

**Minutes of the Meeting of the  
Capital Funding Protection Committee  
of the Washoe County School District Board of Trustees**

February 6, 2020

**1. OPENING ITEMS**

**1.01 Call to Order**

The meeting of the Capital Funding Protection Committee (CFPC) of the Board of Trustees was called to order at 4:00 p.m. at the Washoe County School District (WCSD) Administrative Building, 425 East 9<sup>th</sup> Street, Board Room, Reno, Nevada 89512.

**1.02 Roll Call**

Oscar Delgado, Charlene Bybee, Paul Anderson, Jeanne Herman, Justin Ivory, Andrew Diss, Ben Hutchins and Dave Solaro were present for roll call. Devon Reese and Bob Lucey were absent. Oscar Delgado left at 5:33 pm.

**1.03 Public Comment**

- No Public Comment

**2. Discussion, Presentation, and Action Items**

**2.01 Action to Adopt the Agenda**

On a motion by Jeanne Herman and seconded by Oscar Delgado, **the Capital Funding Protection Committee approved the agenda as presented** (Yea: Oscar Delgado, Charlene Bybee, Paul Anderson, Jeanne Herman, Justin Ivory, Andrew Diss, Ben Hutchins and Dave Solaro) Final Resolution: Motion Carries 8-0

**2.02 Discussion and Possible Action to Approve the Minutes from the December 5, 2019 Capital Funding Protection Committee meeting (For Possible Action)**

On a motion by Paul Anderson and seconded by Jeanne Herman, **the Capital Funding Protection Committee approved the Minutes as presented** (Yea: Oscar Delgado, Charlene Bybee, Paul Anderson, Jeanne Herman, Justin Ivory, Andrew Diss, Ben Hutchins and Dave Solaro) Final Resolution: Motion Carries 8-0

**2.03 Discussion and Possible Action to Select a Committee Chair for the remainder of the 2019-20 committee year beginning February 6, 2020 and ending June 30, 2020 from the current membership: Devon Reese, Oscar Delgado, Charlene Bybee, Paul Anderson, Bob Lucey, Jeanne Herman, Justin Ivory, Andrew Diss, Ben Hutchins, and Dave Solaro (For Possible Action)**

Neil Rombardo, Chief Legal Counsel, gave direction on how voting occurs. The Chair will open nominations and the Committee Members can make nominations. Once that is completed the nominations are closed and then an action is needed just on one person's names. If that action carries, then that person is elected.

Jeanne Herman nominated Dave Solaro. Dave Solaro accepted the nomination and nominations closed. Charlene Bybee seconded the nomination to elect Dave Solaro for Chairman. Dave Solaro is **selected as the Committee Chair for the remainder of the 2019-20 committee year beginning February 6, 2020 and ending June 30, 2020 from the current membership.** (Yea: Oscar Delgado, Charlene Bybee, Paul Anderson, Jeanne Herman, Justin Ivory, Andrew Diss, Ben Hutchins and Dave Solaro) Final Resolution: Motion Carries 8-0

**2.04 Discussion and Possible Action to Select a Committee Vice-Chair for the remainder of the 2019-20 committee year beginning February 6, 2020 and ending June 30, 2020 from the current membership: Devon Reese, Oscar Delgado, Charlene Bybee, Paul Anderson, Bob Lucey, Jeanne Herman, Justin Ivory, Andrew Diss, Ben Hutchins, and Dave Solaro (For Possible Action)**

Charlene Bybee nominated Ben Hutchins. Ben Hutchins sought information on the term length. Ben Hutchins accepted the nomination and nominations closed. Paul Anderson seconded nomination to elect Ben Hutchins for Vice-Chair. Ben Hutchins is **selected as the Committee Vice-Chair for the remainder of the 2019-20 committee year beginning February 6, 2020 and ending June 30, 2020 from the current membership.** (Yea: Oscar Delgado, Charlene Bybee, Paul Anderson, Jeanne Herman, Justin Ivory, Andrew Diss, Ben Hutchins and Dave Solaro) Final Resolution: Motion Carries 8-0

**2.05 Presentation and Discussion on the Budgeted Costs and Expenditures Associated with Bohach Elementary School and Herz Middle School (For Information and Discussion Only)**

Adam Searcy, Chief Facilities Management Officer, provided information pertaining to the two newest schools under construction, Marce Herz MS and John Bohach ES. Both are doing very well and on schedule for an August 2020 open date. Both schools are proceeding as expected and within the contracted budget. In October 2018, when

budget recommendations were presented, the estimates were based on known costs from recent schools of the same nature, Poulakidas and Desert Skies, etc., as well as market escalation and contingency. They were also backstopped by a comprehensive third party cost estimate and this is what was presented to the Committee for approval back in 2018 for these projects. A few months later, January and February 2019, bids were opened and received with very limited market competition and actual bid amounts slightly beyond the construction budget was allocation. A lot of work and thought was put in regarding value engineering to bring cost down, rebidding of the project, potential impacts to the scheduled opening of the schools and the continuous market escalation that any delays or rebidding might likely incur. The recommendation was to proceed with the award and initiate the construction contract.

To date the schools are performing as expected from a construction standpoint. They are on schedule for an August 2020 opening and on budget with the contract budget. There have been change orders, as is anticipated with all construction projects, but they have been in-line with what should be expected

The recommendation is for a budget adjustment increase of \$1,500,000 for John Bohach Elementary School and \$2,500,000 for Marce Herz Middle School.

Justin Ivory, asked if the Construction Managers are doing anything to help with bringing the costs down on the two schools.

Adam Searcy, answered the Constructions Managers have helped to resolve issues as cost effectively and timely as possible to help avoid and minimize delays.

## **2.06 Presentation and Discussion on the Updated Budgeted Costs for the Expansion and Facility Improvements to Swope Middle School located in Reno, Nevada (For Information and Discussion Only)**

Teresa Golden, Director of Planning and Design, Greg Park, United Construction Senior Estimator, and Paul Walsh, Vice President of Architects Plus, gave a presentation for the Design Package for Swope. The Design Plan is a result of all the feedback received from Swope Staff, Community, and the WCSD Board of Trustees. Swope is being revitalized due to overcrowding and trying to move the 6<sup>th</sup> graders up from the feeder elementary schools into Swope.

The Construction phase budget request is for \$48,700,000 which is approximately \$5,300,000 more than what was presented in December 2019. The increase is primarily due to the added scope of work in addition to the additional consulting fees that are associated with the additional scope of work. The Guaranteed Maximum Price for each phase will be brought to the Board for contract approval as they are bid. Construction is planned to start June 2020 through August 2020.

Charlene Bybee asked if there was single point of entry at Swope MS. Teresa Golden replied that Swope currently has a single point of entry and improvements will be made to bring it up to current standards. There is also an existing secure perimeter fence at Swope MS.

Charlene Bybee asked why the construction professional services amount is substantially higher than the presentation in December 2019. Teresa replied the construction professional services amount includes six consultants and when the budget was increased for construction, so were the fees for the consultants to manage the new scope of work.

Oscar Delgado asked the total maximum population of Swope vs Herz. Teresa replied Herz is at 1400 and Swope is at 1117. Oscar then gave his thanks for the savings on the project as the Herz cost was \$81,000,000 and Swope costs is \$48,000,000.

Paul Anderson inquired about the maximum capacity and if there will be enough to accommodate the incoming 6<sup>th</sup> graders and future needs in the community. Teresa replied the maximum capacity is 1200 and it has been designed to that capacity for a ten year enrollment projection.

A conversation took place regarding the need to have a Construction Manager or not have one.

#### Public Comment

- Nichole Heglund gave public comment in support of the Expansion and Facility Improvements to Swope Middle School. Nichole stated rehearsal time has been lost daily due to the daily set up and take down. Nichole is happy this is being discussed today and further stated this decision is long overdue, that it is time to give the future musicians at Swope a safe and equitable music education.
- Michael Nakashima asked that funding for the expansion be approved through the budget request for Swope Middle School's expansion project.
- Joe Savage implored to the committee to approve the funding for large adequate and equitable facilities in the music programs at Swope MS where students can thrive in all of the arts on an equal level with their peers across WCSD.

#### **2.06 Presentation and Discussion on the Design and Permitting Costs associated with the Replacement to O'Brien Middle School including an Update to the Due Diligence Study (For Discussion Only)**

Adam Searcy, Chief Facilities Management Officer, along with Kevin Kemner from TSK Architects gave a presentation for the Design and Permitting costs associated with the replacement of O'Brien MS and an update on the Due Diligence Study. A feasibility study was completed that looked at renovating and expanding the existing facility or

constructing a new facility on a new site or at the existing site. The recommendation is to rebuild on the existing site. The feedback from public outreach has been overwhelmingly positive. There is a cost impact of \$10,000,000 to \$12,000,000 due to the cost factors of increased scope in Safety, Operations and Equity. Time line below for design and Construction:

- Design and Preconstruction – Spring 2020
- Start of Construction – Spring 2021
- New School Completion – Summer 2022
- New Athletic Fields Completion – Spring 2023

#### Public Comment

- Melanie Fassbender asked that when a budget is created for the school, if there could be money allocated for new instruments for our school within that budget.
- Melynda Baker reinforced that every single change, cost and fee is very valuable. Emphasis was made on how crucial the budget is and every penny is well spent.
- Kristine Collier stated that O'Brien looks like a prison and that students feel that they walk into a prison every day. Kristine is deeply appreciative of all the preparations completed and for the future of O'Brien.

#### **2.08 Presentation, Discussion, and Possible Action to Recommend the Washoe County School District Board of Trustees Approve the Allocation of \$61,200,000 to the 2019/2020 'D' Major Projects Program (see Attachment A) (For Possible Action)**

Dave Solero stated for the record that his Brother's firm is a sub consultant on the middle school project. He has no stake in the company, nor does he promote it, by law, he has a commitment in a private capacity to the interests of another person, his brother. Therefore as a result, by law, he will abstain from voting on the matter.

Pete Etchart, Chief Operating Officer, presented the attachment for funding with three main items:

- The \$4 million construction budget augmentation, including \$2.5 million for Marcy Herz Middle School, and the \$1.5 million for Bohach Elementary School.
- The \$48.7 million construction funding budget for the Swope Middle School construction.
- The \$8.5 million design and permitting budget for O'Brien Middle School.

The total funding recommendation is for \$61.2 million. That would make the total budget allocation since November 2016 up to over \$880 million.

On a motion by Charlene Bybee and seconded by Paul Anderson, moved that the **Capital Funding Protection Committee recommends the Washoe County**

**School District Board of Trustees approves the allocation of \$61,200,000 to 2019/2020 D Major Project Program.** (Yea: Charlene Bybee, Paul Anderson, Jeanne Herman, Justin Ivory, Andrew Diss and Ben Hutchins) Final Resolution: Motion Carries 6-0

### **3. CLOSING ITEMS**

#### **3.01 Announcement of Next Meeting**

Thursday, April 2, 2020 at 4:00 pm, location to be determined.

#### **3.02 Public Comment**

No Public Comment

#### **3.03 Adjourn Meeting**

The meeting was adjourned at 6:06 PM.

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Dave Solaro, Chair