

**Washoe County School District**

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January 11, 2019

SENT VIA EMAIL: [admin@lcb.state.nv.us](mailto:admin@lcb.state.nv.us)

Mr. Rick Combs, Director  
Legislative Counsel Bureau  
401 S. Carson St.  
Carson City, Nevada 89701-4747

Dear Director Combs,

In 2015, the Nevada Legislature approved Assembly Bill 283. Section 14.5 of the Bill requires each public entity to submit annually, to the Legislature or the Legislative Commission, a report on each public work for which the public body enters into a contract with a construction manager at risk (CMAR). The report must include a description of the public work, the name of the construction manager at risk and a report on the progress of the public work or, if the public work has been completed, an explanation of whether the public body is satisfied with the public work and with the contractual arrangement with the construction manager at risk.

The enclosed report provides a list of all Washoe County School District's CMAR public works projects either completed or in progress for the reporting year of 2018. Each project reported also has the following information:

- A. A description of the public work;
- B. The name of the construction manager at risk;
- C. If the public work has not been completed at the time the report is submitted, then a report on the progress of the public work; and
- D. If the public work has been completed at the time the report is submitted, an explanation whether the public body is satisfied with the public work and with the contractual arrangement with the construction manager at risk.

Should you have any questions about the report or any of the Washoe County School District's CMAR projects, please contact me directly at: [asullivan@washoeschools.net](mailto:asullivan@washoeschools.net) or by phone at (775) 850-8056.

Sincerely,

Andrea J. Sullivan, CSPM, CPIM  
Director of Procurement and Contracts

Enclosure

Cc: Monica Schuerr, Assistant Director of Procurement & Contracts

## WASHOE COUNTY SCHOOL DISTRICT

### 2018 Construction Manager at Risk (CMAR) Projects

Pursuant to current statutes NRS 338.169 to 338.16995, inclusive, Washoe County School District (WCSD) is submitting its annual report for which WCSD has entered into a contract with a Construction Manager at Risk (CMAR) for or to construct public works projects in 2018 as follows:

#### **NUTRITION SERVICES CENTER EXPANSION – CMAR #61210A**

**A. Description of public work:** The Nutrition Services Center Expansion will include civil, landscape, architectural, structural, HVAC, plumbing, electrical and other elements to construct approximately 11,000 gross square footage of new expansion and 6,000 gross square footage of remodeled space, within an existing, active, two-story food processing and warehouse facility. Site civil will include selected demolition, over-excavation and foundation construction for building expansion, parking lot, driveway, fencing and landscaping. Existing structural systems include HSS X bracing and steel strap bracing throughout the building and interior steel support columns, all of which must be accommodated. New structural systems will include insulated double slab systems in “cold” areas, the addition of an elevator to accommodate second floor office space addition, selected structural demolition, new steel columns, beams and composite lightweight decking with concrete fill. New roof framing will include new steel columns with new steel beams, girders, bracing and decking. Reinforcement sufficient to support the addition of multiple select rooftop mechanical units. Exterior walls are planned to include metal stud framing with architectural metal siding. New roof decking is planned to be 18 gauge metal decking. Floor finishes and interior wall finishes will vary based on the area’s end use. HVAC system will include demolition of multiple existing hydronic fan coils, evaporative coolers, fan powered terminal units and air handlers across multiple existing storage and administrative spaces. New gas-fired DX cooled rooftop units will be installed as well as a new air-cooled chiller with all associated ductwork realignment, pumps and piping. New heating and ventilation systems will be required at the new loading docks and restrooms. Standard fire protection head relocation and installation will also be required. Expansion construction will include additional 120/208VAC, 3-phase, 4-wire panel board(s) to accommodate additional loads. Standard electrical, data, voice and fire alarm systems shall be used in conjunction with natural daylighting and LED lighting systems.

**B. Name of CMAR:** Clark Sullivan Construction

**C. Progress:** CMAR was awarded on August 8, 2017, by WCSD’s Board of Trustees; preconstruction services began on August 9, 2017; construction services are scheduled to begin February 2019; project is scheduled to be completed by February 2020.

**D. Satisfaction of Completed Work:** Not applicable, as this project is still in progress.



**MANAGEMENT OF CONSTRUCTION FOR TWO NEW COMPREHENSIVE MIDDLE SCHOOLS WITHIN WASHOE COUNTY SCHOOL DISTRICT – CMAR #61300A**

- A. Description of public work:** For Pre-Design Services the CMAR is required to conduct a constructability review, value engineering and conformance review of a previously constructed Middle School for application into each of these two new Middle School designs. Typical new construction CMAR pre-construction services were also required for site work only on each new location.

Each of the two new Middle School designs will proceed generally concurrently and in partnership with the same Architecture firm. The project scope will include (but is not limited to) civil, landscape, architectural, structural, HVAC, plumbing, electrical and other construction to construct a 189,000 gross square foot, two-story facility. The facility will be designed for grades 6 through 8 and include classrooms, grade level support spaces, special education spaces, electives spaces, music spaces, media center, administration spaces, multipurpose room with stage, food services spaces, physical education spaces, custodial/mechanical spaces restrooms, etc. Site civil will include staff and visitor parking, bus lanes for loading and unloading, parent pick-up and delivery, activity fields, service areas and fire department access. Landscaping shall be based upon Xeriscape design principles and reclaim irrigation if available. Offsite civil will include safe route to school measures that may include sidewalks, school zone signage and signals, crosswalks, and traffic signals. Structural systems will include masonry bearing and shear wall systems, concrete slab on grade first floor combined with open web joists & metal deck and lightweight concrete second floor and roof systems with steel wide flange beams. Exterior wall systems will include bearing unit masonry and architectural grade metal wall panel systems with aluminum storefront glazing systems. Roofing will be a single ply membrane system. Floor finishes may include VCT, carpet, resilient vinyl, ceramic tile and resinous flooring. Interior wall finishes will include unpainted unit masonry, gypsum wallboard systems, acoustical systems and ceramic tile. Ceilings will be acoustical tile predominately. Interior doors and windows will include hollow metal doors and frames. HVAC will be a water source heat pump with a ground loop system. Air delivery shall include heat recovery systems. Alerton building controls systems will be utilized. Standard electrical, data, voice and fire alarm systems shall be used in conjunction with natural daylighting and LED lighting systems.

- B. Name of CMAR:** CORE Construction Services of Nevada, Inc.

- C. Progress:** CMAR was awarded on February 28, 2017, by WCSD's Board of Trustees; preconstruction services began on February 29, 2017; the Guaranteed Maximum Price (GMP-1) for mass grading and related construction services for both middle school sites was awarded by WCSD's Board of Trustees on November 14, 2017 with substantial completion of all work to be completed by March 9, 2018; the Guaranteed Maximum Price (GMP-2) for construction of the buildings and balance of sites' improvements was awarded by WCSD's Board of Trustees on March 13, 2018; substantial completion of all work for this project is July 2, 2019 with final completion by August 2, 2019.

- D. Satisfaction of Completed Work:** Not applicable, as this project is still in progress.



**MANAGEMENT OF CONSTRUCTION FOR NEW COMPREHENSIVE  
ELEMENTARY SCHOOL WITHIN WASHOE COUNTY SCHOOL DISTRICT –  
CMAR #C-61108A**

- A. Description of public work:** For Pre-Design Services the CMAR is required to partner with the design team in the development of a new prototype elementary school design including review of design development, schedule, cost estimation, constructability, value engineering and other typical new construction CMAR pre-construction services.

The new elementary school will include civil, landscape, architectural, structural, HVAC, plumbing, electrical and other construction to construct a 76,300 gross square foot, two story facility. The facility will be designed for grades Pre-K through 5 and include classrooms, “neighborhood” support spaces, STEAM (Science, Technology, Engineering, Art, Math) labs, media center, administration spaces, multipurpose room with stage, food services spaces, physical education spaces, custodial/mechanical spaces and rest rooms. Site civil will include staff and visitor parking, bus lanes for loading and unloading, parent pick-up and delivery, activity fields, service areas and fire department access. Landscaping shall be based upon Xeriscape design principles and reclaim irrigation if available. Offsite civil will include safe route to school measures that may include sidewalks, school zone signage and signals, crosswalks, and traffic signals. Structural systems will include masonry bearing and shear wall systems, concrete slab on grade first floor combined with open web joists and metal deck and lightweight concrete second floor and roof systems with steel wide flange beams. Exterior wall systems will include bearing unit masonry and architectural grade metal wall panel systems with aluminum storefront glazing systems. Roofing will be a single ply membrane system. Floor finishes may include VCT, carpet, resilient vinyl, ceramic tile and resinous flooring. Interior wall finishes will include unpainted unit masonry, gypsum wallboard systems, acoustical systems and ceramic tile. Ceilings will be acoustical tile predominately. Interior doors and windows will include hollow metal doors and frames. HVAC will be a water source heat pump with a ground loop system. Air delivery shall include heat recovery systems. Alerton building controls systems will be utilized. Standard electrical, data, voice and fire alarm systems shall be used in conjunction with natural daylighting and LED lighting systems.

- B. Name of CMAR:** Q & D Construction

- C. Progress:** CMAR was awarded on April 11, 2017, by WCSD’s Board of Trustees; preconstruction services began on April 12, 2017; Guaranteed Maximum Price (GMP-1) for mass grading and related construction services was awarded by WCSD’s Board of Trustees on February 13, 2018; Guaranteed Maximum Price (GMP-2) for vertical construction services was awarded by WCSD’s Board of Trustees on May 8, 2018; substantial completion of all work is to be completed by June 21, 2019 and final construction no later than July 18, 2019.

- D. Satisfaction of Completed Work:** Not applicable, as this project is still in progress.



**MANAGEMENT OF CONSTRUCTION FOR NEW WILDCREEK AREA  
COMPREHENSIVE HIGH SCHOOL – CMAR #C-61600A**

- A. Description of public work:** For Pre-Construction Services the CMAR will be required to partner with the with Washoe County School District's (WCSD) Design Team in the development of a new prototype, comprehensive high school design including review of design development, schedule, cost estimation, constructability, value engineering and other typical new construction CMAR preconstruction services. The successful proposer will also be required to manage Subcontractor procurement in accordance with all applicable laws and policies in the development of one or more Guaranteed Maximum Price (GMP) construction contract(s) for consideration by the WCSD.

The new high school will be a prototype, comprehensive design and will include civil, landscape, architectural, structural, HVAC, plumbing, electrical and other construction that will be an approximately 300,000 gross square foot, multi-story facility. The Educational Specifications for the architectural program are currently under development and will be finalized by November 2017. While a more precise understanding of the program is not yet known, the new facility will be designed for approximately 2,500 students between grades 9 through 12 and will include classrooms, "neighborhood" support spaces, STEAM (Science, Technology, Engineering, Art, Math) labs, media centers, administration spaces, multiple gymnasiums, major theater / auditorium(s), food services spaces, physical education spaces, custodial/mechanical spaces and gender inclusive restrooms.

Site civil design is to include staff and visitor parking, bus lanes for loading and unloading, parent pick-up and delivery, activity fields, including, but not limited to the following: two (2) football, two (2) baseball, and two (2) softball fields with additional tennis courts and other possible outdoor activity elements, service areas and fire department access. The site itself is not currently owned by WCSD and acquisition due diligence is underway. The tentative location is within the southwestern quadrant of APN 027-011-05 on the site of a current Wildcreek Golf Course. Landscaping shall be based upon Xeriscape design principles and reclaim irrigation. Offsite civil design will include safe route to school measures that may include sidewalks, major roadway improvements, school zone signage and signals, crosswalks, and traffic signals.

Structural systems will likely include masonry bearing and shear wall systems, concrete slab on grade first floor combined with open web joists and metal deck and lightweight concrete second floor and roof systems with steel wide flange beams. Exterior wall systems will include bearing unit masonry and architectural grade metal wall panel systems with aluminum storefront glazing systems. Roofing will be a single ply membrane system. Floor finishes may include VCT, carpet, resilient vinyl, ceramic tile and resinous flooring. Interior wall finishes will include unpainted unit masonry, gypsum wallboard systems, acoustical systems and ceramic tile. Ceilings will be predominately acoustical tile. Interior doors and windows will include aluminum and hollow metal doors and frames. HVAC will be a water source heat pump with a ground loop system. Air delivery shall include heat recovery systems. Alerton building controls systems will be utilized. Standard electrical, data, voice and fire alarm systems shall be used in conjunction with natural daylighting and LED lighting systems.

- B. Name of CMAR:** Clark Sullivan Construction



**C. Progress:** CMAR was awarded on October 10, 2017, by WCSD's Board of Trustees; preconstruction services began on October 11, 2017; as the schematic design process for project progressed it was determined that the design and construction schedule for this major project would significantly benefit in quality and cost if the original school opening date was modified from June 2021 to August 2022; the Amendment to the preconstruction services agreement was awarded by WCSD's Board of Trustees on August 14, 2018; construction services are anticipated to begin January, 2020; project is scheduled to be completed by August 2022.

**D. Satisfaction of Completed Work:** Not applicable, as this project is still in progress.

**DARRELL C. SWOPE MIDDLE SCHOOL EXPANSION AND RENOVATION – CMAR #C-62335A**

**A. Description of public work:** For Pre-Construction Services the CMAR will be required to partner with the design team in the development of a design to expand and renovate Darrell C. Swope Middle School including review of Feasibility Study, Education Specification (Ed Specs), Schematic Designs, Design Development, Construction Drawings and Specifications, Schedule, Cost Estimation, Constructability, Value Engineering and other typical CMAR Pre-Construction Services. The successful proposer will also be required to manage subcontractor procurement in accordance with all applicable laws and policies in the development of one or more Guaranteed Maximum Price (GMP) construction contracts for consideration.

The expansion(s) and renovations will include civil, landscape, architectural, structural, HVAC, plumbing, electrical (high and low voltage) and any other construction necessary to construct an expansion of approximately 10,000 – 12,000 (gross) square foot, possibly multi-story addition, as well as, expansions to ancillary spaces such as cafeteria, administration, student-learning hubs or gymnasium spaces. The primary purpose of this project is to expand the capacity of Darrell C. Swope Middle School such that it might become a full 6th, 7th and 8th grade facility in alignment with current WCSD standards. Scope will also likely include remodel work to existing spaces to better align the existing facility with the current WCSD Middle School Educational Specification (Ed Spec), dated September 2016.

At this time it is anticipated that no additional land will be acquired for this project and that the existing little league complex will not be modified. Major classroom expansion is most likely to occur immediately to the south of the existing facility; however, feasibility and scoping investigations are currently underway and expansions to the west are also likely, while maintaining external Ed Spec program requirements.

**B. Name of CMAR:** TBD

**C. Progress:** The solicitation for this project was published on October 16, 2018; Short-List Applicants were notified on December 18, 2018; formal interviews and presentation so Short-List Applicants is scheduled for January 14, 2019; anticipated award of CMAR by WCSD's Board of Trustees is scheduled for February 12, 2019.

**D. Satisfaction of Completed Work:** Not applicable, as this project is still in progress.