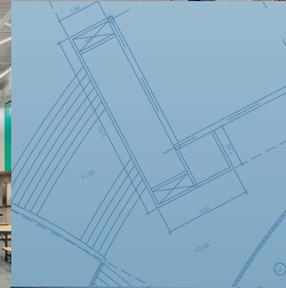




Washoe County School District
Every Child, By Name And Face, To GraduationSM



Capital Projects Quarterly Report

Winter 2021



Capital Renewal Program Update

Winter 2021

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 invested approximately \$67,000,000 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.

Additional Information:
 Check out our Data Gallery for updated information about WCSD's Capital Renewal Program:
<http://datagallery.washoeschools.net>
 See our Capital Renewal video of our completed Summer 2020 projects:
<https://youtu.be/5FAlq-8mf7Y/>

Recent Project (in progress):

Brown Center - Window Replacement	\$485,500
Shaw MS and Depoali MS - Backflow improvements	\$71,500
McQueen HS - Synthetic turf field replacement	\$881,500
Bennett ES and Winnemucca ES - Fire Alarm Upgrades	\$280,064
Sparks MS - Heat Pump Disconnect Replacements	\$ 47,203
22 sites - Emergency Response Signage (Exterior)	\$119,714
Billinghurst MS - Replace obsolete tuxes (HVAC)	\$151,330

Upcoming Projects (Summer 2021):

- Clayton MS - Paint and lead stabilization
- Diedrichsen ES - Replace rooftop HVAC units
- Desert Heights ES - Flooring replacement
- Billinghurst MS - Boiler replacement
- McQueen HS - Boiler replacement
- Incline HS - Boiler replacement
- North Valleys HS - Roofing replacement (partial)
- Spanish Springs HS - Roofing replacement (partial)
- Dilworth MS - Paint (exterior)
- Incline HS - Replace front entrance windows
- Energy Efficiency Projects (HVAC controls various sites)



Procter R. Hug High School

Winter 2021

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:

The campus is starting to take shape. Roughly 3.5 million pounds of steel was installed using a 300-foot crane to create the structure for the main three-story classroom building – that is the weight of a loaded space shuttle.

Concrete has been poured on the second floor and pouring is underway on the third floor. Fireproofing and drywall installations are underway. Mechanical, electrical, plumbing, and fire water lines are being installed on the first floor.

Concrete masonry unit walls have been constructed and concrete slabs have been poured for the theater and gym buildings. Plumbing for the restrooms in the gym is in progress. Work on the four outbuildings at the football and baseball fields has begun.

On the grounds, footings have been set for the bleachers at the football field, and a retaining wall is being constructed at the north end of the track. Trenching and placing storm drain, water, irrigation, gas, electrical, and communications conduits and piping was a major focus of the fall. Grading for roads and fields is ongoing, as is geothermal well drilling.

Neighborhood Impact:

Traffic on Sullivan Lane will continue at an increased level – roughly 200 people are working at the site each day. Road work on McCarran Blvd., Sullivan Lane, El Rancho Drive, and Sun Valley Blvd. will begin in April to improve future traffic and should last through September. Two roundabouts will be constructed on Sullivan Lane.

What's Next:

Drywall, framing, and utility work will continue its way up the main building to the higher levels. Masonry work will be finished in the theater and gym and then the rafters and roof decking will be installed.

On the grounds, bleachers and other field infrastructure will be installed, and utility work will continue. Visitor and home buildings at the athletic fields will be constructed.

Recent Board of Trustees Decisions:

On January 12, 2021, the Board of Trustees approved a guaranteed maximum price of \$7,268,629 for phase 4 of construction funding with contractor Clark/Sullivan.

Project Progress Made





Michael Inskeep Elementary School

Winter 2021

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:

The roof and windows are complete. Framing, drywall, and insulation are finished in the classroom building and in progress in the administration offices, the STEAM lab, music room, and multipurpose room. Utility installation is in progress. Sinks, toilets, electrical outlets, and lights are being installed. Major HVAC and water heating components are being installed in the mechanical rooms. Fire protection systems including alarms, fire hydrants, and sprinklers have been installed.

Concrete for curbs, gutters, driveways, and sidewalks was placed around the school and paving is complete. "Michael Inskeep Elementary School" is now proudly displayed at the southwest corner of the building. Exterior canopies are in place, and concrete for the flagpole, seating benches, planters, and playgrounds is being poured. The contractors are running irrigation lines and preparing the electrical connection. Outbuildings for the trash enclosure and kindergarten storage are finished, and posts for perimeter lighting of the school are installed.

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:

Mechanical, electrical, and plumbing systems will continue to receive fixtures throughout the school. Once these are in place, doors, carpeting, and ceiling tiles will be installed. Outside, landscape improvements will follow the installation of irrigation lines. Fencing will be installed using the posts that the contractor has already installed.

Project Progress Made





O'Brien STEM Academy

Winter 2021

Location: 10500 Stead Blvd, Reno, NV 89506

Architect: TSK Architects

Contractor: CORE Construction

Total Approved Construction Phase Budget – \$86.7 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:

CORE Construction broke ground on the O'Brien rebuild in early December and has been grading the site for the building. Contractors will move approximately 47,000 cubic yards of dirt to prepare the building pad for the new school building, where the athletic fields currently sit.

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.

WCSD continues its effort to purchase two undeveloped lots on the east side of the campus from the Sky Vista HOA. Utilizing these lots will allow for the school's entrance to be moved from Stead Blvd. to Silver Lake Road, which will be widened to accommodate the traffic. Sky Vista residents are encouraged to submit their ballots to approve this land sale at www.washoeschools.net/obrienproject.

School Impacts:

During Phase 1, which started in December 2020, traffic circulation for parent and bus drop off was reworked for both Stead ES and O'Brien MS 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.

What's Next:

At the beginning of the year, contractors will finish the mass grading. Phase 2 of the construction is currently out to bid, with construction beginning in April. Phase 2 will include the bulk of the construction, including geothermal fields, the new building, off-site work, demolition of the existing school building, and finally, construction of the new playfields that will now be adjacent to Stead Blvd.

Recent Board of Trustees Decisions:

On December 8, 2020, the Board of Trustees approved \$82.7 million for phase 2 construction.

Project Progress Made





Debbie Smith Career and Technical Education Academy High School

Winter 2021

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 Career and Technical Education 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 Board of Trustees has approved the 'Ed Specs' for the project, and the design team has determined the project schedule.

What's Next:

The design team is currently working through the schematic design and is utilizing input from the business community and CTE staff. Major design updates are anticipated by Fall 2021, and construction will begin in 2022.

Recent Board of Trustees Decisions:

On Oct. 27, 2020, the Board of Trustees approved the Ed Specs, and on Dec. 8, 2020, the Board of Trustees heard an update about the project.

Project Progress Made





Darrel Swope Middle School

Winter 2021

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:

United Construction broke ground on the new gym building, located directly behind the school, in September, and the project was celebrated with a virtual groundbreaking held in November. The concrete pad for the gym has been poured and is in place. In early January, the building started to go up, and that will continue through March. The students have also been involved, creating art for privacy screens that have been placed around the site.

School Impact:

There may be additional noise due to continuing construction when school starts. Still contractors are attempting to limit noise by using white noise alarms on equipment and installing sound blankets on the existing building if needed. 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 this year as the new gym is constructed. Safety and road controls are put in place when needed.

What's Next:

This spring, work will continue on the gym building. In April, it's expected that most blocks for the structure of the gym building will be complete and work will begin on the roof. It's projected that the new gym will be finished during the summer of 2021. The third phase of the project is currently out to bid, with work scheduled to begin in the summer. Phase 3 will include demolition of the old gym, construction of the new two-story classroom building in its place, and interior improvements to the existing building.

Project Progress Made

