00			\$19,294.50	2.83%
Bohach ES	Relocate mobile (2) from Poulakidas ES	\$529,000.00			\$38,039.90	7.19%
Brown ES	Replace sprinklers, re-grade and re-sod	\$245,825.00				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%
Damonte Ranch HS	Tennis court repairs	\$580,300.00			\$456,760.00	78.71%
Damonte Ranch HS	Track pavement replacement	\$452,007.00				0.00%
Damonte Ranch HS	Replace laminate countertops in restrooms	\$365,016.00				0.00%
Damonte Ranch HS	Window vestibule projects	\$499,536.00				0.00%
Dilworth MS	Replace site irrigation	\$151,550.00				0.00%
Donner Springs ES	Replace exterior soffit on perimeter of building	\$552,695.00				0.00%
Double Diamond ES	Replace plumbing fittings	\$237,860.00		\$7,600.00		3.20%

Galena HS	Roofing Area B1 and B4	\$2,129,000.00				0.00%
Gomm ES	Replace rooftop HVAC units	\$1,657,974.00				0.00%
Hunsberger ES	Replace fire alarm system	\$166,325.00			\$19,130.15	11.50%
Hunsberger ES	Paint and seal exterior	\$189,521.00			\$64,735.84	34.16%
Incline ES	Concrete repair	\$340,320.00				0.00%
Mathews ES	Pavement replacement	\$1,111,699.00				0.00%
McQueen HS	Roofing Area C and V-1	\$903,725.00				0.00%
McQueen HS	Ceramics room sink/countertop	\$166,390.00				0.00%
McQueen HS	Track replacement	\$883,518.97				0.00%
Melton ES	Pavement replacement	\$1,004,226.00				0.00%
Mitchell ES	Pavement replacement	\$215,700.00				0.00%
Moss ES	Pavement replacement	\$263,858.00				0.00%
Moss ES	Paint and soffit repairs	\$564,791.00				0.00%
Mt Rose	Mobile replacement from Winnemucca ES	\$359,000.00			\$30,911.58	8.61%
North Valleys HS	Pavement replacement	\$428,960.00				0.00%
North Valleys HS	Relocate Mobile from Brown ES	\$281,000.00			\$26,894.50	9.57%
North Valleys HS	CTE improvements - Rooms 221, 122	\$135,489.41				0.00%
North Valleys HS	Paint exterior metal windows & door frames	\$462,180.50				0.00%
Pine MS	Replace flooring	\$328,309.00				0.00%
Reno HS	Tennis court repairs	\$417,392.00				0.00%
Reno HS	Replace gym sound system	\$119,500.00				0.00%



Reno HS	Replace isolation valves	\$152,770.00				0.00%
Sky Ranch MS	Relocate mobile from Sepulveda ES	\$329,000.00			\$29,546.90	8.98%
Smith, Kate ES	Pavement replacement	\$223,430.00				0.00%
South Transportation	EV bus chargers	\$495,784.00			\$479,783.13	96.77%
Spanish Springs HS	Pavement replacement, basketball	\$231,000.00				0.00%
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%
Sparks HS	Replace irrigation system for soccer, baseball and softball	\$160,800.00				0.00%
Swope MS	Worst flooring replacement	\$559,604.00				0.00%
Swope MS	Chiller block enclosure	\$222,123.00				0.00%
Van Gorder ES	Replace fire alarm system	\$182,000.00			\$151,525.00	83.26%
Van Gorder ES	Paint and seal exterior	\$228,701.00			\$85,185.77	37.25%
Veterans ES	Phase II seismic retrofit	\$3,127,500.00			\$726,213.47	23.22%
Winnemucca ES	Paint and seal exterior	\$230,701.00			\$72,981.85	31.63%



# Central Transportation

## Spring 2023

Location: 1850 Kleppe Lane, Sparks, NV 89431  
Architect: Collaborative Design Studios  
Total Budget Allocation: \$2.5 Million

*In 2019-2020, the district completed a Transportation Master Plan for all three district transportation sites. The purpose of the report was to identify short- and long-term needs for the transportation department due to a growing community and student population that resulted in construction of new school with more new schools opening, the latest being JWood Raw Elementary School opening on August 14, 2023. Bus parking, staff parking, infrastructure and equipment were identified as being at or above capacity and out living their useful life.*

*On June 28, 2022, the WCSD Board of Trustees approved the Agreement to Provide Professional Architectural Service for Collaborative Design Studio for the Central Transportation Yard Modernization Project in the amount of \$1,969,887.*

### What's Next:

During FY24, this project is slated to go before both the Capital Funding Protection Committee and the WCSD Board of Trustees for approval to move into bidding and construction.

### Recent Project Updates:

Collaborative Design Studio is designing the Central Transportation Yard Modernization Project. This work includes providing architecture and engineering documents for permitting and construction. Design began in July 2022 and is complete.

### Current Construction Budget

Project	Approved Budget	Contract Encumbrance	Expenses	Total Expenditures	Balance
Design	\$2,500,000	\$139,838	\$2,094,202	\$2,234,040	\$265,960
Construction	—	—	—	—	—
Construction Prof. Services	—	—	—	—	—
Furniture, Fixtures Equipment	—	—	—	—	—

### Project Progress Made





# Debbie Smith Career and Technical Education Academy High School

## Spring 2023

Location: 2880 Sutro Street, 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.*

### Recent Project Updates:

With the completion of the abatement and demolition work, the contractor removed all the hardscape. They are currently working on the rough grading of the site focusing primarily on the west and north sides of the property to prepare for underground utilities. The soil nail wall has started to stabilize the soil in preparation for the great wall foundation of Building A on the site. The upper pad for Building A has been over excavated and is currently at subgrade.

### Neighborhood Impact:

As the contractor works with NV Energy on the main power connection, they will need access to apartments to the east of the property. They will coordinate this work with the apartment property manager with no issues expected. 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.

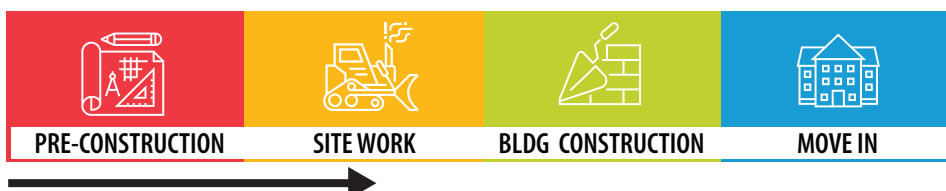
### What's Next:

The contractor will continue grading on the east and north sides of the property in preparation for underground utilities. They will also prepare subgrade for the site retaining wall along McCarran Boulevard. In addition, work on the soil nail wall will continue to prepare for the Building A foundations.

### Current Construction Budget

Project	Approved Budget	Contract Encumbrance	Expenses	Total Expenditures	Balance
Design	\$13,500,000	\$1,812,753	\$11,011,357	\$12,824,110	\$675,890
Construction	\$46,500,000	\$29,532,453	\$9,319,537	\$38,851,990	\$7,648,010
Construction Prof. Services	\$2,000,000	\$1,204,808	\$465,973	\$1,670,781	\$329,219
Furniture, Fixtures Equipment	—	—	—	—	—

### Project Progress Made





# JWood Raw Elementary School

## Spring 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 on August 14, 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:

Currently, paving onsite and offsite is being completed. Fencing is being installed around the perimeter and around the play areas on campus. Two of the three play structure areas are prepared, and one play structure is fully built. Landscaping is progressing and many trees have been planted and the planter areas are being prepared for surface topping. The curbing and gutters are complete, and sidewalks are near completion. Inside the new school, the kitchen equipment has been installed and will be started up soon. The HVAC system startup and balance is ongoing currently. HVAC and plumbing finishes is nearing completion. Casework installation is in progress. The low voltage systems such as security, fire alarm, and communications are nearly complete.

The exterior and interior of the new school is moving along nicely and looking more like a beautiful 21st century elementary school every day. In total, 217 tons of steel will be used to complete the two-story building.

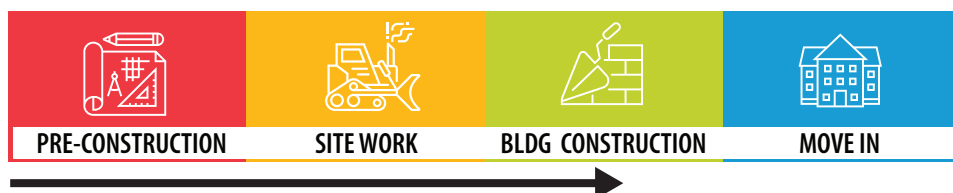
### Neighborhood Impact:

In the final stages of construction, there will be intermittent closures and/or detours at the bike /walk path at the intersection of Stepping Stone Drive and Rio Wrangler Parkway. Paving on Rio Wrangler Parkway is scheduled for the end of June and the sidewalk in that area will be poured afterwards. The final piece of offsite work which will impact the neighborhood is the installation of the school zone flasher. This final work is scheduled for July in coordination with the City of Reno and local Homeowners Associations via Di Loreto Homes.

### Current Construction Budget

Project	Approved Budget	Contract Encumbrance	Expenses	Total Expenditures	Balance
Design	\$3,000,000	\$258,501	\$2,604,345	\$2,862,846	\$137,154
Construction	\$38,625,000	\$5,119,848	\$33,510,199	\$38,630,047	(\$5,047)
Construction Prof. Services	\$2,000,000	\$448,203	\$1,376,528	\$1,824,732	\$175,268
Furniture, Fixtures Equipment	\$3,000,000	\$1,191,458	\$1,858,846	\$3,050,304	(\$50,304)

### Project Progress Made



### What's Next:

The final cleaning and punch list walk with the architect is being planned. Building inspections and building system final inspections have been scheduled with pre-testing taking place at the end of June 2023. Striping of the school parking lot and playgrounds will start at the beginning of July along with the installation of the outdoor playground equipment.

The Ribbon-Cutting Ceremony will be held on Thursday, August 10 at 10 a.m. The event will include the official ribbon-cutting outside at the main entrance, speeches in the multi-purpose room and school tours.



# E. Otis Vaughn Middle School

## Spring 2023

Location: 1200 Bresson Avenue, Reno, NV 89502

Architect: TSK Architects

Total Budget Allocation: \$3.5 Million

*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 Project Updates:

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 design phase began in January 2023 and is anticipated to be complete by the end of 2023.

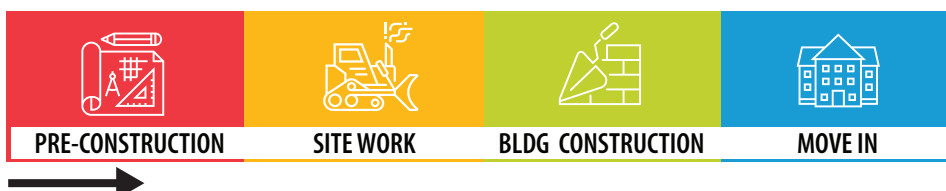
### What's Next:

The project will go to the Capital Funding Protection Committee and the WCSD Board of Trustees to retain approvals to move into bidding and construction in early 2024. Construction will likely begin in Summer 2024 and the anticipated opening of the rebuilt Vaughn Middle School would be in 2026.

### Current Construction Budget

Project	Approved Budget	Contract Encumbrance	Expenses	Total Expenditures	Balance
Design	\$3,500,000	\$1,660,538	\$1,341,313	\$3,001,851	\$498,149
Construction	—	—	—	—	—
Construction Prof. Services	—	—	—	—	—
Furniture, Fixtures Equipment	—	—	—	—	—

### Project Progress Made







# Stonebrook Area Elementary School

## Spring 2023

Location: Spanish Springs Area  
Architect: H+K Architects  
Total Budget Allocation: \$3 million

*On September 29, 2022, the Capital Funding Protection Committee reviewed and approved funding for the project 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 Project Updates:

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 WCSD prototype elementary school which this school design is based on. The design process began in December 2022 and is anticipated to be completed in July 2023.

### What's Next:

In August 2023, this project will go before the Capital Funding Protection Committee and the WCSD Board of Trustees for approval to move into bidding and construction.

### Current Construction Budget

Project	Approved Budget	Contract Encumbrance	Expenses	Total Expenditures	Balance
Design	\$3,000,000	\$549,559	\$1,223,666	\$1,773,225	\$1,226,775
Construction	—	—	—	—	—
Construction Prof. Services	—	—	—	—	—
Furniture, Fixtures Equipment	—	—	—	—	—

### Project Progress Made





# William O'Brien Middle School

## Spring 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. Landscaping has been delayed by utility service work and will be completed in Fall 2023.

### Neighborhood Impact:

The main entrance to the school is located at 5000 Silver Lake Road, providing safe 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.

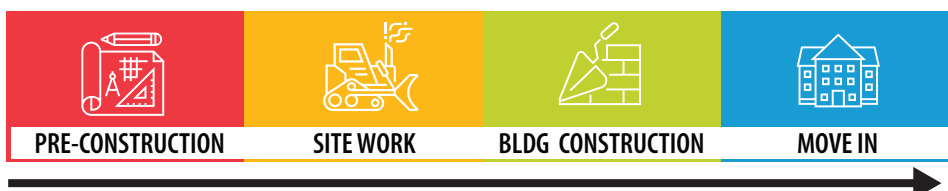
### School Impact:

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	\$370,777	\$8,612,517	\$8,983,294	\$16,706
Construction	\$76,850,000	\$2,110,278	\$70,904,484	\$73,014,762	\$3,835,238
Construction Prof. Services	\$3,950,000	\$118,013	\$2,761,375	\$2,879,388	\$1,070,612
Furniture, Fixtures Equipment	\$5,900,000	\$104,364	\$4,838,320	\$4,942,684	\$957,316

### Project Progress Made



### 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. Additionally, for the 2023-24 school year, new vehicle and pedestrian traffic access to the school site will be available from Stead Boulevard near the upper athletic fields. The main entrance to the school site will remain on Silver Lake Road.