



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



Capital Projects Quarterly Report

Fall 2020



Capital Renewal Program Update

Fall 2020

Washoe County School District is committed to repairing and upgrading our older school buildings, to ensure that all students are safe, warm, and dry. Since the passage of the capital funding ballot initiative in 2016 that provides funding for capital renewals, WCSD has invested approximately \$67 million in these maintenance repairs. WCSD evaluates all facility needs across the District and prioritizes projects on the basis of need.

Recent Project Updates:

Much of our capital renewal work is able to take place during the summer when students are out of our buildings. This past summer, we were able to conduct maintenance and repair projects at 76 of our buildings for a construction cost of \$10,550,000. These range from HVAC upgrades, new paint, updated flooring, and new roofs, among others. Some of the highlights from this summer include:

Palmer ES – Mechanical upgrades (air conditioning units)	\$2,160,665
North Valleys HS – Roof replacements sections A-J	\$972,500
Beasley ES – Flooring Replacement & treatment	\$360,000
Reno HS – Running track replacement	\$537,000
12 sites – Pavement rehabilitation	\$1,684,000

What's Next:

A sampling of upcoming fall projects are listed below:

- Brown Center - Window Replacement
- Damonte Ranch HS and Mathews ES - Roof Repairs
- Shaw and Depoali MS - Backflow Improvements
- McQueen HS - Synthetic Turf Replacement
- Bennett and Winnemucca ES - Fire Alarm Upgrades
- Sparks MS - Heat Pump Disconnect Replacements
- 22 sites - Emergency Response Signage

Recent Board of Trustees Decisions:

At the June 9th 2020 Board of Trustees Meeting, the Board approved \$25 million dollars to be spent on the 2021 Capital Renewal Maintenance program.

Additional Information:

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

See our latest Capital Renewal update video: <https://youtu.be/5FAIq-8mf7Y>



Procter R. Hug High School

Fall 2020

Location: 3530 Sullivan Lane, Sparks NV 89431

Architect: H+K Architects

Contractor: Clark/Sullivan Construction

Total Budget: \$252 million

The new Procter R. Hug High School is under construction and will open its doors to up to 2,200 students in fall 2022. The 295,000 square foot, three-story building will include 40 general learning rooms, 11 science labs, 15 shared group rooms, 17 specialized labs for art, media, and career tech, a student commons, a 425-seat performing arts center, music suites, 2 gymnasiums, and a JROTC room.

Recent Construction Updates:

Utilities such as sewer lines, storm drains, communications and electrical conduits, and domestic and fire water lines have been installed. A total of 384 holes are being drilled for the geothermal wells, a renewable energy feature that heats water deep underground. Each well is 386 feet deep, that's almost 40 feet deeper than Pyramid Lake. Construction of footings for the high school building was completed in August and in September, the first concrete slab was poured for building where the administrative offices are located, and construction of a cement masonry stem wall began for the theatre and gym buildings. Earthwork for parking lots, sports fields, and outer slopes of the campus has also been a focus of the past few months. Since the project began, 465,000 cubic yards of dirt have been moved on the site. That's enough dirt to cover the UNR campus one foot deep.

Neighborhood Impact:

Traffic on Sullivan Lane should increase during the fall when contractors of different trades start to come on-site. Traffic is mitigated by flaggers to control the flow. Water trucks and street sweepers are utilized to keep the roads clean and safe from debris.

What's Next:

In October, vertical construction of the high school building will be in full swing. When driving by the project site this fall, you will begin to see the outlines of the building as placement of the steel beams and blocks begin to rise. When finished, the three-story building will stand 63 feet high. More definitive outlines of the baseball, soccer, and football field will also be apparent.

Project Progress Made





Michael Inskeep Elementary School

Fall 2020

Location: 8100 Briar Drive, Reno, NV 89508

Architect: H+K Architects

Contractor: Q&D Construction

Total Budget: \$44.7 million

The new Michael Inskeep Elementary School is in north Cold Springs and is scheduled to open in 2021. It will house up to 745 students and will relieve overcrowding in Gomes Elementary and Silver Lake Elementary, two of the district's most overcrowded facilities. It will also allow for 5th grade to be taken out of Cold Springs Middle School and placed back at the elementary level, in line with district priorities. The school is named after Michael Inskeep, a former math and social studies teacher at Cold Springs Middle School who passed away in 2017.

Recent Construction Updates:

Over the summer, masonry work was completed for the external walls of the school building. Structural steel was installed in the classrooms area, with a metal deck for the second floor. Four early morning concrete pours – as early as 2:00 AM – completed this upper-story flooring. Steel roof span trusses were crane-lifted and welded in place. The stairs were completed, as were windows in the first-floor classrooms. Outside, masonry for the Kindergarten storage, trash, and transformer enclosures was completed, and concrete was placed for two playground rings and two driveway aprons off New Forest Drive. The construction team, school stakeholders, future Inskeep students, and members of the Inskeep family celebrated a "Topping Out" in September, when the final steel beam was placed in the building. Pressure washing of the CMU blocks on the outside of the building has been a major task. Washing the blocks around the school perimeter could take as long as 14 days if performed continuously during all work hours.

Neighborhood Impacts:

There is additional truck traffic on Briar Drive as contractors enter and exit the site, however all roads in the Woodland Village neighborhood are open and clear.

What's Next:

Work is currently ongoing in the classroom area to install plumbing, HVAC ducting, fire sprinkler lines, and electrical conduit, as well as to complete the roofing. The completion of the roof will be followed up by windows on the second floor, in addition to drywall and insulation throughout. In the areas where the administrative offices, library, STEAM lab, music room, and multipurpose rooms are, structural steel is being installed. Roofing of those areas will occur after the structural steel is in place. Mechanical, electrical, and plumbing systems will continue to be developed throughout the school.

Project Progress Made





O'Brien STEM Academy

Fall 2020

Location: 10500 Stead Blvd, Reno, NV 89506

Architect: TSK Architects

Contractor: CORE Construction

Total Budget: Estimated \$76 to \$79 million, subject to final board approval

Students and staff at O'Brien STEM Academy will get a brand-new three-story building, to be constructed on the location of the athletic fields and scheduled for completion in August 2022. New athletics fields will then be built on the footprint of the old school and ready in 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 design team (WCSD, CORE Construction, and TSK Architects) has been working diligently to stay on track with the schedule and has recently released a new, conceptual video highlighting this project. Visit <https://youtu.be/gCFDfIK4mgw> to view the video.

School Impacts:

Phase 1 will mark an abrupt change for campus activities as the entire eastern half of the campus will be restricted as a construction zone. Public access to and from Silver Lake Road will cease and all Parent, Staff and Bus traffic will be routed on the front of each school and extensive coordination and communication will occur with school communities prior to the start.

Construction in December thru March will also be visually impactful with the entire rear playground area of O'Brien being removed and repurposed. This will also have an impact on outdoor activities for O'Brien but the playground area for Stead will not be disturbed.

Neighborhood Impact:

Expect to see trucks on Silver Lake Road as contractors begin to prep for the building pad in December 2020. Water trucks and street sweepers are utilized to keep the roads clean and safe from debris.

What's Next:

The first phase of this project, the site grading to create the building pad, is currently out to bid.

Construction on this first phase is expected to begin in December 2020.

Recent Board of Trustees Decisions:

On August 11, 2020, the Board of Trustees approved \$4 million for Phase 1 of the construction.

Project Progress Made





Debbie Smith CTE Academy

Fall 2020

Location: 2880 Sutro St., Reno, NV 89512

Architect: Van Woert Bigotti

Contractor: Q&D Construction

Total Budget: Estimated \$70 - \$75 million, subject to final board approval

The new Debbie Smith CTE Academy High School will be built on the grounds of the current Procter Hug High School. Construction is scheduled to begin in 2022 when Hug moves to its new location and the new CTE Academy will be open for students in 2023.

Recent Project Updates:

The project is currently in the design phase with TSK Architects and CORE Construction. The design will be a brand-new three-story prototype building where each floor will house a grade (6,7,8). It will have a separate wing composed of spaces for performance and athletic activities. Other features include a media center and flexible learning labs, both which support STEAM (Science, Technology, Engineering, Art & Math) programs.

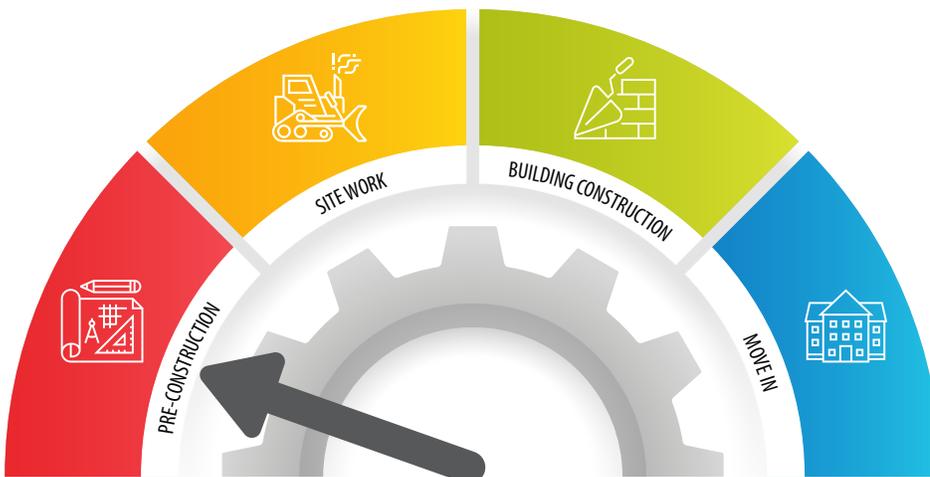
What's Next:

The 'Ed Specs' are slated to be discussed and possibly approved by the Board of Trustees this fall. Once they are approved, the architects will begin working on a design for the new school. The design will utilize some of the buildings at Procter Hug High School and will also include new additions. The design should be complete by January 2022.

Recent Board of Trustees Decisions:

Aug. 11, 2020 the Board of Trustees selected Q&D Construction as the CMAR contractor for the project.

Project Progress Made





Darrel Swope Middle School

Fall 2020

Location: 901 Keele Drive, Reno, NV 89509

Architect: Architects Plus

Contractor: United Construction

Total Budget: \$40 million

Construction began in May, 2020 and will continue through the summer of 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 and office expansion, single point entry enhancements and renovations to the older section of the building including an updated HVAC system.

Recent Project Updates:

Phase 1 of the project is near completion. The majority of the underground utility upgrades have been completed. The permanent power to the site has been significantly upgraded. The fire systems, which will feed into the new gym and classroom building have been updated. The new field and running track are complete. The existing attic space has been insulated, adding to the energy efficiency of the existing building.

School Impacts:

There may be additional noise due to continuing construction when school starts, but contractors are attempting to limit noise by using white noise alarms on equipment and sound blankets on the existing building. They will also be working with the school to ensure that testing days are quiet. If there are any changes in access procedures, the principal will communicate that with the families.

Neighborhood Impact:

Neighbors will continue to see trucks on Keele Drive and Balsam Street throughout the next year as the new gym is constructed. Safety and road controls are put in place when needed.

What's Next:

The new front entry and new sprinklers in the existing building will be complete this fall. Construction of the new gym has begun and will continue through July 2021. The new gym will provide double the seating capacity and include a new activity room and fitness room for students.

Design is anticipated to be complete for the classroom building and other improvements to the existing building in December 2020.

Recent Board of Trustees Decisions:

The Board of Trustees approved \$10.2 million for Phase 2 of the project at their August 11, 2020 meeting.

Project Progress Made

