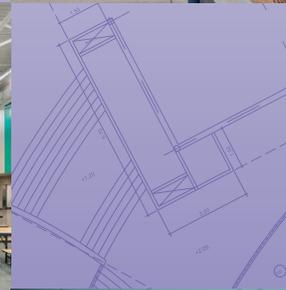




**Washoe County School District**  
Every Child, By Name And Face, To Graduation<sup>SM</sup>



# Capital Projects Quarterly Report

Spring 2022



# Procter R. Hug High School

## Spring 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 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:

Contractors have been working on all the finishing touches. The last remaining concrete slabs have been poured around the athletic field, the front entrance, and ADA accessibility ramps throughout the grounds. Site lighting, three miles of fencing, and all trench irrigation have been completed. The last of the trees, shrubs, and sods have been planted around the school.

The team has been undergoing the punch list process, which is the final check to ensure all work has been completed.

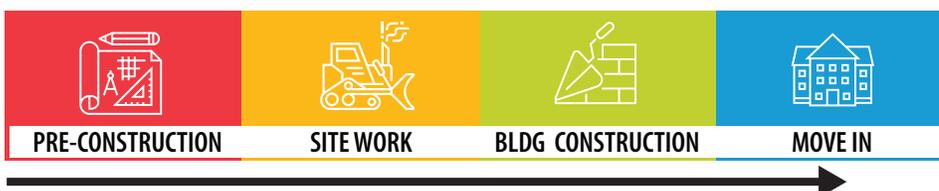
### Neighborhood Impact:

As all projects are completed, equipment and storage boxes will be pulled off the site and there will be fewer subcontractors and personnel driving to and from the site. There will be some increase in truck traffic over the next few months as FF&E is delivered and installed. All roads around the school are open and clear.

### 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	95.15%
GMP 3	\$125,490,284.00	\$281,329.00	\$2,074,833.00	\$118,659,024.90	93.02%
GMP 4	\$6,943,629.00		\$977,068.00	\$7,577,198.85	95.66%

### Project Progress Made



### What's Next:

The team will continue to work through the punch list to ensure that the building is built per the project plans and specifications, and that it complies with all building and zoning codes. All electrical and safety systems will be commissioned and deemed fully functional. Final kitchen equipment will be installed. Wireless access points that are being installed throughout the building will be finalized and turned on. The last remaining items will be constructing the Hug High School monuments, fog sealing the asphalt, painting the outlines of the 1,366 vehicle parking spaces, and installing the polyurethane rubberized track surfacing, all of which will be completed in May.

The delivery and installation of furniture, fixtures, and equipment (FF&E) began in April and will continue through July. In total, 1,880 student chairs, 1,616 student desks, and 90 Promethean boards are among the thousands of items that will be delivered and installed in the building before school starts in August.

The community will say goodbye to the current Procter R. Hug High School at a Farewell Event on May 21 from 10 a.m. to 2 p.m. at the current campus.



# William O'Brien Middle School

## Spring 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 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 athletic 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:

Most of the buildings have substantially completed framing, drywall, taping, and paint. Epoxy flooring in labs, locker rooms, bathrooms, and kitchen areas, as well as polished concrete in the corridors is nearing 70% completion. The geothermal heating exchange system is operational and water has been turned on. Plumbers are finishing the bathrooms and drinking fountains. The mechanical and plumbing systems have been tested and balanced. More than half of the electricity throughout the building has been turned on. Outside, about 80% of the exterior metal panels and 60% of glazing for the windows is complete. Workers are prepping the parking areas for paving.

The team continues to work with students at O'Brien and held a virtual educational assembly for more than 100 students in March.

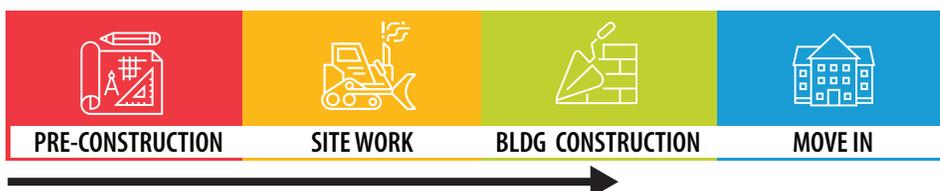
### School Impact:

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.

### 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	92.29%
GMP 2	\$68,967,467.00		\$1,097,372.50	\$47,290,402.29	67.50%

### Project Progress Made



### 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. CORE has coordinated with all subcontractors to make sure deliveries to site are minimized between 7 a.m. and 7:30 a.m. to ensure student safety at the Silver Lake bus stop.

### What's Next:

Over the next couple of months, the team will complete all interior finishes, mechanical, electrical, and plumbing systems. Outside, all paving, landscaping, and lighting will be complete. Beginning in May, thousands of pieces of furniture, fixtures, and equipment (FF&E) will be delivered and installed to the new school. Among the items will be 1,388 student chairs, 920 student desks, and 60 Promethean boards. Installation will be complete by August. Once school is dismissed for the summer, look for abatement and demolition of the original school building to begin in Summer 2022. Join WCSD for a Farewell Event on June 7 from 5-7 p.m. at the current campus.



# JWood Raw Elementary School

## Spring 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 657 students and will relieve overcrowding in south Reno schools. The site lies within the Damonte Ranch Planned Unit Development.*

### Recent Construction Updates:

Crews with Martin-Harris/Group West Construction, A Joint Venture began work on the site in early 2022 and a ceremonial groundbreaking was held in April. Contractors have completed the geothermal well drilling and are nearly halfway done with all underground utilities. The building's structural footings have been placed and crews have begun pouring the concrete flooring.

The Board of Trustees in March officially named the school JWood Raw Elementary School, in honor of longtime WCSD educator JWood Raw. The Board of Trustees also voted in March to approve the attendance zones for the school.

### What's Next:

Contractors will continue constructing the remaining structural footings and pouring the concrete flooring. Once that is complete, the team will begin constructing the building walls with concrete masonry units.

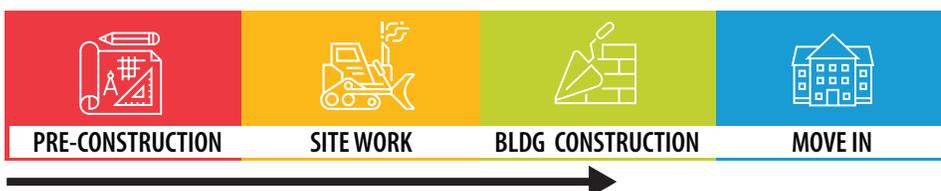
### Neighborhood Impact:

As construction ramps up, 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
	\$38,625,039.00			\$2,114,034.20	5.47%

### Project Progress Made





# Darrel C. Swope Middle School

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

## Recent Project Updates:

Work continues in the new two-story classroom building as all structural steel was completed and concrete decking for the first and second floors was poured into place. All interior wall framing is complete, and the initial installation of mechanical, electrical, and plumbing systems has begun. Roof installation is underway and expected to be complete soon.

Inside the current building, the new kitchen was finished and is now in use by Nutrition Services staff. It includes two new ovens, a new conveyer oven, a new walk-in refrigerator, and a new walk-in freezer, and has the capacity to serve 300 more students than the previous kitchen.

## What's Next:

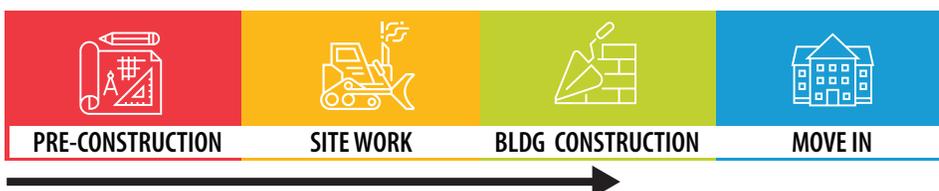
Crews will continue working on the two-story classroom with the installation of drywall, which is expected to be complete in May. Once the drywall is installed, work will continue with finishes including ceilings, cabinetry, wall finishes, and flooring, and an elevator will be installed.

Once school lets out for the summer, crews will begin more in-depth work inside the current building, including abatement and demo of the old kitchen and multi-purpose room, all of which will become a new, larger multi-purpose room. Crews will also be upgrading the HVAC system in the current building.

## 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	90.69%
GMP 3	\$22,529,800.00	\$376,289.16	\$418,5089.30	\$8,286,356.59	36.11%

## 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. Meanwhile, the City of Reno has begun some major road and public right-of-way improvements which will also bring additional construction impacts to the area. WCSD is working closely with all involved, knowing it'll make opening in August that much more spectacular.

## 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 now be August 29. 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.



# Debbie Smith Career and Technical Education Academy High School

**Spring 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. Construction is scheduled to begin in 2022 when Procter Hug moves to its new location. The Debbie Smith Career and Technical Education Academy High School will be open for students in August 2024.*

## 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 approved a \$125 million construction contract, bringing the total budget allocation (including design) to \$138 million. As the design of the project is now complete, it has moved into the construction phase and the team is currently preparing the construction schedule.

The Construction Manager at Risk (CMAR), Q&D Construction, put out the project to pre-qualified subcontractors in March 2022 and will be providing the District a Guaranteed Maximum Price (GMP) in June 2022.

## What's Next:

Once Procter Hug High School students move out of their campus at the end of the school year, work to demolish and reconstruct the campus will begin. The first step in June will be removing all furniture, fixtures, and equipment out of the buildings. The team is currently prioritizing what items will move to the new Hug campus and is working with an outside company to repurpose any remaining items. Abatement and demolition will commence shortly after and continue throughout summer.

## Project Progress Made





# Capital Renewal Program Update

*Spring 2022*

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 nearly \$200 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 winter, the capital renewals program focused on smaller projects like carpentry and repairs at several of our school sites. During spring break while students were out of schools, the team was able to work on some more in-depth projects such as abatement, small plumbing improvements, and drinking fountain replacements at various schools.

## **What's Next:**

When school lets out in June, the Capital Renewals program will be in full force, with the team conducting major repairs such as boiler replacements, HVAC upgrades, paving projects, and roof repairs at several district schools. A few of our schools (Risley Elementary, Veterans Memorial STEM Academy, Traner Middle School, and Swope Middle School) are being placed on a separate calendar to allow for more extensive repairs to take place over the summer. At these schools, classes will begin on August 29, 2022.

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

Learn about upcoming projects that are available for public works bidding at <http://solicitations.washoeschools.net/PublicWorks/>

## Spring 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
12 sites	Braille Signage	\$ 248,762.00			\$ 24,584.24	9.88%
14 sites	Restroom Soap and TP Retrofits	\$ 159,200.00			\$ 82,659.00	51.92%
2 sites	Shade structures	\$ 210,840.00				0.00%
21 sites	Restroom Soap and TP Retrofits	\$ 247,000.00				0.00%
45 sites	HVAC Control modifications	\$ 445,000.00			\$ 120,588.47	27.10%
46 sites	Audio enhancement	\$ 3,583,858.98			\$ 52,928.00	1.48%
5 sites	Bi Directional Antenna	\$ 805,000.00				0.00%
5 sites	Paving	\$ 1,742,444.00			\$ 642,575.00	36.88%
8 sites	Restroom Soap and TP Retrofits	\$ 332,300.00			\$ 46,407.50	13.97%
8 sites	Paving Replacement and Repair	\$ 1,916,444.00				0.00%
Administration	warehouse sprinklers and Racking Replacement	\$ 329,321.00				0.00%
Bennett	Pavement Replacement - 021 Play Area	\$ 708,007.00				0.00%
Bohach ES	move 2 portable from Shaw MS and Spanish Spring ES	\$ 443,690.00				0.00%
Desert Heights	Interior Door Lock Replacement	\$ 136,500.00				0.00%
Diedrichsen ES	Roofing Area B	\$ 295,000.00				0.00%
Donner Springs	Interior Door Lock Replacement	\$ 139,200.00				0.00%
Donner Springs	Fire Alarm Replacement	\$ 134,750.00			\$ 69,278.28	51.41%
Duncan ES	Roofing Area B, C, D	\$ 1,371,300.00				0.00%
Incline HS	Tennis Ct Reconstruction	\$ 391,500.00			\$ 283,100.00	72.31%
Incline HS	Roofing Area B	\$ 272,050.00				0.00%
Innovations HS	Roofing Areas B	\$ 108,227.00				0.00%
Juniper ES	Roofing Bldg E	\$ 108,500.00				0.00%
Lemmon Valley ES	Replace Heating & Cooling on "C" Building	\$ 533,500.00				0.00%
Reed HS	HVAC #13 Replacement	\$ 410,000.00			\$ 237,025.00	57.81%
Risley ES	Replace Boiler/Cooling Tower and Heat Pumps	\$ 1,956,500.00				0.00%
Spanish Springs	Replace & Paint Windows	\$ 845,710.00				0.00%
Spanish Springs HS	Tennis Court Replacement	\$ 511,444.00				0.00%
Spanish Springs HS	Roofing Areas N & O	\$ 1,418,835.00				0.00%
Sparks HS	Flooring Worst Areas	\$ 259,356.00				0.00%
Vaughn MS	Flooring replacement	\$ 405,474.00				0.00%
Wooster HS	Replace Site Irrigation	\$ 1,281,208.00	\$ 2,786.09		\$ 287,292.68	22.42%

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

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