

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

August 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. Due to the current health state of emergency and Directive 006 from Governor Sisolak, the meeting was conducted remotely and live streamed for the community.

1.02 Roll Call

Chair Dave Solaro and Committee Members Paul Anderson, Elise Bunkowski, Charlene Bybee, Sophia Cardinal, Oscar Delgado, Andrew Diss, Jeanne Herman, Justin Ivory, Bob Lucey, and Devon Reese were present through phone/video conference.

1.03 Public Comment

All Public Comment can be sent to CapitalFundingCommitte@WashoeSchools.net. All Public Comment received will be forwarded to the Capital Funding Protection Committee for their consideration.

- No Public Comment

1.04 Action to Adopt the Agenda

On a motion by Paul Anderson and seconded by Charlene Bybee, **the Capital Funding Protection Committee approved the agenda as presented** (Yea: Paul Anderson, Elise Bunkowski, Charlene Bybee, Sophia Cardinal, Oscar Delgado, Andrew Diss, Jeanne Herman, Justin Ivory, Bob Lucey, Devon Reese, and Dave Solaro. Final Resolution: Motion Carries 11-0

2 Discussion, Presentation, and Action Items

- No Public Comment

201 Introduction of Reappointed Member Dave Solaro as the Structural/Civil Engineering Representative and New Member Sophie Cardinal as the Public Works Construction Representative for terms that began on July 1, 2020 and end on June 30, 2020 (FOR INFORMATION AND DISCUSSION ONLY)

Dave Solaro welcomed Sophie Cardinal to the CFPC Committee.

202 Discussion and Possible Action to Select a Committee Chair for the 2020-21 Committee Year beginning July 1, 2020 and ending June 30, 2021 from the current membership: Devon Reese, Oscar Delgado, Charlene Bybee, Paul Anderson, Bob Lucey, Jeanne Herman, Justin Ivory, Andrew Diss, Elise Bunkowski, Sophia Cardinal, and Dave Solaro (FOR POSSIBLE ACTION)

Bob Lucey nominated Dave Solaro to be Committee Chair, Devon Reese seconded the nomination. Dave Solaro accepted the nomination. (Yea: Paul Anderson, Elise Bunkowski, Charlene Bybee, Sophia Cardinal, Oscar Delgado, Andrew Diss, Jeanne Herman, Justin Ivory, Bob Lucey, Devon Reese, and Dave Solaro) Final Resolution: Motion Carries 11-0

- No Public Comment

203 Presentation and Possible Action to Select a Committee Vice-Chair for the 2020-21 Committee Year beginning July 1, 2020 and ending June 30, 2021 from the current membership: Devon Reese, Oscar Delgado, Charlene Bybee, Paul Anderson, Bob Lucey, Jeanne Herman, Justin Ivory, Andrew Diss, Elise Bunkowski, Sophie Cardinal, and Dave Solaro (FOR POSSIBLE ACTION)

Dave Solaro nominated Justin Ivory to be Committee Vice-Chair, Charlene Bybee seconded the nomination. Justin Ivory accepted the nomination. (Yea: Paul Anderson, Elise Bunkowski, Charlene Bybee, Sophia Cardinal, Oscar Delgado, Andrew Diss, Jeanne Herman, Justin Ivory, Bob Lucey, Devon Reese, and Dave Solaro) Final Resolution: Motion Carries 11-0

- No Public Comment

204 Discussion and Possible Action to Approve the Minutes from the June 4, 2020 Capital Funding Protection Committee meeting (FOR POSSIBLE ACTION)

On a motion by Devon Reese and seconded by Charlene Bybee, **the Capital Funding Protection Committee approved the June 4, 2020, Minutes as presented** (Yea: Paul Anderson, Elise Bunkowski, Charlene Bybee, Sophia Cardinal, Oscar Delgado, Andrew Diss, Jeanne Herman, Justin Ivory, Bob Lucey, Devon Reese, and

Dave Solaro) Final Resolution: Motion Carries 11-0

- No Public Comment

205 Update on the Construction Auditing/Agreed Upon Procedures Services Associated with Washoe County School District's Capital Improvement Program (FOR INFORMATION AND DISCUSSION ONLY)

Kirk Starkey, WCSD Chief Auditor, gave a status update on the Construction Audit for WCSD Capital Improvement Plan. The Audit Consulting Group, Protiviti, was hired to provide the Construction Audit Services and has been performing a significant of the work remotely due to the COVID situation. The Protiviti team is unable to travel to Nevada due to COVID and it does not look like the team will be able to travel until 2021. As a result, the audit team will conduct virtual site visits. This will avoid having an indefinite timeline to finalize the report. There were no discussion or questions from the Committee on this Update.

206 Update on the Budget in response to the COVID-19 Pandemic (FOR INFORMATION AND DISCUSSION ONLY)

Mark Mathers, WCSD Chief Financial Officer, gave a presentation on Capital Funding Protection Committee Update on WCSD funding impacts stemming from COVID-19. WCSD presented a balanced budget for the first time in many years for the fiscal year 2020 budget. For the fiscal year 2021 Budget WCSD also presented a balanced budget where revenue expenses and no CARES Act funding was included.

The Special Session did not result in any decrease to the District's General Fund Budget. The Grant Programs were cut by \$15.8 million. There are a number of challenges upcoming that can have a significant impact on the District going forward.

Recapping the Capital Improvement Program:

- Property Tax Rollover Bonds for fiscal year 2021 it is expected to pay debt service \$57 million and currently budgeted in actual Property Tax revenue is \$66.3 million
- WC-1 Bonds pays for Construction of new schools and revitalization of existing schools. They are the General Obligation Revenue supported bonds that are paid for by the WC-1 sales tax. Budgeted \$38 million for FY21 and \$25 million in debt service.
- Medium Term Bonds used to acquire Fleet and expect 5.8 million in GST Revenues for FY21 and \$1.8 in debt service.

WC-1 Debt Service assumes a decrease of 21% for FY21, leaving a great deal of coverage. State law and WC-1 limit the use of capital revenues, and WCSD cannot use dedicated capital resources to plug operating budget holes.

207 Presentation and Discussion on the Updated Design Costs associated with the Debbie Smith Career & Technical Academy (FOR INFORMATION AND DISCUSSION ONLY)

Tami Zimmerman, WCSD Deputy Chief Facilities Management Officer, gave a presentation and update for the Debbie Smith Career & Technical Academy. Planned are:

- Culinary Arts & Nutrition will be an expansion
- Engineering & Robotics will be moved to this campus from Academy of Arts & Technology (AACT) and Robotics will be new
 - Computer Integrated Manufacturing (Project Lead the Way)
 - Non-CTE Robotics Course of Study
- Marketing will be new and starting from scratch
- Medical Careers looking to team up with UNR and TMCC
 - Practical Nursing
 - Biomedical (Project Lead the Way)
- Natural Resources & Animal Sciences will be moved to this campus from AACT and hoping to partner with UNR
 - Veterinary Science
 - Ornamental Horticulture & Greenhouse Management
- Skilled Trades will be new
 - Construction Technology
 - Welding Technology
- Teaching & Training
 - Elementary Level

Brain Spaces is approximately 90% done with the Educational Specifications. Van Woert & Bigotti are the Architects. Currently starting on conceptual designs and will move into schematic design in October, everything is on schedule. On July 20, 2020, a Debbie Smith CTA Community Forum was held. The Outcomes were to gain Community Feedback and to use the input to plan core Classrooms, labs, and the general layout of the campus. Construction Manager at Risk Interviews are finished, and Q&D Construction was selected. This recommendation will be presented at the August 11, 2020 Board Meeting and is anticipated to be approved. The Design Phase Budget will be requested for \$12 million.

Jeanne Herman thanked Mrs. Zimmerman for the presentation and stated it is the missing link in Education and is happy to see it coming on.

Charlene Bybee asked if when a student enrolls into the school different programs if a student will stay within that section and how will the student get their core curriculum. Zimmerman replied it is a comprehensive high school and has all the Core Classes and students will be all over the Campus. Charlene asked how students were accepted. Zimmerman replied students apply to the specific Academy and the CTE Department works with the Principal of that school and students on enrollment.

Andrew Diss asked if the 12m design costs fell inline with design costs for other schools. Zimmerman answered it is consistent with design costs for other schools of this size.

Justin Ivory asked if the Athletic Fields will be used or rebuilt. Zimmerman replied the football

field and tennis courts will stay. There will be sports for students. Bob Lucey asked if the buildings will be repurposed or new construction? Zimmerman replied they are working through conceptual design and with a Construction Manager, it will depend on costs of new versus repurposing.

208 Update on the Timeline and Budgeted Cost associated with the Replacement of William O'Brien Middle School (FOR INFORMATION AND DISCUSSION ONLY)

Adam Searcy, WCSD Chief Facilities Management Officer, and Kevin Kemner, Design Lead Team of TSK. gave a presentation and progress update for the rebuild of O'Brien MS.

Recap - Rebuild Progress

- Site Plan Approved by City of Reno - 6/18/20
- 100% Schematic Design Cost Estimate - 7/24/20
- 3rd party Independent Cost Estimate Complete
- Sky Vista HOA Land Purchase - Going to Membership Vote
- Public Outreach - Ongoing

Kevin Kemner reviewed the Design Development for O'Brien MS and presented a video. Adam Searcy gave a summary of the School Design Budget Estimate and the Independent Cost Estimate.

O'Brien MS Budget - 86.2 to \$90.7 million

- GMP 1 - \$4 million
 - Demolition of existing Ballfields
 - Demolition of Abatement of Restrooms/Tennis Courts
 - Mass Grading - Structural Pad
 - More Efficient Design Added Value to GMP 1
 - Construction 3.25 million
 - Construction Professional Services \$0.75 million
- GMP 2 - \$82.2 to \$86.7 million
 - Construction of New O'Brien MS and Ballfields
 - Demolition of Abatement Existing School
 - Scoping FF&E Budget
 - Developed Professional Services Budget
 - Identifying Value Added Design Opportunities
 - Construction \$73 to \$76.5 million
 - FFE \$5.2 to 5.7 million
 - Construction Professional Services \$4 to 4.5 million

Requesting Action on the recommended allocation of full Construction phase funding for GMP1 And associated Construction Professional Services.

Justin Ivory asked for information regarding the Construction Professional Services and costs. Adam replied GMP 1 will be done in house and GMP 2 it is not possible to staff with exclusively in house resources. GMP 2 will cost just over \$2 million for 4 full time staff for the lifespan of the GMP. Justin requested a detailed report that shows how much money is spent on the added Construction Manager costs and hours the Construction Manager spent on the project. Adam

Searcy replied the document already exists and he will send it to the Committee Members.

Presentation, Discussion, and Possible Action to Recommend the Washoe County School District Board of Trustees Approve the Allocation of \$16,000,000 to the 2020/2021 'A' Major Projects Program (See Attachment A) (FOR POSSIBLE ACTION)

Adam Searcy, WCSD Chief Facilities Management Officer, requested an allocation of \$16 million for the 2020/2021 "A" Major Projects Program.

On a motion by Devon Reese and seconded by Bob Lucey, **the Capital Funding Protection Committee Recommended the Washoe County School District Board of Trustees Approve the Allocation of \$16,000,000 to the 2020/2021 'A' Major Projects Program (See Attachment A)** (Yea: Paul Anderson, Elise Bunkowski, Charlene Bybee, Sophia Cardinal, Oscar Delgado, Andrew Diss, Jeanne Herman, Justin Ivory, Bob Lucey, Devon Reese, and Dave Solaro) Final Resolution: Motion Carries 11-0

- No Public Comment

3 CLOSING ITEMS

3.01 Public Comment

- No Public Comment

3.02 Announcement of Next Meeting

Thursday, October 1, 2020 at 4:00 pm, location to be determined.

3.03 Adjourn Meeting

The meeting was adjourned at 5:30 PM.

Dave Solaro, Chair