

# The High School at Wildcreek

Washoe County Board of County Commissioners

February 12, 2019



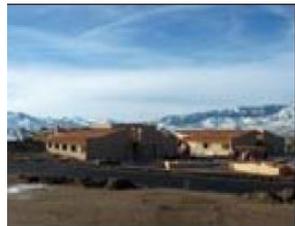
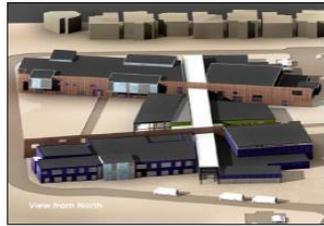
**Washoe County School District**  
Every Child, By Name And Face, To Graduation<sup>SM</sup>



# WCSD Facilities Plan

## Washoe County School District

### Facilities Plan 2009 - 2028

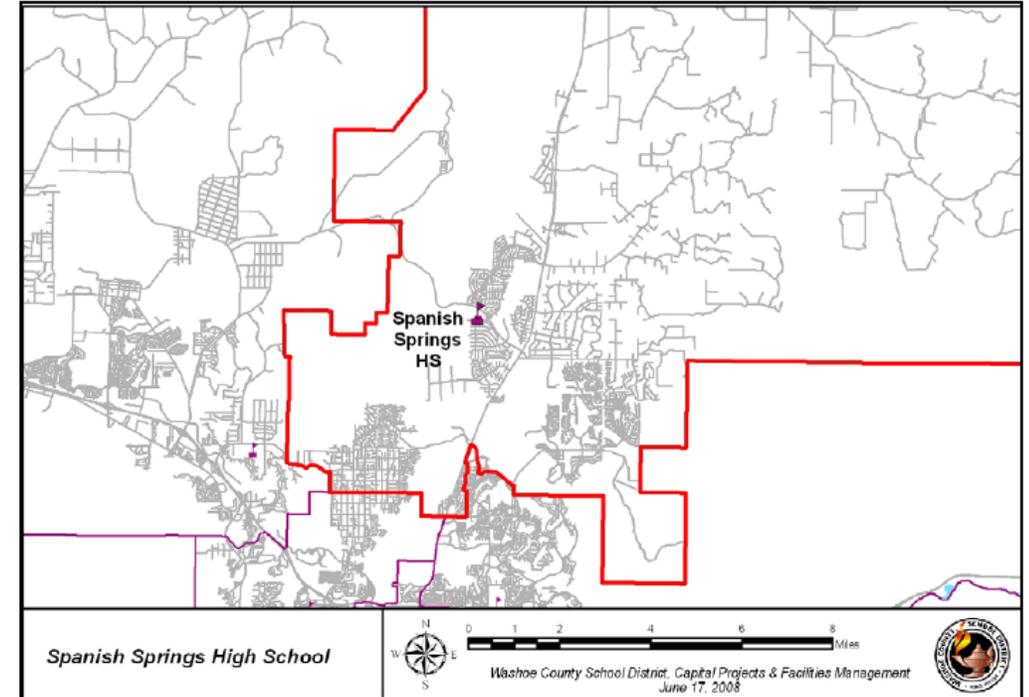


Prepared by:  
Capital Projects and Facilities Management  
Washoe County School District

June 2009

### High Schools

#### Spanish Springs High School



High School	Current Grade Configuration	Functional Capacity	Current & Projected Student Populations			
			2008	2015	2022	2028
Spanish Springs	9 <sup>th</sup> - 12 <sup>th</sup>	2,288	2,486	2,306	2,650	2,937
	Available Capacity/(Capacity Shortfall):		(198)	(18)	(362)	(649)

# WCSD Facilities Plan

## Washoe County School District

### Facilities Plan 2009 - 2028



**Anticipated facility needs based on current student projections**

Refer to the discussion under Reed HS regarding the anticipated need for a new high school in the southern Spanish Springs area, to open in the early portion of 2022 - 2028 timeframe, as well as current District efforts to identify a potential site for the new school.

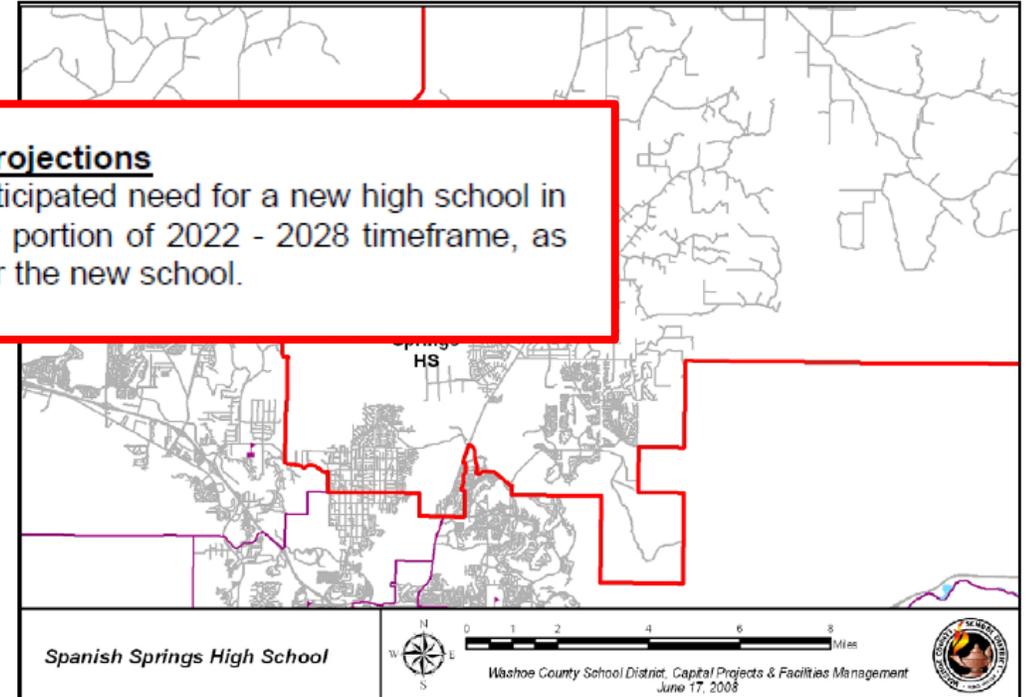


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June 2009

### High Schools

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# Project Timeline Highlights

- 2013 Legislature sent “AB-46” to Washoe County BCC: No Action Taken
- 2015 Legislature created the Public Schools Overcrowding & Repair Needs Committee (PSORN) to look at WCSD Capital Needs
- **Feb. 12, 2016:** PSORN approved the recommended projects and sales tax funding initiative (“WC-1”) → forwarded to Washoe County Board of County Commissioners
- **Mar. 22, 2016:** “WC-1” ballot item approved by Washoe County Board of County Commissioners to be placed on the Nov. 8, 2016 ballot



# PSORN Recommended Projects → 2016 “WC-1” WCSD Capital Improvement Program

- School Repairs

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- Additions to Damonte Ranch HS
- Cold Springs HS
- South McCarran/Butler Ranch Area HS
- **Wildcreek Area HS to replace Hug HS**
- **Repurposing of the existing Hug HS**

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- Strategic purchase of Sparks HS properties

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- Sun Valley Area MS
- Arrowcreek Area MS
- Spanish Springs Area MS

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- South Meadows Area ES
- North Valleys/Spanish Springs Area ES
- Seven ESs to avoid ES Multi-Track Year Round (MTYR) Calendar

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- Core schools investments
- Nutrition Services Expansion
- Transportation Yard Expansion

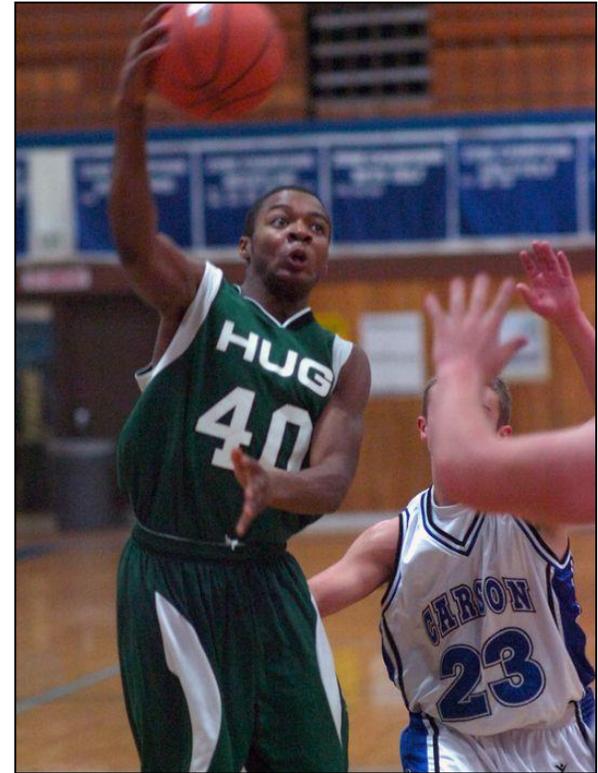


# Spanish Springs HS

- Current 2018/19 Capacity: **104%**
  - Projected 2023/24 Capacity: **119%\***  
\* without construction of the HS at Wildcreek
  - Projected 2023/24 Capacity: **93%\*\***  
\*\* with construction of the HS at Wildcreek, not accounting for the Career & Technical Academy at Hug
- 
- Optimum Capacity:  $\approx 85\%$
  - Double Session Conversion:  $\approx 120\%$



# Career & Technical Academy at Hug



# Project Timeline Highlights

- **Nov. 8, 2016:** “WC-1” is approved by voters; Informal conversation with Washoe County regarding Wildcreek site
- **Feb. 16, 2017:** Conceptual site plan and schedule presented to Washoe County and RSCVA representatives
- **May, 2017:** Project unveiled to public; Washoe Co., City of Sparks, City of Reno, RSCVA, and WCSD approve the Regional Letter of Intent
- **Sept., 2017:** Expanded External Site Alternatives Analysis completed
- **Nov 28, 2017:** Due Diligence Report approved by WCSD Board of Trustees
- **Dec. 12, 2017:** Due Diligence Report presented to Washoe County & RSCVA; Washoe County & RSCVA approval of Land Acquisition Structure (Final acquisition to be based on final/recorded Parcel Map and updated Final Appraisal)



# Regional Letter of Intent

**LETTER OF INTENT BY AND BETWEEN THE WASHOE COUNTY SCHOOL DISTRICT, WASHOE COUNTY, THE CITY OF SPARKS, THE CITY OF RENO, AND THE RENO-SPARKS CONVENTION AND VISITORS AUTHORITY TO COOPERATE IN THE DEVELOPMENT OF A NEW HIGH SCHOOL IN SPARKS, NEVADA AND REPURPOSE PROCTER R. HUG HIGH SCHOOL IN RENO, NEVADA**

WHEREAS, the citizens of Washoe County passed WC-1 to fund capital improvement projects for the Washoe County School District (WCSD) in order to relieve overcrowding and address capital repair needs;

WHEREAS, the WCSD desires to construct a high school in the Wildcreek area of Sparks, Nevada to address overcrowding and growth needs for the WCSD;

WHEREAS, a high school in the Wildcreek area would allow the current Procter R. Hug High School location to be modified into a Career & Technical Academy;

WHEREAS, both proposed high school projects would provide solutions for overcrowding, repair needs, and more opportunities for students to achieve career goals and succeed;

WHEREAS, Washoe County, the City of Sparks, the City of Reno, and the Reno-Sparks Convention and Visitors Authority (RSCVA) all benefit from a highly educated, skilled work force created by the public education system;

WHEREAS, Washoe County, the City of Sparks, the City of Reno, and the RSCVA support WCSD's plans to address overcrowding and repair needs;

WHEREAS, Washoe County, the City of Sparks, the City of Reno, and the RSCVA specifically want to redevelop a portion of the Wildcreek Golf Course in the City of Sparks to permit WCSD to build a high school;

WHEREAS, Washoe County owns the Wildcreek Golf Course and desires the highest and best use for the property;

WHEREAS, the RSCVA, which operates the Wildcreek Golf Course, has determined that the highest and best use for Wildcreek Golf Course is a new public high school and other community benefit projects;

WHEREAS, Washoe County also believes that the highest and best use for Wildcreek Golf Course is a new public high school and other community benefit projects;

WHEREAS, the City of Sparks also believes that the highest and best use for Wildcreek Golf Course is a new public high school and other community benefit projects;

WHEREAS, the City of Reno also believes that the highest and best use for Wildcreek Golf Course is a new public high school and other community benefit projects;

WHEREAS, WCSD, Washoe County, the City of Sparks, the City of Reno, and the RSCVA believe that a new public high school at the Wildcreek Golf course and the repurposing of the existing Procter R. Hug High School into a Career & Technical Academy is in the best interests of all citizens in Washoe County, the City of Sparks, and the City of Reno,

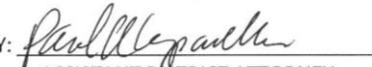
NOW THEREFORE, all public entities hereby enter into this Letter of Intent to agree to cooperate in the planning, development, and construction of a new high school located at Wildcreek Golf Course and the repurposing of the existing Procter R. Hug High School into a Career & Technical Academy.

**BOARD OF COMMISSIONERS  
WASHOE COUNTY, NEVADA**

BY:  \_\_\_\_\_  
CHAIRMAN

ATTEST:  
BY:  \_\_\_\_\_  
WASHOE COUNTY CLERK

APPROVED AS TO FORM AND CONTENT:

BY:  \_\_\_\_\_  
ASSISTANT DISTRICT ATTORNEY

**BOARD OF DIRECTORS  
RENO-SPARKS CONVENTION AND VISITORS  
AUTHORITY**

BY:  \_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM AND CONTENT:

BY:  \_\_\_\_\_  
ATTORNEY

**BOARD OF TRUSTEES  
WASHOE COUNTY SCHOOL DISTRICT**

BY:  \_\_\_\_\_  
CHAIRMAN

ATTEST:

APPROVED AS TO FORM AND CONTENT:

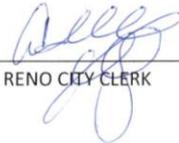
BY:  \_\_\_\_\_ BY:  \_\_\_\_\_  
BOARD SERVICES COORDINATOR CHIEF LEGAL COUNSEL

**CITY COUNCIL OF RENO, NEVADA**

BY:  \_\_\_\_\_  
MAYOR

ATTEST:

APPROVED AS TO FORM AND CONTENT:

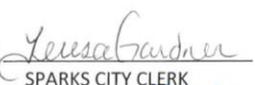
BY:  \_\_\_\_\_ BY:  \_\_\_\_\_  
RENO CITY CLERK DEPUTY CITY ATTORNEY

**CITY COUNCIL OF SPARKS, NEVADA**

BY:  \_\_\_\_\_  
MAYOR

ATTEST:

APPROVED AS TO FORM AND CONTENT:

BY:  \_\_\_\_\_ BY:  \_\_\_\_\_  
SPARKS CITY CLERK DEPUTY-CITY ATTORNEY



# Project Timeline Highlights

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# The High School at Wildcreek

## Alternatives Analysis



**Washoe County School District**  
Every Child, By Name And Face, To Graduation™

### Site Assessment for New High School in the Wildcreek Area

September 2017

425 East Ninth Street  
P.O. Box 30425  
Reno, NV 89520-3425

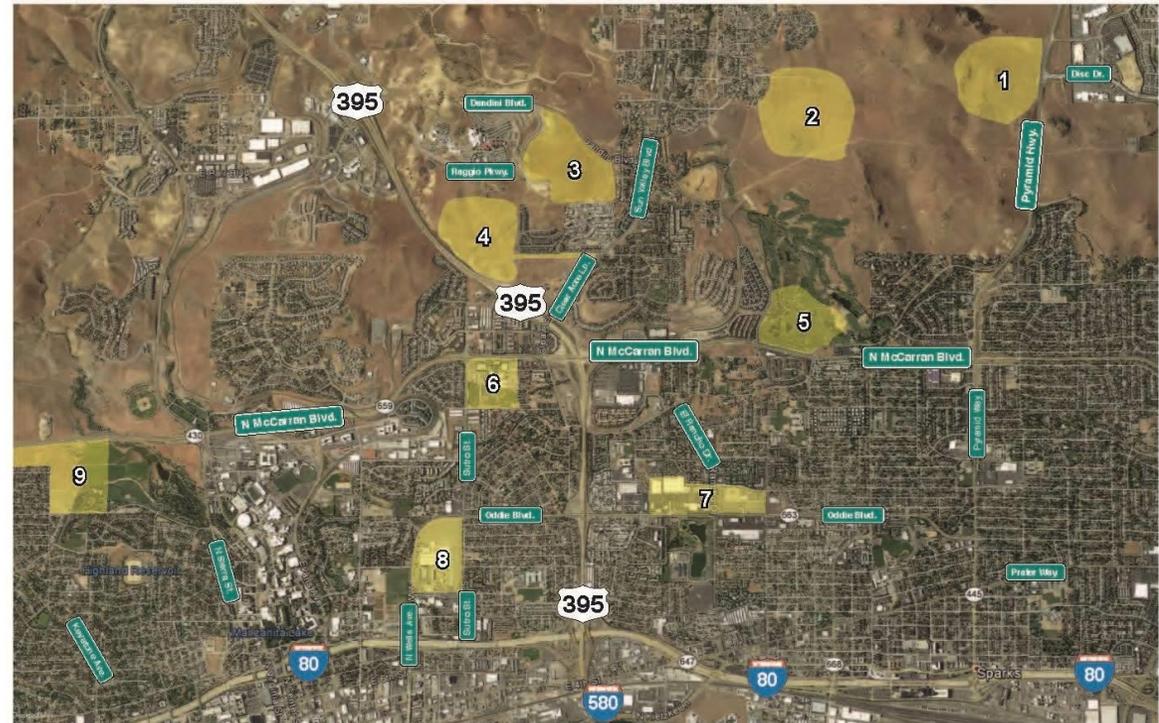
Phone (775) 348-0200  
(775) 348-0304

[www.washoeschools.net](http://www.washoeschools.net)  
[WCSDBuilding.com](http://WCSDBuilding.com)

Detailed Site Analysis

WashoeSchools.net | WCSDBuilding.com | 9

### Initial Site Considerations



# The High School at Wildcreek

## Due Diligence Study

### HIGH SCHOOL @ WILDCREEK

#### Due Diligence Report

WASHOE COUNTY SCHOOL DISTRICT BOARD OF TRUSTEES



### Due Diligence Tasks:

- Master Plan and Zoning Confirmation
- Preliminary Title Review
- Preliminary Geotechnical Investigation
- Waters of the United States Inventory
- Sensitive Wildlife and Plant Species
- Phase 1 Environmental Site Assessment
- Preliminary Drainage Study
- Preliminary Sanitary Sewer Study
- Utilities
- Preliminary FAA Airspace Review
- Water Rights Research
- Traffic Analysis
- Site Plan Feasibility Study
- Preliminary Appraisal Report

# The High School at Wildcreek

## Alternatives Analysis & Due Diligence Report

### Conclusion:

- The Wildcreek site best meets the educational and operational objectives of the District
  - Location, zoning, vehicular & pedestrian access, time to acquire, utilities, cost
- The Due Diligence Report does not indicate that the site has any constraints that would preclude the construction of a high school
- The site provides multiple layout options to provide for a high school, recreational and public amenities, and open space opportunities



# WCSD INFRASTRUCTURE PLAN

Building Tomorrow's Future, Today



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Latest, New High School

## Wildcreek Project – New Hug High School

[Información en Español](#)

Select one of the buttons below to learn more.



# High School at Wildcreek

## Schematic Site Plan Analysis

- Alternatives on northern half of property were evaluated
- Public meetings held Jan 17, 2018 at Wildcreek Clubhouse and March 21, 2018 at Hug HS
- Northern building location is preferred overall

Evaluation Criteria	Building to the EAST	Building to the NORTH	Building to the WEST
<b>Experiential</b>			
District Vision and Principals	●	●	◐
Views	◐	●	○
Site Presence	◐	●	○
21st Century Learning	●	●	●
Embraces Context & Topo	◐	●	○
Neighborhood Context	◐	●	○
Expansion Capability	◐	●	●
Safety & Security	◐	●	○
School Entry	○	●	○

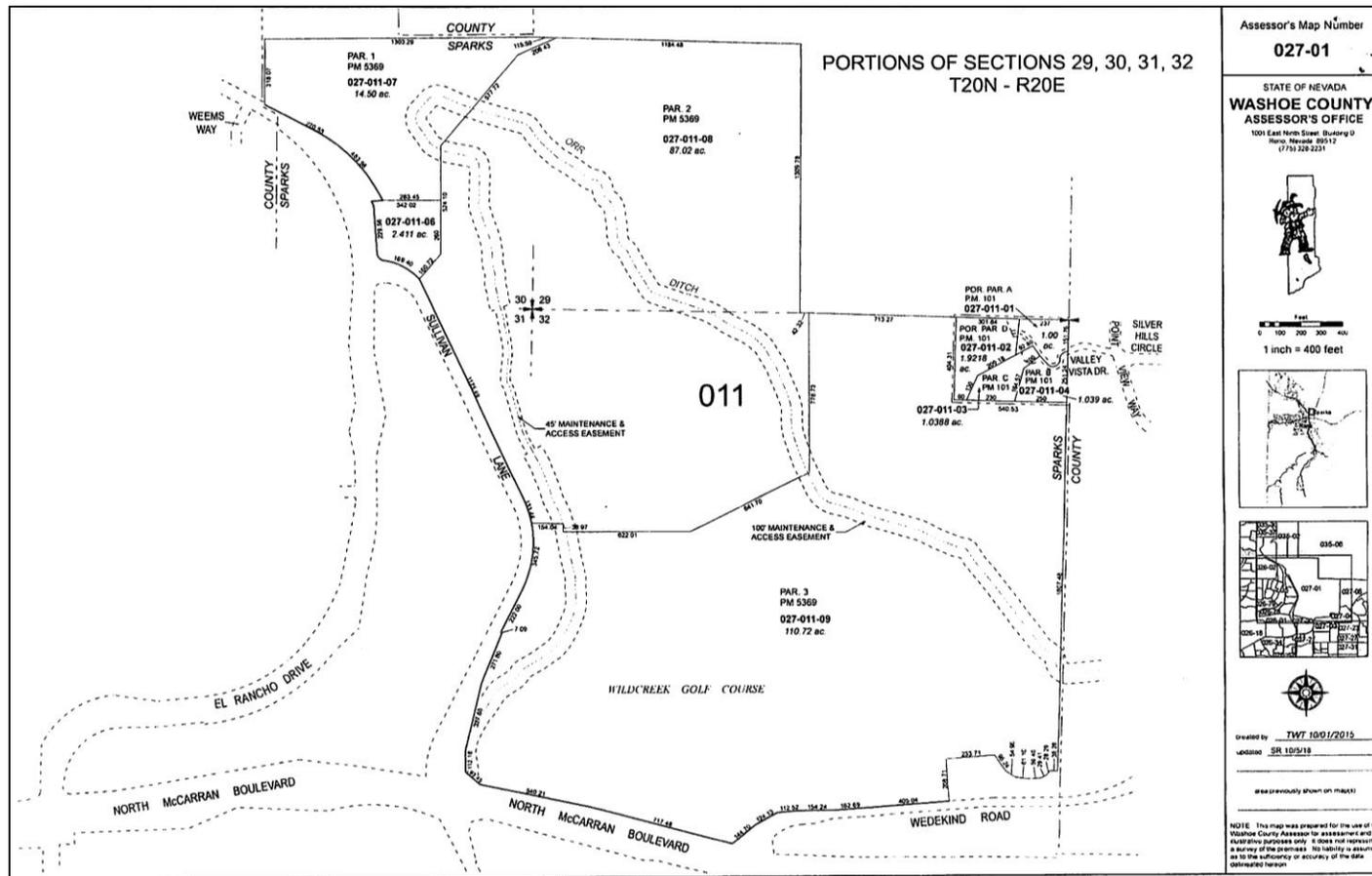
# High School at Wildcreek

## Updated Schematic Site Plan

- Preserves golf and open space opportunities to highest level
- Dual access to campus and balanced traffic
- Building is centralized on campus
- Maximum buffer between stadium / building and existing residential



# Final Parcel Map and Appraisal



**JOHNSON | PERKINS | GRIFFIN**  
REAL ESTATE APPRAISERS & CONSULTANTS

AN APPRAISAL  
OF

AN 87.02± ACRE PORTION OF  
THE WILDCREEK GOLF COURSE &  
WATER RIGHTS ASSOCIATED WITH  
THE WILDCREEK GOLF COURSE

GENERALLY LOCATED ON A PORTION OF  
ASSESSOR'S PARCEL NUMBER 027-011-05,  
SPARKS, WASHOE COUNTY, NEVADA

OWNED BY  
WASHOE COUNTY

PREPARED FOR  
THE WASHOE COUNTY SCHOOL DISTRICT

FOR THE PURPOSE OF  
ESTIMATING THE FOLLOWING VALUES

Value Scenario	Date of Value
Market Value of an 87.02± Acre Portion of A.P.N. 027-011-05	August 16, 2018
Market Value of 318± Acre Feet of Municipal Water Rights Associated with Subject Property	August 16, 2018

# High School at Wildcreek

## Current (40%) Design Updates

- Traffic
- Drainage
- Utilities
- Building
- Schedule



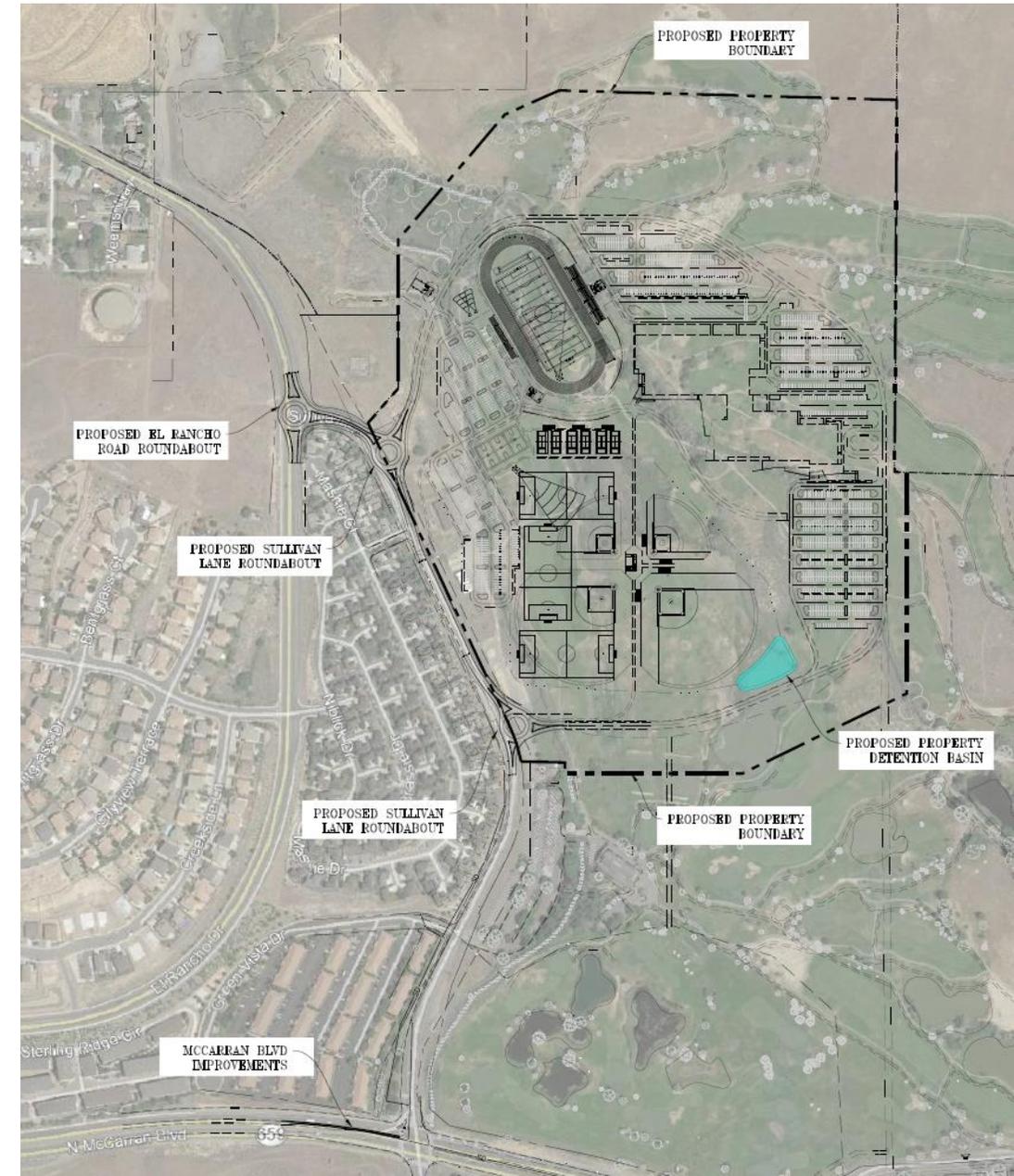
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# High School at Wildcreek

## Current Traffic Design

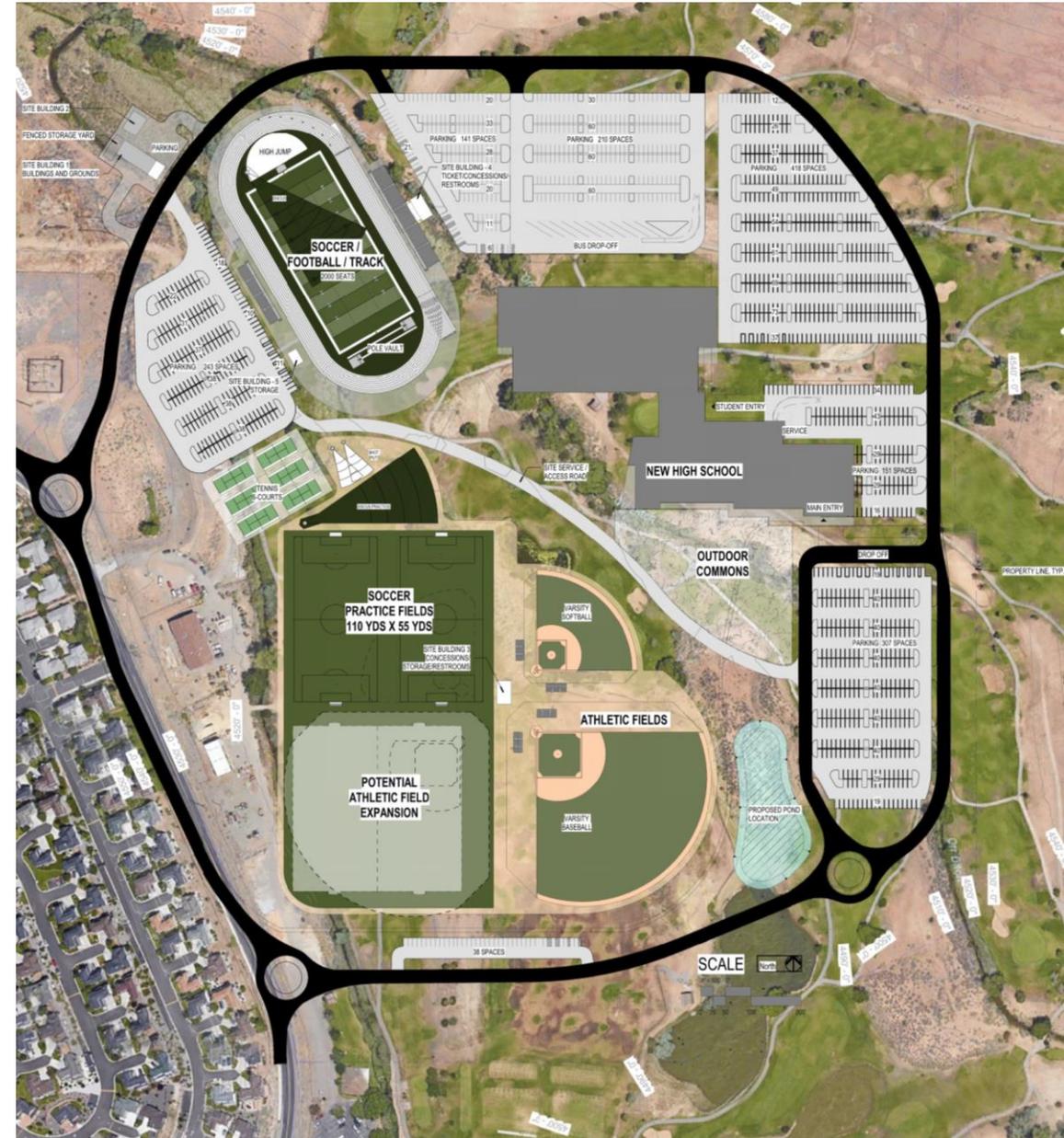
- Project central to enrollment zone
  - Distributes student traffic between access points
  - Reduces traffic on Highland Ranch & Eagle Canyon Pkwy
- Six intersections being studied
- Multimodal transportation also being considered
  1. Sun Valley Blvd / El Rancho Dr
  2. El Rancho Dr / Sullivan Ln
  3. Sullivan Ln / North Project Access
  4. Sullivan Ln / South Project Access
  5. El Rancho Dr / McCarran Blvd
  6. Sullivan Ln / McCarran Blvd
- All subject to review and input from WCSD School Police, Washoe RTC, NDOT and City of Sparks



# High School at Wildcreek

## Current Drainage Design

- Relocates Orr Ditch along southern boundary
- Existing 100-year flows conveyed thru campus
- Onsite flows detained on campus
- Final flows slowed and discharged into an existing pond through current flow routes



# High School at Wildcreek

## Current Utilities Design

- Sewer
  - Impacts modeled by City of Sparks, no offsite mitigation anticipated
- Water – TMWA
  - Will-serve letter from TMWA confirming capacity.
- Water – Effluent
  - All outdoor landscaping to utilize existing effluent available
- Electric / Gas
  - Will-serve letter from NV Energy confirming capacity.



# High School at Wildcreek

## Current Building Design

- 285,000 square feet / 2100 student capacity plus staff
- 3-story structure with full outdoor / athletic program
- Approx. 40 standard general learning classrooms (80+ total teaching stations)
- Specialized programming (JROTC, CTE, Phy Ed / Fitness, art, science music, band, orchestra, theater, science labs)
- Unique collaborative learning spaces
- Spatial Flexibility
- Safety & Security



# High School at Wildcreek

## Current Project Schedule

- 2019 final design & permitting
  - Golf operations on full existing course
  - Orr Ditch relocation offseason 19/20
- 2020 final bidding & construction begins
- 2021-2022 ongoing construction & completion
- June 2022 reconstruction @ Hug begins
- August 2022 new HS @ Wildcreek opens
- August 2023 new CTE HS @ Hug opens





# WCSD INFRASTRUCTURE PLAN

*Building tomorrow's future, today*



## Capital Program Timeline

April 2018 - PRELIMINARY - SUBJECT TO REVISION

	2017	2018	2019	2020	2021	2022	2023	2024	2025
School Repairs	✓ Design / Construction								
HS - Damonte Addition	Construction								
ES - South Meadows Area	Design	Construction	★						
MS - Sun Valley	Design	Construction	★						
MS - Spanish Springs	Design	Construction	★						
Expand Nutrition Services	Design	Construction	★						
MS - Arrowcreek		Design	Construction	★					
HS - Wildcreek Area		Design	Construction	Construction		★			
HS - Hug Repurpose				Design	Design	Construction	★		
Core Schools Investments	✓ Design	Design	Construction	Design	Construction	Design	Construction	Design	Construction
Expand Transportation Yard		✓ Design	Construction	Design	Construction				
ES - North Valleys Area				Design	Construction				
ES - Spanish Springs Area		✓ Design	Construction	★					
ES - #4				Design	Construction				
ES - #5					Design	Construction			
HS - #2					Design	Construction	Construction		
ES - #6						Design	Construction		
ES - #7						Design	Construction		
HS - #3						Design	Construction	Construction	
ES - #8								Design	Construction
ES - #9								Design	Construction

**KEY CONSIDERATIONS**

- 1 Projects and timelines based entirely on WC-1 ballot measure
- 2 Project order and location subject to revision dictated by future enrollment growth
- 3 School Repairs projects (at least \$20M/yr District-wide) prioritized by periodic evaluation of greatest need / worst condition
- 4 Core Schools Investments is an additional \$50M investment in upgrades to older schools

★ *Target opening date confirmed*

For information on specific projects, visit [WCSDBuilding.com](http://WCSDBuilding.com)