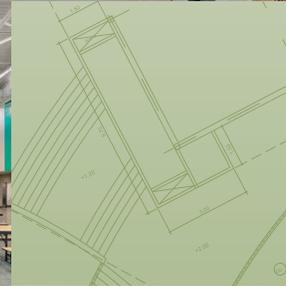


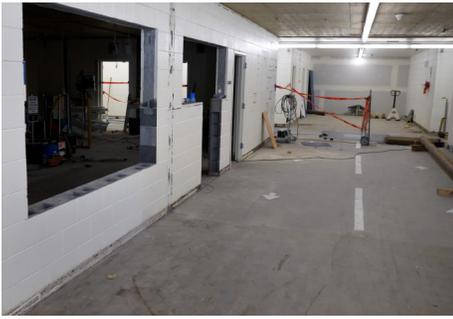


**Washoe County School District**  
Every Child, By Name And Face, To Graduation<sup>SM</sup>



# Capital Projects Quarterly Report

Summer 2022



# Darrel C. Swope Middle School

Summer 2022

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 will continue through 2022. The project includes 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:

The new two-story classroom building is nearing completion as contractors are working to finish the interior details of the building. Ceiling tiles, cabinetry, wall finishes, and flooring have been installed. Plumbing, electrical, HVAC, and fiber systems are in the process of being connected. Additionally, now that school is out for the summer, work in the current building is going full force. The HVAC is being upgraded throughout and hallway flooring is being redone. The administration offices were demolished and are being rebuilt and the multi-purpose room and former kitchen are being refashioned into a larger more updated multipurpose room.

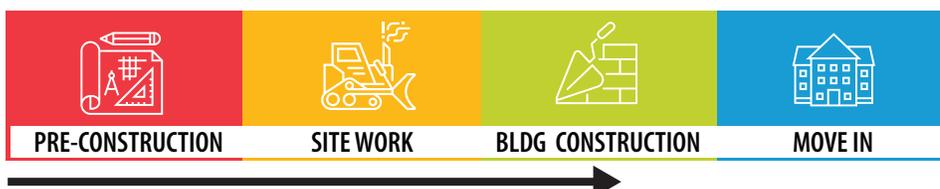
## What's Next:

The new classroom building is expected to be finished at the end of August, before school begins on August 29. Crews will work-throughout the summer to complete all finishes and do a punch list walk-through to complete any remaining items. New pieces of furniture, fixtures, and equipment will also be delivered to school, including 975 new student desks and 1,111 new student chairs. The new multi-purpose room expansion will be completed and ready for student meals when school begins. Work will continue on the administrative office space throughout the fall.

## Current Construction Budget

Phase	Bid Amount	Force Account Change	Contract Change	Contractor Paid to Date	Percent Complete
GMP 2	\$10,032,057.00	\$175,290.37	\$ 557,326.22	\$9,603,677.69	95.73%
GMP 3	\$22,529,800.00	\$376,289.16	\$418,508.30	\$15,129,475.98	67.15%

## Project Progress Made



## Neighborhood Impact:

Neighbors will continue to see increased truck traffic as work continues. Safety and road controls are put in place when needed. United Construction will continue to deliver flyers to neighbors with current construction information. The City of Reno is completing road work on surrounding streets, which is expected to be finished in August.

## School Impact:

Swope Middle School has been placed on the capital projects calendar to accommodate the need to have a lengthier summer for crews to finish their work. The first day of the 22/23 school year will be August 29.



# Debbie Smith Career and Technical Education Academy High School

## Summer 2022

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 Academy High School will be built on the grounds of the current Procter Hug High School 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 (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 and a new Board Meeting Room 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 get underway, residents 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:

The Board of Trustees recently approved a delay in the construction of Debbie Smith CTE Academy to reduce the cost of construction.

Due to a variety of factors including rapidly escalating labor and material pricing, continuation of severe supply chain disruptions, and regional subcontractor availability, the Guaranteed Maximum Price (GMP) presented by the contractor came in much higher than anticipated, therefore the project will be rebid.

Meanwhile, over the summer, all furniture, fixtures, and equipment were removed from the buildings. Some pieces were brought to the new Hug High School but most of the items were repurposed in other District buildings or donated.

### What's Next:

The team is putting together the schedule for abatement and demolition, which is slated to start in October 2022.

### Project Progress Made





# JWood Raw Elementary School

## Summer 2022

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 Fall 2023. It will accommodate up to 700 students and will relieve overcrowding in south Reno schools. The site lies within the Damonte Ranch Planned Unit Development.*

### Recent Construction Updates:

Over the past few months, the structural footings have been placed and all concrete has been poured for the building's flooring. Crews have begun constructing the building walls with concrete masonry units. In total, more than 112,000 concrete masonry units will be used in the structure. Crews continue to work on the site underground utilities including irrigation, water, and sewer.

### What's Next:

Over the next few months, all concrete masonry units will be put into place. Later in August, crews will begin installing structural steel and the building will begin to take shape. In total, 217 tons of steel will be used to complete the two-story building.

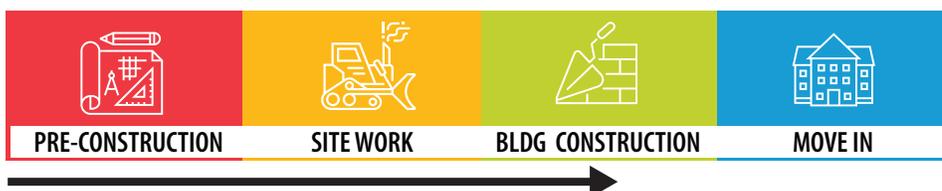
### Neighborhood Impact:

As construction continues, more trucks will be traveling along Rio Wrangler Parkway onto the site. Contractors are taking all necessary precautions to keep the roadways safe. The project site is adjacent to the south meadows wetlands and readily visible from the safe access along nearby community trails. We are pleased to share this exciting progress with the many walkers and bicyclists who pass by and may one day benefit from this public investment.

### Current Construction Budget

Phase	Bid Amount	Force Account Change	Contract Change	Contractor Paid to Date	Percent Complete
GMP 1	\$38,625,039.00			\$7,552,590.00	19.55%

### Project Progress Made





# Procter R. Hug High School

## Summer 2022

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 will open its doors to 2,200+ students in Fall 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; 2 gymnasiums; and a JROTC room.*

### Recent Construction Updates:

The certification of occupancy was issued at the end of May, and Procter R. Hug High School administrative staff moved into the building in June.

The last major construction efforts included fog sealing the parking lots, painting the outlines of the 1,366 vehicle parking spaces, marking out the north parking lot with green striping for marching band practice that simulates the actual football field, and striping the polyurethane rubberized track.

The last brick laid to the school occurred on June 29th, 2022, as the last two monument signs were completed on both the north and south roundabouts of the school.

The school celebrated the opening with a public ribbon cutting ceremony on August 2.

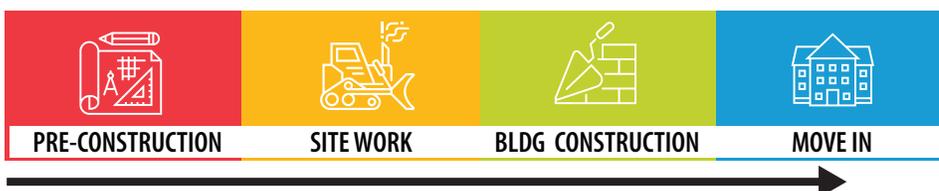
### What's Next:

Procter R. Hug High School staff will finish all unpacking to prepare for an August 15 opening.

### Current Construction Budget

Phase	Bid Amount	Force Account Change	Contract Change	Contractor Paid to Date	Percent Complete
GMP 2	\$22,386,196.00		\$908,761.00	\$22,166,293.50	95.2%
GMP 3	\$125,490,284.00	\$1,633,698.00	\$1,181,461.00	\$121,843,004.40	96.19%
GMP 4	\$6,943,629.00	\$64,828.00	\$929,744.00	\$7,873,373.00	100%

### Project Progress Made





# William O'Brien Middle School

Summer 2022

Location: 5000 Silver Lake Road, Reno, NV 89506

Architect: TSK Architects

Contractor: CORE Construction

Total Budget Allocation: \$95.7 million

*Students and staff at O'Brien Middle School will start school in a brand-new three-story building that has been constructed on the location of the old athletic fields and was completed in August 2022. New athletic fields will be built on the footprint of the old school and will be ready in Fall 2023. The new school will have additional capacity for future growth in the area and will allow for all 6th graders to join their 7th- and 8th grade peers in middle school there.*

## Recent Construction Updates:

The new school is complete, and staff are busy preparing for the first day of school on August 15. Over the last few months, contractors finished all interior finishes including mechanical, electrical, and plumbing systems. Outside, all paving is complete.

When the 2021-22 school year ended in June, school staff packed up their belongings. Crews then began moving everything out of the old O'Brien and completing abatement of the old structure. All the packed items were delivered to the new school in July. A small percentage of O'Brien's furniture was moved to the new building, but much of it was donated or repurposed to other buildings in the District. In addition, about 51,000 individual items of new furniture, fixtures, and equipment were delivered to the new school over the summer.

The opening of the school was celebrated with a ribbon cutting ceremony on August 1.

## Neighborhood Impact:

The new entrance to the school is now 5000 Silver Lake Road, providing safer access for students and families and easing traffic on Stead Blvd. There will be an increase in truck traffic along Stead Blvd as the old building is demolished and carried away. All necessary safety precautions will be put into place.

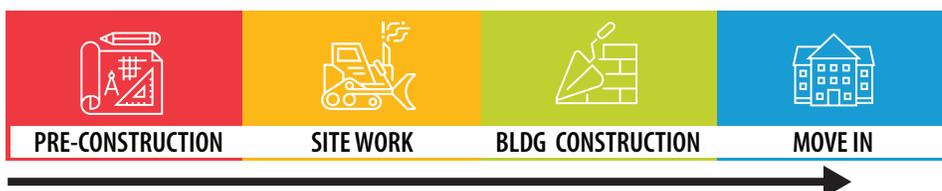
## School Impact:

Students and staff will not be impacted by the demolition process but will be able to watch some of the process from the windows of their new building. Students will have one more year without athletic fields, as they watch the old school go down and new fields go up in their place.

## Current Construction Budget

Phase	Bid Amount	Force Account Change	Contract Change	Contractor Paid to Date	Percent Complete
GMP 1	\$1,704,372.00		\$91,718.22	\$1,672,565.69	98.13%
GMP 2	\$68,967,467.00			\$50,566,282.54	73.32%

## Project Progress Made



## What's Next:

Now that the new school is complete and the abatement is completed in the old building, contractors have shifted focus to demolishing the old building safely, so that the new athletic fields can be built there.



# Capital Renewal Program Update

*Summer 2022*

Total Budget Allocation Since 2016: \$232 million

*Washoe County School District 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 \$232 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:**

Since the 2021-22 school year ended in June, the Capital Projects team has been working on major projects at more than 55 school sites. Projects include major roofing repairs, HVAC system upgrades, boiler repairs, irrigation system work, and paving projects. Summer projects include but are not limited to: new gym flooring at Vaughn Middle School; the removal of the boilers from the old O'Brien Middle School and installation of them at Traner Middle School; major HVAC upgrades at Reed High School, Risley Elementary School and Veterans Memorial STEM Academy; new roofing sections and new tennis courts at Spanish Springs High School; and the completion of the upgrades to the current Swope Middle School. Four schools – Swope Middle School, Risley Elementary School, Veterans Memorial STEM Academy, and Traner Middle School – will have a delayed start date of August 29 to accommodate the massive repair projects. The school calendars will be adjusted accordingly to make up the days.

## **What's Next:**

WCSD is committed to upgrading and improving our older schools. As such, the district will be working with an outside consultant to conduct a major study about what core school investments should happen next – such as major upgrades or possible rebuilds similar in scale to Swope and O'Brien Middle School and Hug High School. As part of this study, there will be community forums and surveys to get public input throughout the fall. Visit [washoeschools.net/building](http://washoeschools.net/building) to get involved.

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

## Summer 2022 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
2 sites	shade structures elementary	\$210,840.00				0.00%
11 sites	Braille Signage	\$248,762.00			\$24,584.24	9.88%
2 sites	Roofing Portable	\$100,000.00				0.00%
31 Sites	Code Safety Upgrade Boiler Rooms	\$867,500.00				0.00%
46 sites	Audio Enhancement Replacement	\$3,583,858.98				75%
5 sites	Bi Directional Antenna - 5 sites	\$805,000.00			\$389,617.50	48.40%
5 Sites	Paving	\$1,742,444.00			\$1,433,876.00	82.29%
6 Sites	CCTV PTZ Camera Replacements	\$124,532.53				0.00%
8 sites	Paving Replacement and Repair	\$1,916,444.00			\$930,002.50	48.53%
AACT HS	Sink Replacement	\$150,225.00				0.00%
Bennett ES	Pavement Replacement - 021 Play Area	\$708,007.00			\$293,300.04	41.43%
Bohach ES	Move 2 Portable from Shaw MS and Spanish Spring ES	\$443,690.00			\$244,660.15	55.14%
Clayton MS	Pavement Replacement - 002 Rear Area; 042 Service Area	\$368,007.00				0.00%
Desert Heights ES	Interior Door Lock Replacement	\$136,500.00				0.00%
Diedrichsen ES	Roofing Area B	\$295,000.00				0.00%
Donner Springs ES	Interior Door Lock Replacement	\$139,200.00				0.00%
Duncan ES	Roofing Area B, C, D	\$1,371,300.00				0.00%
Galena HS	Track	\$463,007.00			\$407,385.66	87.99%

\*Force Account Change: Contingency funding within a contract

\*Contract Change: Contingency funding added to a contract

Huffaker Maintenance Center	Roofing Area E	\$313,905.00					<b>0.00%</b>
Huffaker Maintenance Center	Worst Flooring Replacement	\$114,755.00					<b>0.00%</b>
Hunsberger ES	Replace Fire Alarm System	\$166,325.00					<b>0.00%</b>
Incline HS	Roofing Area B	\$272,050.00					<b>0.00%</b>
Innovations HS	Roofing Areas B	\$108,227.00					<b>0.00%</b>
Juniper ES	Roofing Bldg E	\$108,500.00					<b>0.00%</b>
Lemmon Valley ES	Replace Heating & Cooling on "C" Building	\$533,500.00					<b>0.00%</b>
Lemmon Valley ES	Move mobile from Gomes ES	\$241,605.00					<b>0.00%</b>
Reed HS	Replace Heat Exchanger Roof Units	\$3,282,000.00			\$146,775.00		<b>4.47%</b>
Risley ES	Replace Boiler/Cooling Tower and Heat Pumps	\$1,956,500.00			\$788,807.27		<b>40.32%</b>
Spanish Springs HS	Roofing Areas N & O	\$1,418,835.00			\$572,378.82		<b>0.00%</b>
Spanish Springs HS	Replace & Paint Windows	\$845,710.00			\$710,646.18		<b>84.03%</b>
Sparks HS	Flooring Worst Areas	\$259,356.00					<b>0.00%</b>
Traner MS	Boiler Replacement (from O'Brien Middle School)	\$847,500.00			\$210,607.31		<b>24.85%</b>
Traner MS	Replace Gym Divider	\$143,566.00					<b>0.00%</b>
Van Gorder ES	Replace Fire Alarm System	\$182,000.00					<b>0.00%</b>
Vaughn MS	CTE Classroom Upgrades	\$133,130.00					<b>0.00%</b>
Vaughn MS	Vaughn Flooring	\$405,474.00					<b>0.00%</b>

Veterans Memorial STEM ES	Phase II Seismic Retrofit	\$3,127,500.00				<b>0.00%</b>
Wooster HS	Replace Site Irrigation	\$1,281,208.00	\$2,786.09		\$287,292.68	<b>22.42%</b>