

Capital Improvement Program Annual Accountability Report

**Dawit M Hadgu
Deputy Chief Facilities Management
December 4, 2025**

Message from Chief of Facilities Management

Message from Chief of Facilities Management

I am pleased to present the Washoe County School District's 2025 Accountability Report for the Capital Improvement Program. This report reflects our shared commitment to providing safe, innovative, and equitable learning environments for every student in our district.

The progress highlighted within these pages is a direct result of the community's approval of the WC-1 bond in 2016 and the Board's and Capital Funds Protection Committee's continued leadership in guiding the responsible use of these funds. To date, this support has enabled more than **\$1.3 Billion** in critical capital investments, including new school construction, modernization of existing campuses, and major maintenance projects that preserve the long-term health of our facilities.

This past year, we reached several significant milestones. Completed construction at the Debbie Smith CTE Academy, Construction remains on schedule for the new E. Otis Vaughn Middle School and Stead Elementary School, two major projects that reflect our commitment to expanding opportunity and improving the learning experience for students across the district. Additionally, our energy management initiatives generated more than **\$1.7 Million** in annual utility savings, underscoring our focus on sustainability, efficiency, and responsible stewardship of public resources.

These achievements are possible because of the collaboration and dedication of our staff, contractors, consultants, and community partners. Together, we continue to address challenges, implement innovative solutions, and support the long-term vision established by this Board.

As we look ahead, we remain firmly committed to transparency, fiscal responsibility, and accountability. We will continue to prioritize projects that enhance safety, improve operational efficiency, and ensure that our facilities remain responsive to the evolving needs of our students, educators, and community.

Thank you for your ongoing leadership and support. Your guidance and oversight are essential to turning long-term educational goals into tangible results for the families of Washoe County.

Warm regards,

Tami Zimmerman

Chief Facilities Management Officer

Washoe County School District

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Department's 2025 Highlights:

Debbie Smith CTE Academy

Location: 2880 Sutro Street, Reno, NV 89512
 Architect: Van Woert Bigotti Architects
 Contractor: Q&D Construction
 Construction Budget: \$152.5 Million
 Project Status: Completed
 Scheduled to Open: 2025

E. Otis Vaughn MS Rebuild

Location: 1200 Bresson Avenue, Reno, NV 89502
 Architect: TSK Architects
 Construction Budget: \$98.2 Million
 Project Status: Construction
 Scheduled to Open: 2026

Edward C Reed HS Modernization

Location: 1350 Baring Blvd, Sparks, NV 89434
 Architect: Collaborative Design Studios
 Contractor: Plenum Builders
 Construction Budget: \$77.5 Million
 Project Status: Construction
 Scheduled to Open: 2027

Stead Elementary School Rebuild

Location: 926 Cloudburst Dr, Reno, NV 89506
 Architect: H+K Architects
 Construction Budget: \$54.2 Million
 Project Status: Construction
 Scheduled to Open: 2026

George Getto Transportation Rebuild

Location: 1850 Kleppe Lane, Sparks, NV 89431
 Architect: Collaborative Design Studios
 Construction Budget: \$33.0 Million
 Project Status: Construction
 Scheduled to Open: 2026

Echo Loder ES Rebuild

Location: 600 Apple Street, Reno, NV 89502
 Architect: H+K Architects
 Construction Budget: \$73.8 Million
 Project Status: Bid Phase
 Scheduled to Open: 2027

Bernice Mathews ES Modernization

Location: 2750 Elementary Drive, Reno, NV 89512
 Architect: Van Woert Bigotti Architects
 Construction Budget: \$15.2 Million
 Project Status: Construction
 Scheduled to Open: 2026

Virginia Palmer ES Modernization

Location: 5890 Klondike Drive, Sparks, NV 89433
 Architect: Architects Plus
 Construction Budget: \$17.0 Million
 Project Status: Design Phase
 Scheduled to Open: 2027

FY 2025 Capital Renewal Program

Location: Multiple Locations
 Budget: \$50.0 Million
 Number of projects: 193
 Completed Projects to date: 154

Allocations & Investments Since Passing of WC-1 Bond

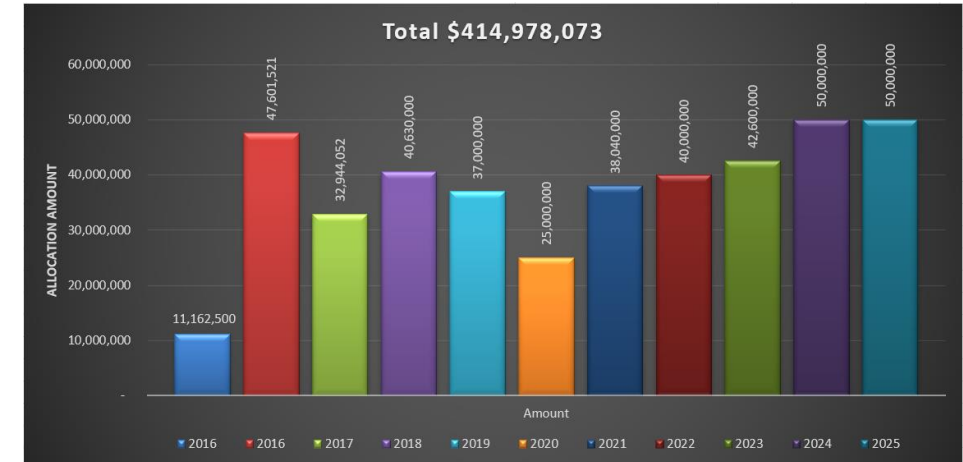
Major Projects

WCSD CAPITAL IMPROVEMENT PROGRAM

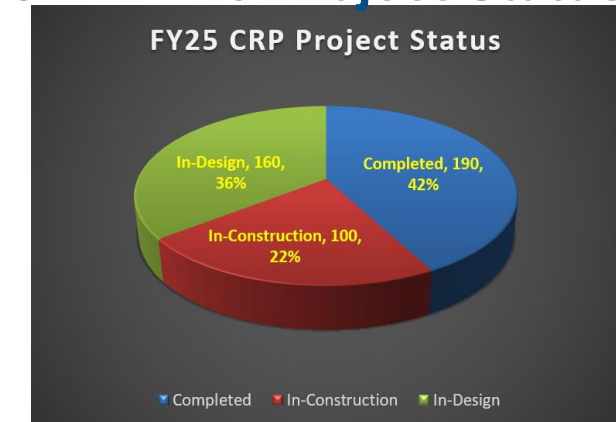
Project Balance Status as of October 16, 2025

Project Description	Allocation	Total Committed	Remaining Balance	Status	Notes
Technology Device Refresh Program	22,700,000	21,130,255	1,569,745	Ongoing	
Additions to Damonte Ranch HS	12,931,111	10,721,041	2,210,070	Complete	
Cold Springs HS	0	0	0	On Hold	
South McCarran/Butler Ranch Area HS	550,000	82,047	467,953	On Hold	
Wildcreek Area HS to replace Hug HS	252,720,000	198,148,882	54,571,118	Complete	
Repurposing of existing Hug HS	182,000,000	172,749,646	9,250,354	Complete	New Debbie Smith HS
Strategic purchase of Sparks HS properties	0	0	0	Ongoing	
Sun Valley Area MS (Desert Skies MS)	89,900,000	78,553,177	11,346,823	Complete	
Arrowcreek Area MS (Marce Herz MS)	87,516,000	86,506,400	1,009,600	Complete	
Spanish Springs Area MS (Sky Ranch MS)	84,100,000	74,098,728	10,001,272	Complete	
South Meadows Area ES (Poulakidas ES)	37,250,000	37,123,705	126,295	Complete	
Cold Springs Area ES	44,700,000	37,827,757	6,872,243	Complete	
Future ESs - Growth Dependent	100,000	96,300	3,700	On Hold	
Spanish Springs Area ES (Bohach ES)	42,200,000	41,178,142	1,021,858	Complete	
Southeast Reno Area ES (Rio Wrangler)	46,625,000	45,290,827	1,334,173	Complete	
Spanish Springs Area ES (Stonebrook)	3,000,000	1,778,478	1,221,522	Complete	
Core Schools Investment	3,000,000	2,811,733	188,267		
Swope MS Expansion	52,700,000	51,514,300	1,185,700	Complete	
O'Brien MS Expansion	95,700,000	91,114,781	4,585,219	Complete	
Vaughn MS Rebuild	133,700,000	109,829,608	23,870,392	Construction Open Fall 2026	
New Stead Area ES	63,960,000	61,091,562	2,868,438	Construction Open Fall 2026	
Loder ES Rebuild	84,500,000	3,840,612	80,659,388	Bid	
Wooster HS Rebuild	1,000,000	433,513	566,487	Pre-Planning	
Reed HS Modernization	100,350,000	79,494,623	20,855,377	Construction Open Fall 2027	
Mathews ES Modernization	23,200,000	16,769,325	6,430,675	Construction Open Fall 2026	
Palmer ES Modernization	1,500,000	1,254,547	245,453	Design	Open Fall 2027
Pine MS Rebuild	12,000,000	1,616,020	10,383,980	Pre-Design	Open Fall 2028
Sparks HS Modernization	1,000,000	900.00	999,100	Pre-Design	Open Fall 2029
North Valley HS Modernization	16,500,000	680,468.92	15,819,531	Pre-Design	Open Fall 2029
Nutrition Services Expansion	10,490,000	9,864,103	625,897	Complete	
Transportation Yard Expansion (Schultz)	2,750,000	1,777,019	972,981	Complete	
Transportation Yard Modernization (Getto)	52,058,259	38,422,523	13,635,736	Construction Open Fall 2026	
Site Acquisition & Disposal	22,373,478	22,235,263	138,215	Ongoing	
Grounds Building Replacement	1,100,000	842,885	257,115	Complete	
Administration Building Replacement	2,000,000	1,621,704	378,297	Pre-Design	
External Capital Audit	200,000	158,010	41,990	Complete	
	\$ 1,586,373,848	\$ 1,300,658,883	\$ 285,714,965	82%	Committed allocation

Capital Renewal since 2016



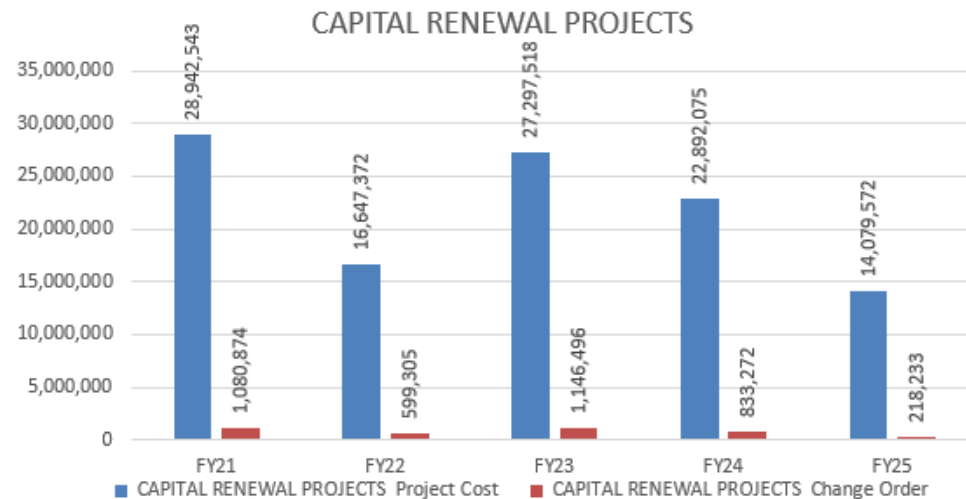
CRP FY25 Project Status



Change Orders

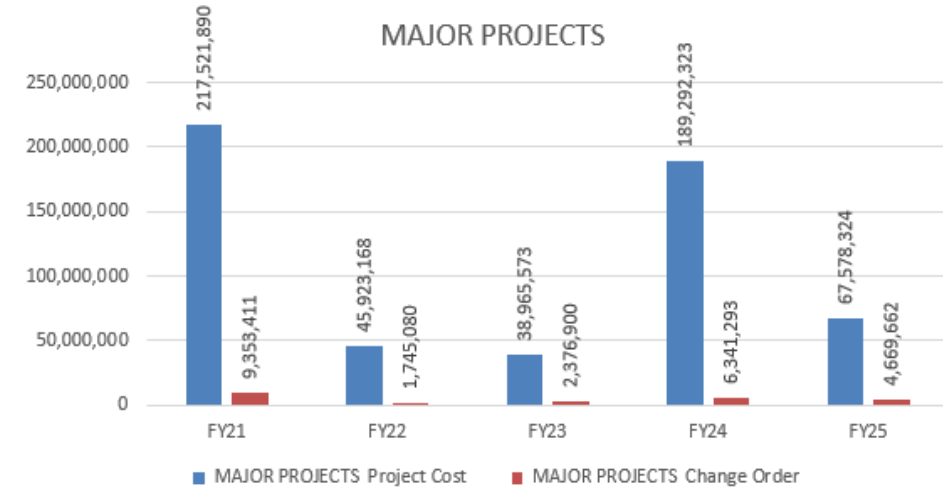
Capital Renewal

FY21 = 3.7% Based on \$ 28,942,543
FY22 = 3.6% Based on \$ 16,647,372
FY23 = 4.2% Based on \$ 27,297,518
FY24 = 3.64% Based on \$ 22,892,075
FY25 = 1.55% Based on \$ 14,079,572



Major Projects

FY21 = 4.3% Based on \$ 217,521,890
FY22 = 3.8% Based on \$ 45,923,168
FY23 = 6.1% Based on \$38,965,573
FY24 = 3.35% Based on \$189,292,323
FY25 = 6.91% Based on \$67,578,324



TRANSPARENCY & ACCOUNTABILITY

Buildings (washoeschools.net)

WCSD Policy 9405 Capital Funding/Bond Oversight



Capital Renewal:

Prioritization

1. Assessment Dept. Annual Inspections / Service calls
2. FCIS (Facility Condition Index System)
3. Priorities determined, estimated and funding requested
 - Identifies future maintenance needs for each site
 - Identifies recent bidding results for all projects
 - Identifies completed projects

WCSD Building Home:

Website information

- Major Projects (new schools / expansions)
 - Quarterly reports
- Zoning
- School Naming
- Capital Funding Protection Committee
- Other (Facility Master Plan Info)



Debbie Smith Opened in 2025

Energy Efficiency / Sustainability:

Background: In 2017 the WCSD Board of Trustee's adopted Board Policy 7400, formalizing the district's commitment to conservation and sustainability practices intended to protect natural resources, manage operational costs and introduce students to these concepts and empower them to contribute to the environmental health of their schools and the larger community.

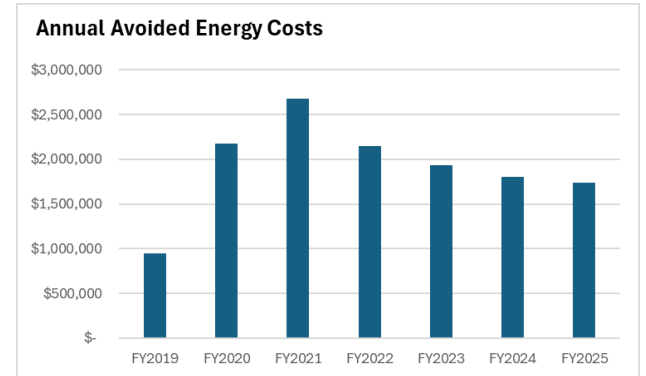
WCSD Utility Cost Summary In 2025 only



Electricity	\$4,573,406
Utility Electricity	\$2,227,154
Natural Gas	\$978,147
Irrigation Water	\$932,759
Domestic Water	\$586,973
Sewer Water	\$301,197
Propane	\$116,072
Stormwater	\$52,557

WCSD Utility Savings Summary In 2025 only

⚡ Electricity	\$	1,393,865
🔥 Natural Gas	\$	171,057
🔧 Propane	\$	(36,445)
💧 Water	\$	207,455
Total Savings	\$	1,735,932



Over \$13.4 million in cumulative avoided costs since July 2018

Over \$1.1 million in direct incentives from NV Energy as rebates for our work

Over \$1.7 million in direct payments from the IRS for geothermal systems.

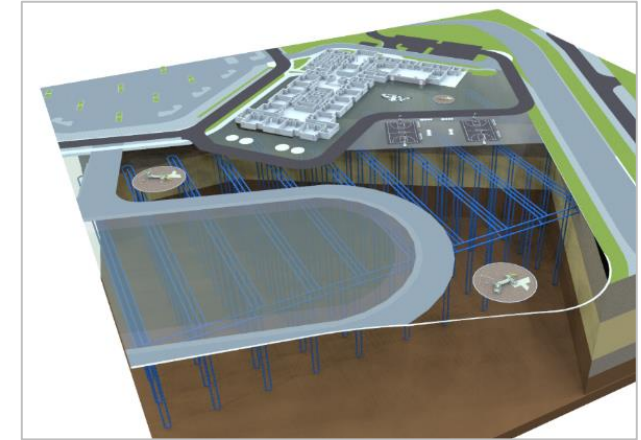
Energy Investment Tax Credits: Elective Pay

Washoe County School District received over \$1.7 million dollars in energy investment tax credits for the geothermal heating and cooling system installed at JWood Raw Elementary School.

This was made possible by provisions in the Inflation Reduction Act of 2022, which allows tax-exempt entities like public schools to receive energy tax credits as a direct cash payment from the Internal Revenue Service (IRS) via the Elective Pay (Direct Pay) mechanism.

Geothermal systems have proven to be highly effective in reducing energy consumption and costs at the schools where they are installed. JWood Raw consumes 35% less energy per square foot compared to schools that utilize more traditional heating and cooling systems.

The Investment Tax Credits for geothermal projects are anticipated to remain intact through 2030. The new Stead Elementary School, currently under construction, is utilizing geothermal heating and cooling, and will be eligible to claim these tax credits as well.



Conceptual view of JWood Raw Geothermal Loop



Construction of JWood Raw Geothermal Loop

Energy Efficiency / Sustainability:

New Schools

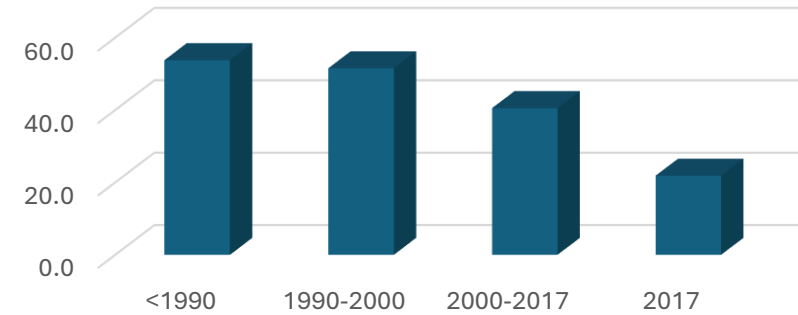
Our new schools are built to high performance standards and consume 57% less energy than schools built before 2017.

- All schools utilize a building automation system, enabling district staff to continuously monitor portfolio performance, and manage operations from a central location.
- 14 schools have highly efficient ground-source HVAC systems installed.
- 36 schools have renewable Solar systems installed onsite.

Renewable systems provide:

- Over 4.0 MW of renewable generating capacity
- Over 7.0% of total district electric usage
- \$360,000 of annual cost savings

Energy Use Intensity Comparison by Build Year
(kBtu per sq.ft)



Inflation Reduction Act

Direct Payments – Over \$2.0 Million anticipated for Stead ES geothermal system

Future rebates – new rooftop solar planned

E. Otis Vaughn Middle School

Echo Loder Elementary School

Gas powered equipment

Outdoor environments – shade structure

Capital Improvement Plan

Conclusion:

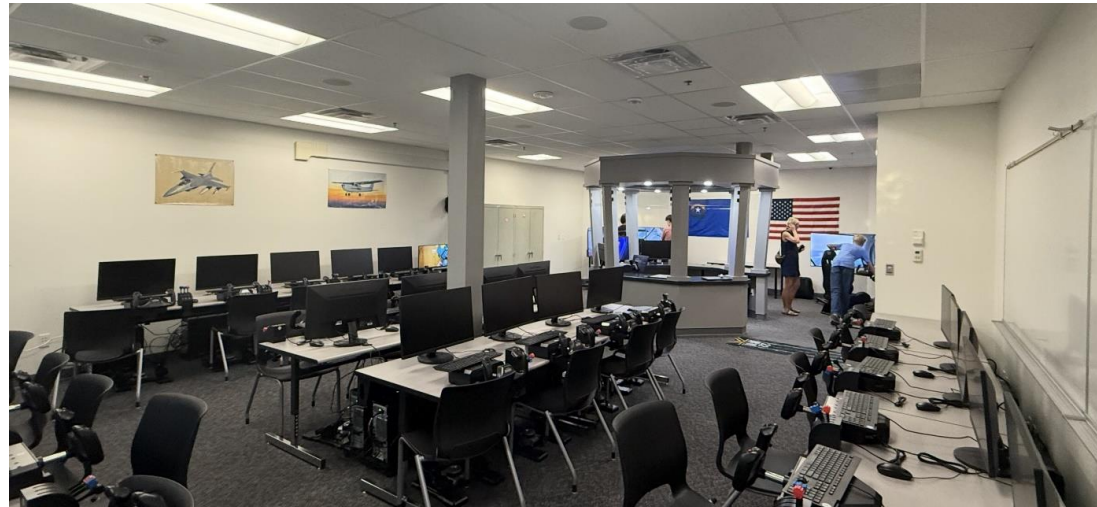
Major Projects:

To date WCSD invested **\$ 204,252,852** towards Major Projects in FY 2025. Projects are completed in multiple years.

Capital Renewal Plan:

\$31,450,171 spent out of the approved \$50M for the FY25 CRP program allocation for a total of 193 projects. 154 out of the 193 projects have been completed to date.

Questions?



Aviation classroom at AACT

Capital Improvement Plan

A Special Thank You!

The Capital Improvement Program is only successful with the help and support of the following, including but not limited to:

Operations

Chief Operating
Officer
Adam Searcy

Facilities Management

Chief Facilities
Management Officer
Tami Zimmerman

Deputy Chief
Facilities
Management Officer
Dawit Hadgu

Director of
Construction
Tony McMillen

Director of
Design
Teresa Poulsen

Director of
Program Planning
Group
Kamrun Ahmadi

Director of
Environmental &
Assessment
John Nolan

Director of
Maintenance &
Housekeeping
Charlie Hoppe

Finance & Purchasing

Chief Financial
Officer
Mark Mathers

Director of
Procurement &
Contracts
Andrea Sullivan

Capital Funding Protection Committee

Paul Anderson
Justin Ivory
Elise Bunkowski
Charlene Bybee
Jef Bauer
Jeanne Herman
Clara Andriola
Chris Cobb
Miguel Martinez
Devon Reese
Craig Wesner

Board of Trustees

Beth Smith, President
Adam Mayberry, Vice President
Christine Hull
James "JJ" Phoenix
Colleen Westlake
Alex Woodley
Diane Nicolet

Washoe County School District

Capital Program Overview

Washoe County School District Capital Program Overview

In 2016, Washoe County voters approved a ballot initiative to increase local sales tax by 0.54%, funding vital to capital projects for WCSD, including new school constructions, expansions, and maintenance repairs.

To oversee this funding, the Capital Funding Protection Committee was established in alignment with Board of Trustees Resolution 16-001 and Board Policy 9405, Capital Funding and Bond Oversight. Since the initiative's passing, WCSD has invested over **\$1.3** Billion in new schools, expansions, and capital renewal maintenance efforts.

ONGOING INITIATIVES:

Transitioning:

The focus has shifted to reconstruction and modernizing older schools. The Facility Modernization Plan (FMP) study concluded in December 2023, provided a 15-year plan prioritizing necessary remodels and expansions for aging schools. Currently, E. Otis Vaughn MS, Edward C. Reed HS, Bernice Mathews ES are under construction, Echo Loder ES, and Virginia Palmer ES are in the design phase.

Washoe County School District

Capital Program Overview

Safety enhancement:

Capital funding has enabled WCSD to upgrade all schools to ensure safer learning environments. Guided by directives from the Board of Trustees and the Safe and Healthy Schools Commission, all elementary and middle schools now feature single-point of entry systems, requiring visitors to check in through the main office. Through the Capital Renewal Program, the district continues to update closed-circuit TVs, PA systems, and perimeter fencing to strengthen school safety. Currently, Emergency Building Signage is completed throughout the district. Single Point of Entry (SPOE) and Secure Perimeter fencing will be completed at all schools by summer of 2026.

Energy Efficiency Initiatives:

WCSD is partnering with NV Energy and McKinstry to assess districtwide efficiency projects, resulting in \$13.4M savings since 2018. In addition to energy-efficient lighting, HVAC systems, and, where feasible, ground-source heat pumps, a real-time energy dashboard continues to monitor utility and renewable resources across the district. This dashboard assists in identifying future savings opportunities.

Capital Improvement Program

Process Improvements

ArcGIS Indoors: To better track spaces, services, and assets within the WCSD for Capital Projects, an ArcGIS Indoors extension was acquired. This software was adopted to provide detailed indoor mapping and centralized asset information for Capital Projects. Decision-makers will also gain better visibility into space utilization, equipment locations, and enable more informed asset management. The platform also improves communication and coordination by giving staff and stakeholders a shared and accurate view of indoor environments.

Primavera (P6) provides WCSD with a unified, professional-grade platform for planning and managing all major capital projects and the long-range Facility Modernization Plan. By consolidating schedules into a single system, P6 improves visibility, identifies risks early, and shows how changes to one project cascade across multiple schools, funding sources, and staffing. It enhances resource planning, strengthens financial stewardship through accurate cash-flow forecasting, and standardizes coordination with consultants and staff.

Construction Standards and Procedures:

WCSD is currently working with other school districts and local partners to develop a comprehensive document outlining school construction design and equipment standards. This document will ensure quality and alignment with current and future education standards, guiding both internal and external design teams in new and existing school projects.

Capital Improvement Program

Process Improvements

Professional Development and Training:

Professional development courses are encouraged to enhance staff expertise and operational effectiveness. All Facility Management staff participated in FranklinCovey's *7 Habits of Highly Effective People* training in July and September 2025, enhancing both their personal and professional effectiveness.

Community and Vendor Engagement:

The Capital Projects team have reached out and presented to multiple agencies this year, including City of Sparks and the Truckee Meadows Regional Planning Agency (TMRPA). The TMRPA and WCSD planning staff, over the course of many workshops and meetings, worked together to prepare the 2025-2044 Facilities Plan. The WCSD team presented to the City of Sparks staff on the purpose and implementation of the FMP. District staff will present a similar presentation to the City of Reno in January 2026. WCSD is also actively engages with local vendors, consultants, and contractors, striving to build strong community relationships and participate in local associations and activities. These partnerships help the district access diverse expertise and resources to support its Capital Improvement Program.

Department Information

Questions concerning any of the information provided in
this report may be by:

phone at 775.789.3828

Email to Capitalprojects@washoeschools.net

Capital Projects and Facilities Management Team



***Washoe County
School District***

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