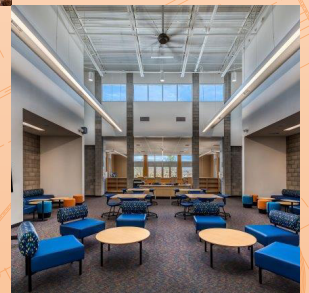




Washoe County School District

Every Child, By Name And Face, To GraduationSM



Capital Projects Quarterly Report

Fall 2021



Darrel Swope Middle School

Fall 2021

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 entry enhancements, and renovations to the older section of the building including an updated HVAC system.

Recent Project Updates:

The new gym is open and in use by students, who played their first game in it on Sep. 21. This gym is 45% larger than the previous gym and includes bleacher seating, and a new activity and fitness room. Outside, workers have been preparing the site for the new two-story classroom building by digging out existing soil and replacing it. They have also nearly completed installation of piping and utilities. Inside the building, concrete has been poured and walls are beginning to rise in the new kitchen. Construction of the new band and orchestra room are complete and in use. View the latest project information and latest video capture here: <https://www.washoeschools.net/Page/14242>.

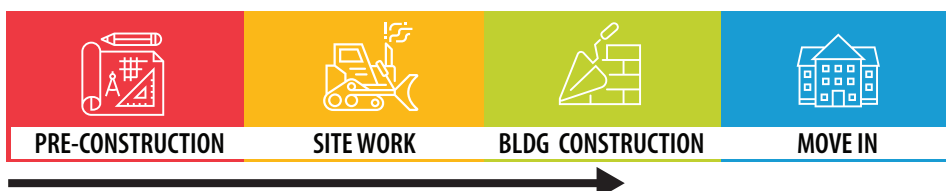
What's Next:

Throughout the fall, concrete will be poured and footings will be installed for the new classroom building. The building will begin to take shape as concrete masonry units are put into place to form walls. Inside, mechanical, electrical, and plumbing will be installed in the new kitchen.

Current Construction Budget

Phase	Bid Amount	Force Account Change	Contract Change	Contractor Paid to Date	Percent Complete
GMP 2	\$10,032,057.00		\$ 7,538.34	\$4,726,2267.43	47%
GMP 3	\$22,529, 800.00	\$169,712.87		\$1,419,900.71	6%

Project Progress Made



Neighborhood Impact:

Neighbors will continue to see increased truck traffic this fall 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.

School Impact:

Because the library was demolished over the summer and the new library will be built in the new classroom building, students have access to a temporary library set up in the activity room of the new gym. Contractors will continue to use sound blankets if necessary to block the construction noise and will work with the principal to ensure student learning is not disrupted. Students will also have the opportunity to learn from the construction project, as the Ambassador Program – where professionals from construction, design, engineering, and landscape architecture will visit and speak with students – gets underway.



Debbie Smith Career and Technical Education Academy High School

Fall 2021

Location: 2880 Sutro St., Reno, NV 89512

Architect: Van Woert Bigotti

Contractor: Q&D Construction

Total Budget Allocation: Estimated \$120 - \$125 million (not yet approved)

The new Debbie Smith Career and Technical Education Academy High School will be built on the grounds of the current Procter Hug High School. Several current buildings on the Procter Hug Campus will be utilized in the design, while others will be demolished and replaced. In total, the campus will include 40 teaching stations, 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 Room will also be moved to the location. Construction is scheduled to begin in 2022 when Procter Hug moves to its new location, and the new CTE Academy will be open for students in 2023.

Recent Project Updates:

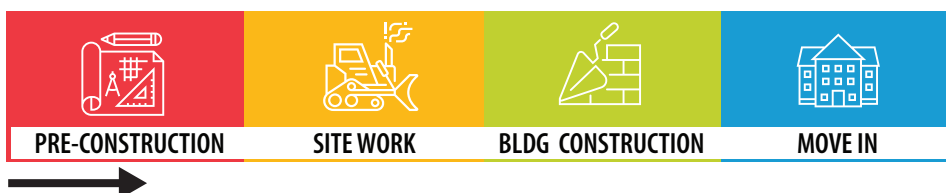
The design team has completed schematic design and design development and is now in the construction document phase. The design team is working with stakeholders including CTE teachers and District leadership to fine tune and finalize the plans.

The design team also released a video featuring a three-dimensional fly through of what the new school will look like, including illustrations showing how the old Procter Hug will be transformed. View footage from the video, including interviews with District leadership here <https://www.washoeschools.net/Page/14243>.

What's Next:

As the design comes to a completion, district staff will be taking this project forward to the Capital Funding Protection Committee and the Board of Trustees for an update in December 2021. It's anticipated that the Committee and the Board will vote on the funding approval early next year, and if approved, bidding will start in the spring.

Project Progress Made





Procter R. Hug High School

Fall 2021

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 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:

Power has been turned on and electricity now runs through the entire site. Inside the building, subcontractors have been installing overhead mechanical, electrical, and plumbing, pouring resinous flooring, polishing concrete, and closing up the roof, ceiling, and walls. Painting is completed in the band room, the JROTC room, the theatre, and the gymnasiums. Skylights, class room light fixtures, sinks, toiletries, and cabinets have been installed on the first level of the building and will continue up to the second and third floors. On the football field and track, landscaping has begun, the home and visitor buildings are complete, stadium seating and an announcer booth are finished, and field goals have been put in. The baseball and softball field building and dugouts are complete, and backstops and 20-foot high fencing poles to mark the borders of the fields have been installed. Synthetic surfacing was laid for the tennis courts. View the latest project information and project videos here: <https://www.washoeschools.net/Page/14240>.

Neighborhood Impact:

Sullivan Lane, which has been closed for the past several months for road improvements, will be open to through traffic by late fall. Commuters will recognize three roundabouts added to El Rancho Drive and Sullivan Lane, including bike lanes, pedestrian crosswalks, street lights, and additional sidewalks leading toward the school. New traffic lights and pedestrian traffic signals will also be installed. In addition, six geotechnical retaining walls to improve pedestrian safety will be constructed.

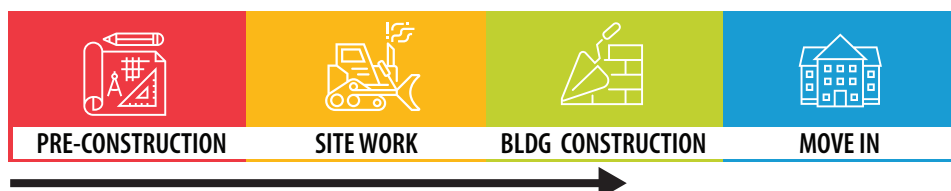
What's Next:

Starting this fall, all installed equipment systems in the building will be commissioned, meaning they will be tested to ensure proper functioning. A pre-check will occur to prep electrical and mechanical geothermal equipment, air handling units, and system controls for full time operation duties. As temperatures begin to drop, work will focus on paving the rest of the parking lots, pouring concrete curbs and sidewalks, installing all exterior doors and windows, and sealing the outer building envelope to make it ready for the coming winter. Energy efficient landscaping and trees will be planted, and sod will be laid on the football field.

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	\$19,906,830.10	85%
GMP 3	\$125,490,284.00	\$281,329.00	\$1,286,509.00	\$79,799,083.43	63%
GMP 4	\$6,943,629.00	\$145,467.00		\$2,718,039.30	39%

Project Progress Made





William O'Brien Middle School

Fall 2021

Location: 10500 Stead Blvd, Reno, NV 89506

Architect: TSK Architects

Contractor: CORE Construction

Total Budget Allocation: \$95.7 million

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 3-story steel structure has been topped out, meaning the highest steel beams have been hoisted into place. The roofing, exterior framing, and sheathing has been completed. Interior framing, plumbing, mechanical, and electrical are now being installed on all 3 floors. Three of the four masonry buildings on the new campus have been topped out as well, and framing, plumbing, electrical, and mechanical are being installed. In the building which will house the elective wing, drywall is being put into place.

A ceremonial Topping Out event was held in August and the video from the celebration can be viewed here: <https://www.washoeschools.net/Page/14241>.

School Impact:

During Phase 2, traffic circulation for parent and bus drop off will remain in the current pattern due to the eastern half of the campus being restricted as a construction zone. These traffic routes will remain in effect until the new school opens in Fall 2022.

Neighborhood Impact:

Neighbors will continue to see trucks accessing the school from Silver Lake Road, however all roads are open to traffic. Water trucks and street sweepers are utilized to keep the roads clean and safe from debris.

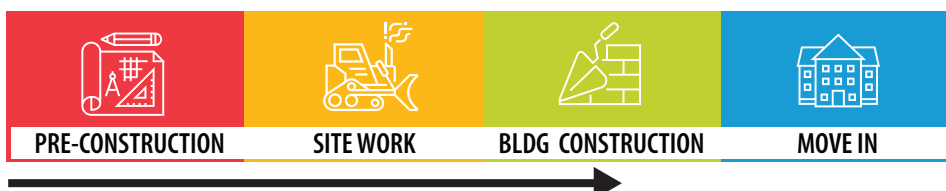
What's Next:

In October, roofing on all buildings will be complete. Workers will continue building the walls with concrete masonry units, with an expected finish date in October. The parking lot around the campus will be paved. Work will continue inside the building, with mechanical and power systems turned on by the end of the year.

Current Construction Budget

Phase	Bid Amount	Force Account Change	Contract Change	Contractor Paid to Date	Percent Complete
GMP 1	\$1,704,372.00		\$ 107,952.97	\$ 1,672,565.69	92%
GMP 2	\$68,967,467.00			\$9,679,673.84	14%

Project Progress Made





Capital Renewal Program Update

Fall 2021

Total Budget Allocation Since 2016: \$192.52 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 approximately \$192 million in these projects. WCSD evaluates all facility needs across the District and prioritizes projects on the basis of need through our Facility Condition Index System.

Recent Projects:

This summer, roughly \$20 million was invested into our facilities. Just some of the projects include major roofing repairs, HVAC system upgrades, boiler repairs, irrigation system work, and reconstruction of athletic fields. Though there are not as many projects at schools during the fall, while students are in schools, the Capital Renewals program is continuing with HVAC control modifications, emergency signage replacement, soap dispenser replacement, and boiler repairs at several schools.

What's Next:

The Capital Renewals program will continue throughout the winter with bi-directional antennae emergency radio upgrades at several school sites, and other smaller projects like carpentry and repairs. Staff are currently prioritizing projects and scheduling work to be completed next summer when students are out of the buildings.

Additional Information:

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

View the video about our summer capital repair program here:
<https://www.washoeschools.net/Page/14234>

Fall 2021 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
23 sites	Emergency Response Signage	\$ 174,622.00				0%
29 sites	Boiler Chiller Safety Repairs	\$ 527,400.00				0%
29 sites	Soap Dispenser Replacements	\$ 221,998.00				0%
44 sites	HVAC Control Modifications	\$ 445,000.00				0%
5 sites	Paving	\$ 1,742,444.00			\$ 642,575.00	37.00%
Billinghurst	Roofing Area J-O	\$ 1,508,000.00				0%
Billinghurst MS	Replace Boiler	\$ 602,704.00			\$ 410,457.28	68%
Clayton	Abatement Stabilize & Repaint Pan Decks, Paint exterior	\$ 1,191,000.00	\$ 59,124.58		\$ 824,190.46	69%
Donner Springs ES	Fire Alarm Replacement	\$ 134,750.00				0%
Galena HS	Track	\$ 463,007.00				0%
Huffaker ES	Irrigation Repair	\$ 102,550.00				0%
Incline HS	Tennis Ct Reconstruction	\$ 391,500.00				0%
Incline HS	Replace Boiler	\$ 942,000.00				0%
Lemelson	Boiler Replacement	\$ 315,440.00				0%
Mathews	Exterior Door Locks	\$ 122,150.00	\$ 3,843.75			0%
McQueen HS	Replace Boilers	\$ 881,918.00			\$ 686,356.95	78%
North Valleys	Roofing Areas K-O	\$ 1,058,000.00			\$ 616,890.10	58%
Reed	HVAC #13 Replacement	\$ 410,000.00				0%
Spanish Springs HS	Roofing Areas A-J	\$ 984,000.00			\$ 566,220.90	58%
Sparks	Roof and Mechanical at Field house U V	\$ 350,000.00				0%
Sparks HS	Stage Theater Lighting	\$ 163,900.00				0%
Wooster HS	Replace Site Irrigation	\$ 1,281,208.00				0%

***Force Account Change: Contingency funding within a contract**

***Contract Change: Contingency funding added to a contract**