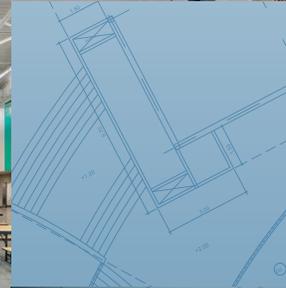




**Washoe County School District**  
Every Child, By Name And Face, To Graduation<sup>SM</sup>



# Capital Projects Quarterly Report

Winter 2022



# Darrel C. Swope Middle School

Winter 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:

The new two-story classroom building is taking shape as crews have completed the concrete masonry unit walls and scaffolding has been removed. Crews are working after school hours on the HVAC systems in the current building, which are undergoing a complete upgrade. Inside, the new kitchen walls have been painted and the epoxy floor is in.

## What's Next:

Structural steel for the classroom building has been delivered and steel columns, decking, and steel roof beams will be installed as the building begins to rise. Windows will be placed into the building. In the new kitchen, equipment is scheduled to be installed and the new kitchen should be complete and in use after spring break.

## 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.

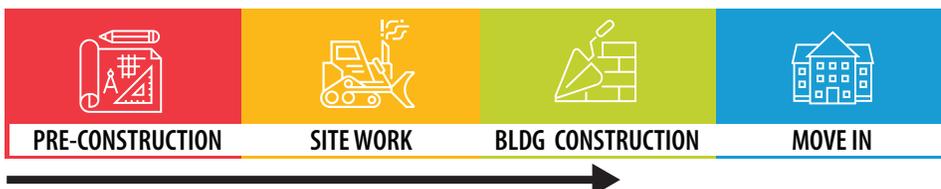
## School Impact:

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.

## 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	\$ 535,455.02	\$8,659,169.29	82%
GMP 3	\$22,529,800.00	\$181,075.03	\$422,549.56	\$5,675,043.33	25%

## Project Progress Made





# Debbie Smith Career and Technical Education Academy High School

Winter 2022

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 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, and 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, and the new building will be open for students in August 2024.*

## Recent Project Updates:

The design team has completed 50% of the construction documents. The design phase will be complete by the end of February 2022. District staff is taking this project forward to the Capital Funding Protection Committee and Board of Trustees for full construction funding approval in February. The Office of Communications and Community Engagement has been working to create a new logo for the school, which will share AACT's mascot – the Trailblazers. The community voted on a final logo that is expected to be unveiled to the public in February.

## What's Next:

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

## Project Progress Made





# Procter R. Hug High School

## Winter 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:

The new Procter R. Hug High School is now 90% complete. As the January weather remained warm, workers were able to pour concrete and perform mason work in above-freezing temperatures, allowing them to install most of the fencing, gates, and light pole fixtures throughout the site. Landscaping has begun, with 6,864 plants (including trees, shrubs, and grasses) being planted throughout the site and 360,000 square feet of turf laid out on football, baseball, softball, and soccer fields. Inside the main building, finishes such as kitchen equipment, signage, toilet fixtures, painting, and classroom doors are complete. Other finishes including telecomm, audio visual systems, security systems, fire alarms, and lighting controls are in progress and nearing completion. The theatre is also nearing completion with seating, carpet, curtains, lighting, and audio equipment being installed. Hardwood floors are being installed in both gyms and the dance room.

### Neighborhood Impact:

All road work conducted on Sullivan Lane and El Rancho Drive is complete and has been inspected and approved by NDOT, the City of Sparks, and Washoe County. Commuters will recognize three roundabouts added to El Rancho Drive and Sullivan Lane, including bike lanes, pedestrian crosswalks, street lights, and additional sidewalks leading toward the school. New traffic lights and pedestrian traffic signals will also be installed. In addition, six geotechnical retaining walls to improve pedestrian safety have been constructed.

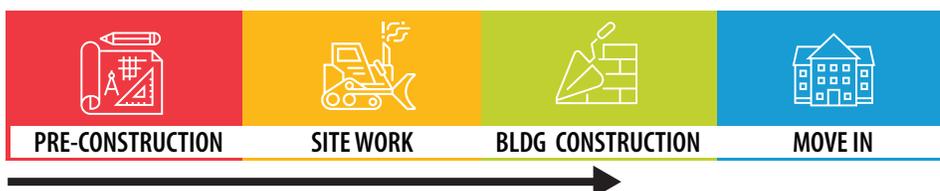
### What's Next:

All installed equipment systems in the building will be commissioned this winter, meaning they will be tested to ensure proper functioning. A pre-check will occur to prep electrical and mechanical geothermal equipment, air handling units, and system controls for full time operation duties. Crews are preparing the building for occupancy by putting together a final 'punch list' that will allow them to investigate all areas of the buildings to ensure all work is complete. Construction is on schedule and the building is expected to be complete in the summer.

### Current Construction Budget

Phase	Bid Amount	Force Account Change	Contract Change	Contractor Paid to Date	Percent Complete
GMP 2	\$22,386,196.00	\$236,612.00	\$908,761.00	\$22,104,964.46	95%
GMP 3	\$125,490,284.00	\$1,024,904.00	\$1,402,108.00	\$111,685,657.63	88%
GMP 4	\$6,943,629.00	\$18,117.00	\$578,427.00	\$7,353,241.00	98%

### Project Progress Made





# William O'Brien Middle School

Winter 2022

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 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:

Roofing is complete on the new building and nearly all of the translucent window panels have been installed. In the multipurpose room, gym, and third floor, the mechanical, electrical, and plumbing is being installed, and framing and drywall is being put in. The electives wing, administrative offices, and first floor classrooms are in finishing stages with grid ceilings, paint, lighting fixtures, epoxy flooring, and cabinetry work occurring. The grounds are taking shape as site lighting, landscaping irrigation, and bus loop paving are in progress of being completed. Meanwhile, CORE Construction and TSK Architects led its second student assembly in the "CORE for the Students," program, which featured a presentation about the types of materials used to create the building.

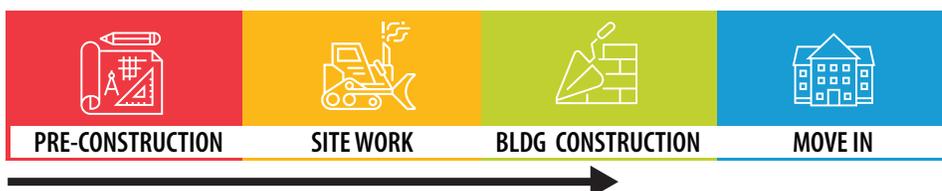
## School Impact:

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%
GMP 2	\$68,967,467.00	\$53,335.32	\$774,767.78	\$33,353,122.75	48%

## 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 7:00-7:30 a.m. to ensure student safety at the Silver Lake bus stop.

## What's Next:

Over the next couple of months, the project will start to look like a finished building on the interior and exterior. Framing and drywall will be complete throughout the building as crews move into completing the finishing touches such as paint, lockers, and wall paneling. The resinous flooring will be put in throughout the building and the wood flooring will be installed in the gym. Outside, veneer masonry, metal wall panels, and windows will be finished. The main plant and pumphouse will be completed, allowing crews to turn on mechanical and electrical systems. The contractor will continue to engage with O'Brien Middle School students through the "CORE for the students" program.



# Unnamed Elementary School in Southeast Reno

**Winter 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: \$46.6 Million

*The new elementary school in southeast Reno near Rio Wrangler Parkway is scheduled to open in Fall 2023. It will house up to 682 students and will relieve overcrowding in south Reno schools. The site lies within the Damonte Ranch Planned Unit Development.*

## Recent Construction Updates:

The Board of Trustees approved a budget of \$43.6 million for the construction and has awarded the contract to Martin-Harris/Group West Construction, A Joint Venture. The School Naming Committee has begun the process for naming the school by soliciting community nominations for a name.

## What's Next:

Construction is slated to begin in early 2022 and will be celebrated with a ceremonial groundbreaking in the spring of 2022. The School Naming Committee will continue the naming process by seeking community engagement on names and is expected to make a recommendation to the Board of Trustees in the spring. The Board of Trustees will select the final name. The Zoning Advisory Committee is beginning its process to determine the school attendance zones and will make a final recommendation to the Board of Trustees in late spring.

## Current Construction Budget

Phase	Bid Amount	Force Account Change	Contract Change	Contractor Paid to Date	Percent Complete
	\$38,625,000				

## Project Progress Made





# Capital Renewal Program Update

**Winter 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 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:**

Much of the capital renewal work is completed during the summer break, with roughly \$20 million being invested in projects in summer 2021. Over the fall months, the capital renewals program continued with smaller projects such as soap and toilet paper dispenser replacements, HVAC control modifications, emergency signage replacement, and boiler repairs.

## **What's Next:**

The Capital Renewals program will continue throughout the winter with bi-directional antennae emergency radio upgrades at several school sites, and other smaller projects like carpentry and repairs. Staff are currently prioritizing projects and scheduling work to be completed next summer when students are out of the buildings.

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/>

## Winter 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
23 sites	Emergency Response Signage	\$174,622				
29 sites	Boiler Chiller Safety Repairs	\$527,400	\$21,266.69		\$125,430.00	23.78%
5 sites	Bi Directional Antenna Upgrades	\$805,000.00				
44 sites	HVAC Control Modifications	\$445,000			\$120,588.47	27.10%
5 sites	Paving	\$1,742,444			\$852,150.00	48.91%
11 sites	Braille Signage	\$248,762.00				
28 sites	Soap Dispenser Replacements	\$221,998	\$2,130.29		\$178,397.15	80.36%
21 sites	Soap and Toilet Paper Dispenser Replacements (contract 1)	\$247,000.00				
14 sites	Soap and Toilet Paper Dispenser Replacements (contract 2)	\$159,200.00				
8 sites (larger schools)	Soap and Toilet Paper Dispenser Replacements (contract 3)	\$332,300.00				
Spanish Springs Elementary School	Replace Fire Alarm	\$130,000	\$1,808.00		\$56,008.44	43.08%
Donner Springs Elementary School	Fire Alarm Replacement	\$134,750			\$69,728.28	51.75%
Sparks High School	Stage Theater Lighting	\$163,900				
Spanish Springs High School	Replace & Paint Windows	\$845,710				
Galena High School	Track	\$463,007	\$15,820.01		\$375,731.65	81.15%
Wooster High School	Replace Site Irrigation	\$1,281,208	\$2,786.09		\$143,646.35	11.21%
Incline High School	Tennis Court Reconstruction	\$391,500	\$9,894.11		\$283,100.00	72.31%
Clayton Middle School	Abatement Stabilize & Repaint Pan Decks, Paint exterior	\$1,191,000	\$59,124.58	\$231,569.62	\$1,106,835.94	77.81%
Reed High School	HVAC #13 Replacement	\$410,000				
Billinghurst Middle School	Roofing Area J-O	\$1,508,000	\$38,120.59	(\$171,879.41)	\$1,324,976.24	99.17%

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

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