



Washoe County School District

Every Child, By Name And Face, To GraduationSM



Capital Projects Quarterly Report

Summer 2021



Procter R. Hug High School

Summer 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:

The building construction is halfway complete. Inside, many of the plumbing fixtures, doors and windows have been installed. Many walls on the ground floor have been painted. Outside, much of the parking lot and the roads on campus have been paved. The paving of the track that circles the football field is finished and the home and visitor bleachers have been installed.

Neighborhood Impact:

Road improvements are underway to make Sullivan Lane, El Rancho Drive, and McCarran Blvd. safer by installing roundabouts and sidewalks. The section of Sullivan Lane from El Rancho Drive to McCarran Blvd. remains closed until the fall. Night work on McCarran Blvd. begins this summer to build new sidewalks and create a safer intersection at Sullivan Lane.

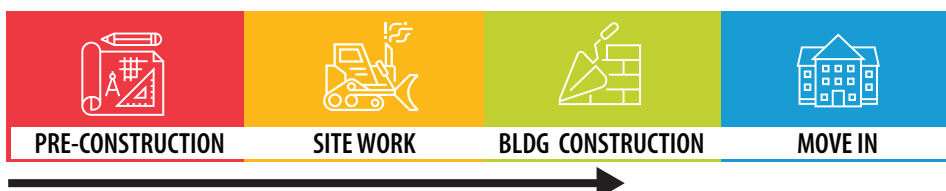
What's Next:

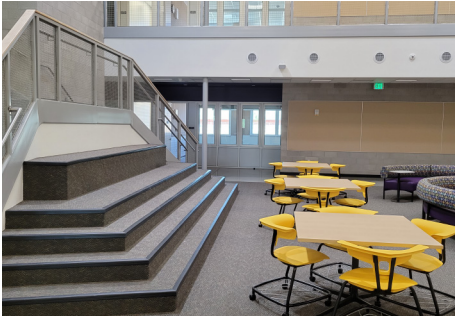
Installation of plumbing fixtures, cabinets, doors, and windows will continue on all three levels of the building. All windows in the building will then be water tested. Backstop walls and fencing for the baseball fields will be installed. Capital projects staff are working with Hug staff to begin ordering the more than 1,000 items needed for the school, including furniture and technology. Irrigation throughout the site is being completed and landscaping including trees, sod, and shrubs will be planted by early fall.

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	85.46%
GMP 3	\$125,490,284.00	\$281,329.00	\$1,286,509.00	\$79,799,083.43	62.94%
GMP 4	\$6,943,629.00			\$2,718,039.30	39.14%

Project Progress Made





Michael Inskeep Elementary School

Summer 2021

Location: 18001 Briar Drive, Reno, NV 89508

Architect: H+K Architects

Contractor: Q&D Construction

Total Budget Allocation: \$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 682 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:

Construction of Inskeep Elementary School is complete and staff has begun moving furniture and technology into the building. Drought-resistant landscaping has been added outside of the school and playground equipment and bike racks have been installed. The school is ready for students.

Facts about Inskeep Construction:

- 86,134 square feet of building space
- 100,011 concrete blocks
- 225 tons of steel
- 3,800 sheets of drywall
- 240,000 screws

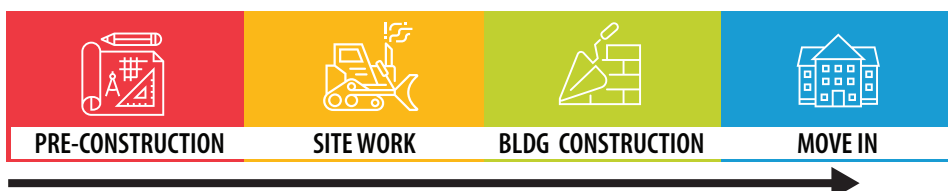
What's Next:

Capital projects staff will continue to move furniture and technology into the building and staff will begin getting settled. The school will open its doors to the public for a Ribbon Cutting and Open House on August 3 and to students for the start of school the following week.

Current Construction Budget

Phase	Bid Amount	Force Account Change	Contract Change	Contractor Paid to Date	Percent Complete
DBB	\$32,000,083.00	\$185,453.38		\$30,022,985.94	93.82%

Project Progress Made





O'Brien STEM Academy

Summer 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 geothermal wells that will provide energy efficient heating and cooling to the new building are near completion. In total, workers drilled 140 wells that are 465 feet deep. The concrete slabs for the building have been poured and workers have begun building the walls with concrete masonry units. In the flex learning space, the masonry walls were completed. Installation of underground utilities including plumbing, mechanical, and electrical is near completion.

O'Brien students and staff gathered with District leadership in June for the formal Groundbreaking Celebration, although work began in December 2020.

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.

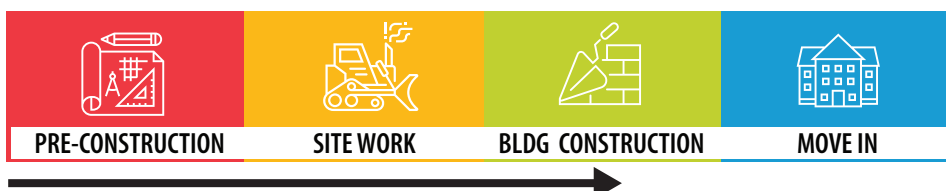
What's Next:

The building will begin to take noticeable shape over the summer and into the fall as the masonry walls come to a completion and the steel structure of the main classroom building begins to rise. The site will be paved and retaining walls will be created. In total, 160,000 concrete masonry units will be used in the structure.

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			\$6,387,380.60	9.26%

Project Progress Made





Debbie Smith Career and Technical Education Academy High School

Summer 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, as well as space for athletics. RiSE Academy 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:

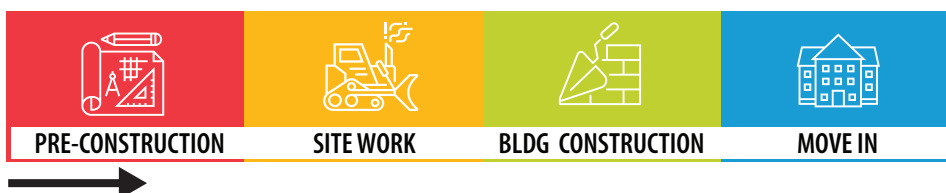
The design team has completed schematic design and the project has now entered the design development phase. It has been determined which buildings will be revamped and included in the new school, and which will be demolished and rebuilt. In total, there will be 40 teaching stations and spaces for each of the CTE Academies: Culinary Arts & Nutrition, Engineering & Robotics, Marketing, Medical Careers (Nursing), Natural Resources & Animal Sciences, Skilled Trades (Construction Technology and Welding), and Teaching & Training (K-5).

The CTE Academy will include athletics, and the stadium, track and tennis courts will remain in the current location. The existing softball and baseball fields will be used as practice fields for athletics as well as PE classes. The large gym will remain to provide space for PE classes as well as athletics programs.

What's Next:

The design team is currently incorporating the design into a three-dimensional walk-through video that will be unveiled to the public in August.

Project Progress Made





Darrel Swope Middle School

Summer 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 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:

The new gym is nearing completion. Skylights have been added into the ceiling for natural lighting. Mechanical, electrical, and plumbing has been installed. Interior framing is complete and drywall has been installed. The basketball hoops, bleachers, wood flooring, paint and lockers are being put in. The old gym was demolished. Work is underway inside the current building as well. The current band and choir rooms are being demolished and rebuilt, the library is being demolished, and a new kitchen is being built.

School Impact:

Because the library was demolished over the summer and the new library will be built in the new classroom building, students will have access to a temporary library being 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.

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. United Construction will continue to deliver flyers to neighbors with current construction information.

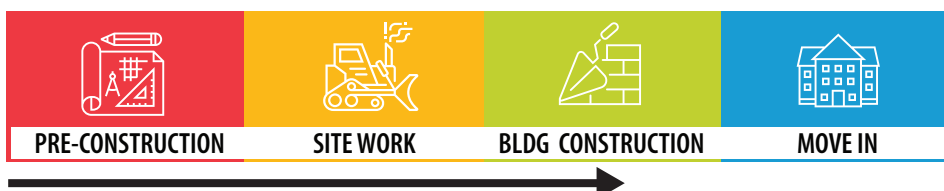
What's Next:

Construction will begin on the new classroom building. Workers will dig out existing soil where the old gym was and replace with new soil. Piping and utilities will be installed, followed by footings and stem walls. Once complete, concrete slab will be poured to create the flooring for the new building.

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	\$3,739,210.31	37.24%
GMP 3	\$22,529, 800.00				0%

Project Progress Made





Capital Renewal Program Update

Summer 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:

Since school let out for the summer, the Capital Projects team has been working on more than 100 projects across 50 different school sites. This summer alone, 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. Some of the projects being completed this summer include: new flooring at Desert Heights Elementary School, new HVAC system at Diedrichsen Elementary, updated boilers and roof repairs at Billingshurst Middle School, updated boilers, new windows, and tennis court upgrades at Incline High School, a new tennis court at Reed High School, a new track at Galena High School, and exterior paint at Clayton and Dilworth Middle Schools, among many others.

What's Next:

The Capital Renewals program will continue throughout the fall, however there won't be as many projects while students are in school. Some upcoming projects include IT Infrastructure upgrades at several schools, emergency signage replacement at several schools, and boiler repairs at several schools.

Additional Information:

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

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

Summer 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
45 school sites	HVAC Control Modifications	\$ 445,000.00				0.00%
5 school sites	Paving (separate contract)	\$ 1,742,444.00			\$ 690,887.50	39.65%
9 school sites	Paving (separate contract)	\$ 384,007.00				0.00%
Bennett ES	Fire Alarm Replacement	\$ 147,864.00			\$ 120,520.80	81.51%
Bennett ES	Paving (separate contract)	\$ 703,003.00				0.00%
Billinghurst ES	Replace Boiler	\$ 602,704.00			\$ 182,443.65	30.27%
Billinghurst MS	Roofing Area J-O	\$ 1,508,000.00				0.00%
Cannan ES	Roofing Area B & B1	\$ 399,920.00				0.00%
Clayton MS	Lead Abatement and Painting including structural repairs	\$ 1,191,000.00			\$ 164,986.02	13.85%
Desert Heights ES	Flooring	\$ 497,500.00	\$ 31,463.00		\$ 7,063.15	1.42%
Diedrichsen ES	Replace Rooftop Coolers / HVAC Upgrade	\$ 2,644,000.00	\$ 23,734.19		\$ 1,081,673.60	40.91%
Dilworth MS	Paint Exterior of Building	\$ 248,578.00				0.00%

*Force Account Change: Contingency funding within a contract

*Contract Change: Contingency funding added to a contract

School Name	Construction Project	Contractor bid amount	Force Acct Change*	Contract Change*	Contractor Paid to date	Percentage Complete
Donner Springs ES	Fire Alarm Replacement	\$ 134,750.00				0.00%
Galena HS	Track Replacement	\$ 463,007.00				0.00%
Galena HS	Flooring	\$ 133,400.00		\$ 1,575.00	\$ 5,423.26	4.02%
Getto Transportation Center	Roofing Area A & B	\$ 254,800.00				0.00%
Huffaker ES	Irrigation Repair	\$ 102,550.00				0.00%
Incline HS	Tennis Reconstruction	\$ 391,500.00				0.00%
Incline HS	Replace Boiler	\$ 942,000.00				0.00%
Incline HS	Window Repairs and Storefront	\$ 177,933.00				0.00%
Incline MS	Replace Boilers	\$ 517,000.00				0.00%
McQueen HS	Replace Boilers	\$ 881,918.00			\$ 188,784.95	21.41%
Melton ES	Interior Door Locks	\$ 103,800.00				0.00%
North Valleys HS	Roofing Areas K-O	\$ 1,058,000.00				0.00%
Piccolo K - 12	Play area and Shade structure	\$ 294,267.00				0.00%
Poulakidas ES	Move Mobile from Double Diamond, Hunsburger	\$ 500,740.00				0.00%

*Force Account Change: Contingency funding within a contract

*Contract Change: Contingency funding added to a contract

School Name	Construction Project	Contractor bid amount	Force Acct Change*	Contract Change*	Contractor Paid to date	Percentage Complete
Reed HS	Replace Retaining Wall	\$ 131,456.00				0.00%
Reed HS	Tennis Reconstruction	\$ 257,007.00				0.00%
Spanish Springs ES	Replace Fire Alarm	\$ 130,000.00			\$ 56,008.44	43.08%
Spanish Springs HS	Roofing Areas A-J	\$ 984,000.00				0.00%
Sparks HS	Stage Theater Lighting	\$ 163,900.00				0.00%
Sparks HS	Roof and Mechanical at Field house U V	\$ 350,000.00				0.00%
Sparks HS	Roofing Areas M,I,L,Q,R,	\$ 735,000.00				0.00%
Veterans STEM Academy	Seismic Retrofits BC	\$ 140,000.00			\$ 50,686.79	36.20%
Winnemucca ES	Fire Alarm Replacement	\$ 132,200.00			\$ 100,890.00	76.32%
Wooster HS	Replace Site Irrigation	\$ 1,281,208.00				0.00%

*Force Account Change: Contingency funding within a contract

*Contract Change: Contingency funding added to a contract