

Lyon County School District

Facilities Master Planning

Board of Trustees Update
7.22.25



Agenda

- 1 Process Recap
- 2 Findings Summary
- 3 Recommendations

Your Team



.....> Architecture & Planning



.....> Facility Conditions Analysis



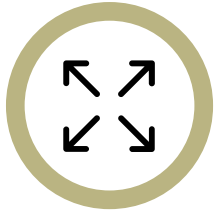
.....> Demographic Analysis

Process

With long term planning in mind, the team will be completing this master plan and then **engaging with the district again in 2027/2028 and 2030/2031** to validate and update the findings and recommendations.



Data Streams



Capacity & Demographics

Capacity is the ability for the facility to accommodate the appropriate amount of enrolled students.

Demographics looks at the demand that will be place on the facility due to enrollment projections



Adequacy

Adequacy is a measure of the sufficiency of campuses to support current needs and purpose.



Suitability

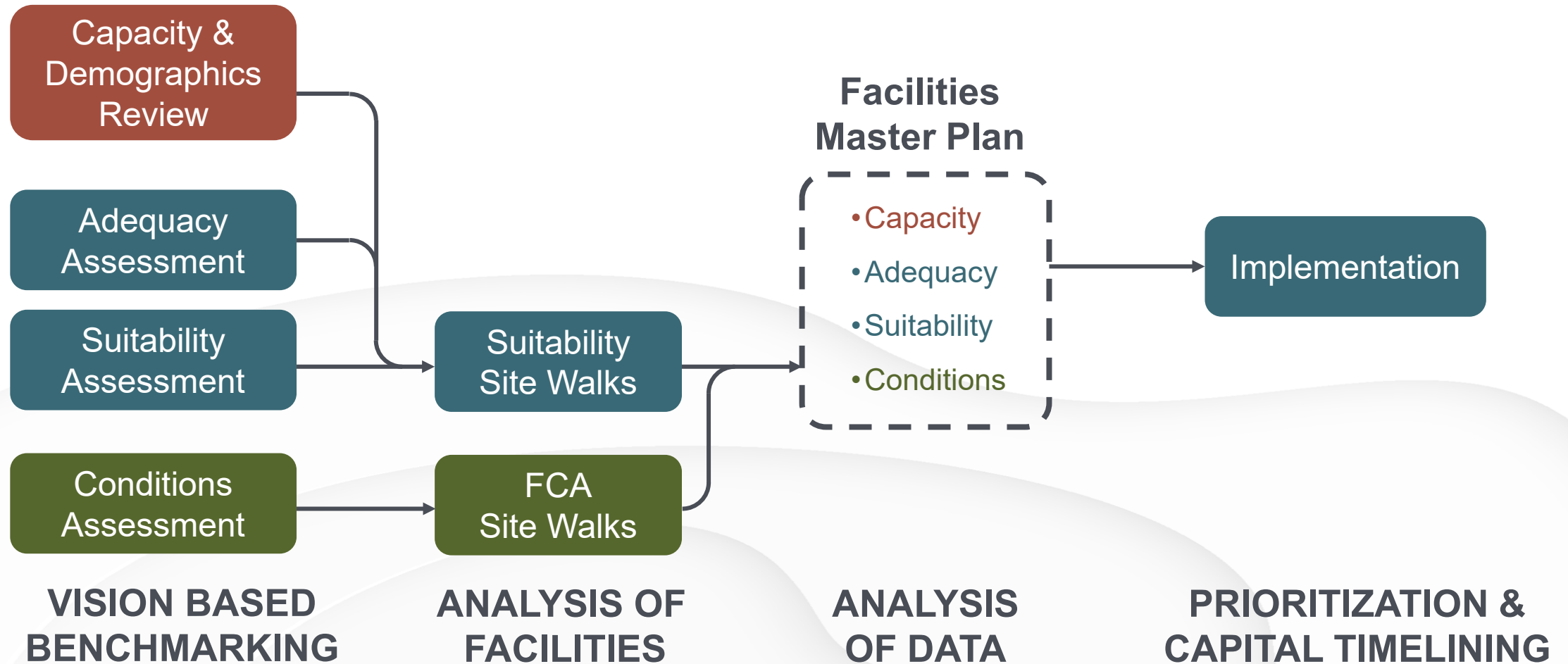
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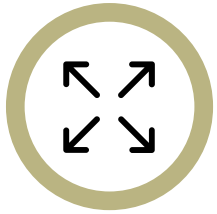
Facility Conditions

Condition relates to the physical assets of a space and their associated useful life. This takes into consideration things like ensuring a functional air conditioning system.

Process



Data Streams



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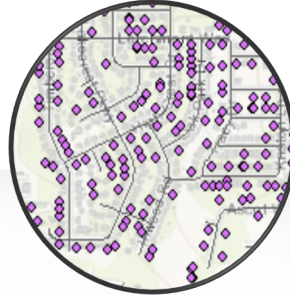
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Demographic Content

District Planning
Areas



Student Geo-
code



Cohort & Enrollment
Trends



Housing Market
Trends



Mobility

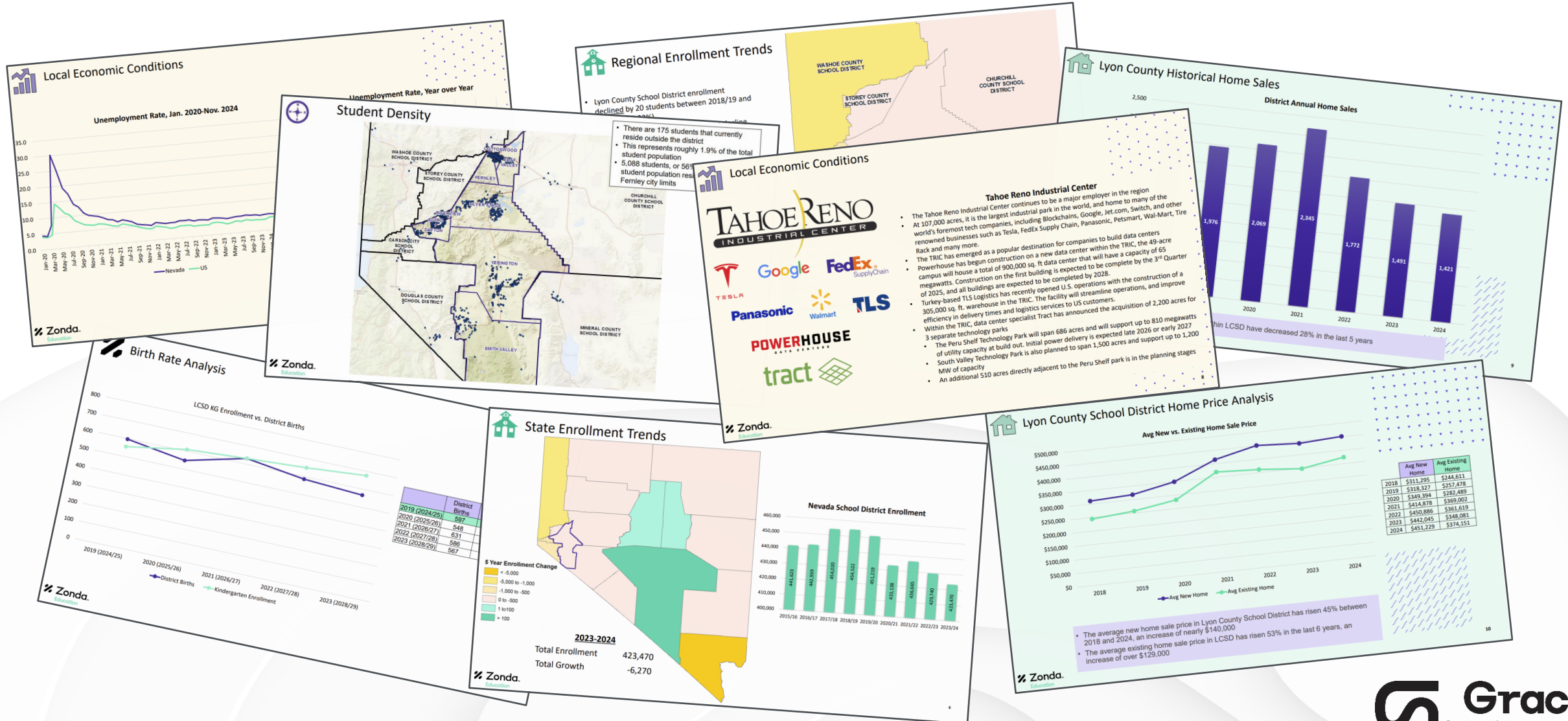
Birth-rates

Charter Schools

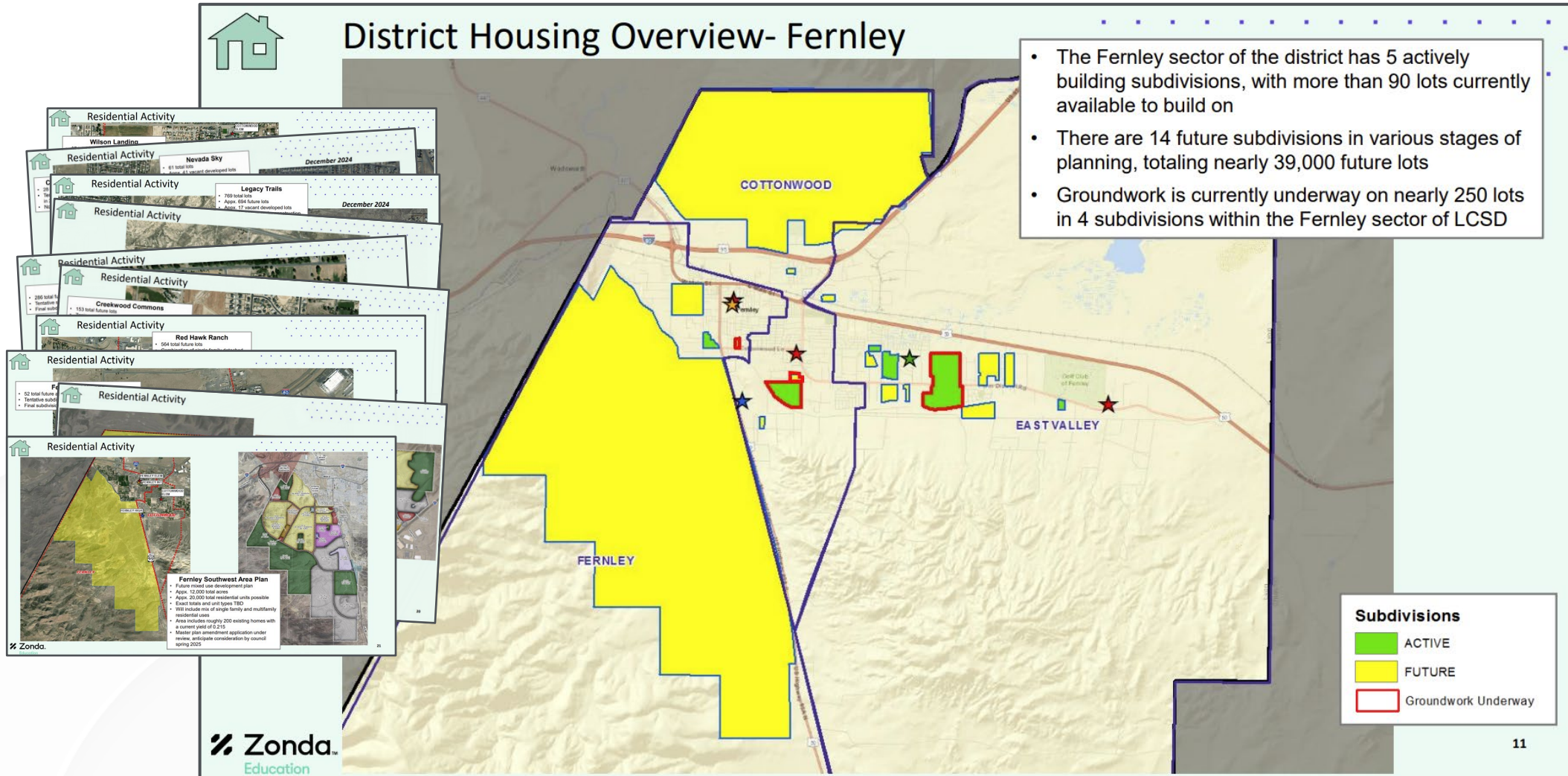


10 Year Enrollment Forecast

Demographic Trends



Future Development Analysis



Enrollment Forecast



Ten Year Forecast by Campus Level - Elementary

| | Maximum | Functional | | ENROLLMENT PROJECTIONS | | | | | | | | | |
|----------------------------|--------------|--------------|--------------|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Campus | Capacity | Capacity | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
| COTTONWOOD ELEMENTARY | 711 | 604 | 572 | 581 | 601 | 607 | 638 | 667 | 677 | 705 | 737 | 775 | 822 |
| EAST VALLEY ELEMENTARY | 669 | 569 | 513 | 520 | 535 | 561 | 607 | 648 | 687 | 725 | 764 | 796 | 818 |
| FERNLEY ELEMENTARY | 606 | 515 | 447 | 461 | 468 | 480 | 476 | 497 | 519 | 541 | 574 | 608 | 644 |
| DAYTON ELEMENTARY | 541 | 460 | 450 | 462 | 454 | 448 | 437 | 440 | 432 | 450 | 452 | 448 | 450 |
| RIVERVIEW ELEMENTARY | 511 | 434 | 456 | 460 | 468 | 473 | 499 | 539 | 600 | 658 | 721 | 774 | 825 |
| SUTRO ELEMENTARY | 506 | 430 | 438 | 460 | 475 | 497 | 526 | 560 | 603 | 644 | 663 | 671 | 679 |
| SILVER STAGE ELEMENTARY | 680 | 578 | 389 | 387 | 390 | 402 | 411 | 427 | 434 | 437 | 440 | 436 | 431 |
| YERINGTON ELEMENTARY | 588 | 500 | 452 | 432 | 413 | 404 | 415 | 432 | 443 | 452 | 458 | 460 | 463 |
| ELEMENTARY TOTALS * | 4,812 | 4,090 | 3,717 | 3,763 | 3,805 | 3,873 | 4,010 | 4,210 | 4,396 | 4,612 | 4,808 | 4,968 | 5,132 |
| Elementary Percent Change | | | 2.54% | 1.23% | 1.12% | 1.80% | 3.53% | 5.01% | 4.40% | 4.92% | 4.26% | 3.33% | 3.29% |
| Elementary Absolute Change | | | 92 | 46 | 42 | 68 | 137 | 201 | 185 | 216 | 196 | 160 | 164 |

| | |
|--|---------------------------|
| | Below Functional Capacity |
| | Above Functional Capacity |
| | Above Maximum Capacity |

Enrollment Forecast



Ten Year Forecast by Campus Level - Secondary

| Campus | Maximum | Functional | ENROLLMENT PROJECTIONS | | | | | | | | | | |
|--|---------------|---------------|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|
| | Capacity | Capacity | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
| FERNLEY INTERMEDIATE SCHOOL | 680 | 578 | 657 | 630 | 639 | 642 | 647 | 653 | 677 | 711 | 737 | 767 | 805 |
| SILVERLAND MIDDLE SCHOOL | 759 | 645 | 659 | 690 | 680 | 654 | 663 | 668 | 672 | 673 | 695 | 731 | 759 |
| DAYTON INTERMEDIATE SCHOOL | 712 | 605 | 338 | 337 | 378 | 417 | 421 | 408 | 401 | 398 | 430 | 476 | 501 |
| SILVER STAGE MIDDLE SCHOOL | 464 | 394 | 317 | 321 | 328 | 323 | 319 | 304 | 303 | 302 | 315 | 329 | 335 |
| YERINGTON INTERMEDIATE SCHOOL | 625 | 531 | 397 | 401 | 415 | 416 | 390 | 357 | 328 | 318 | 323 | 343 | 353 |
| INTERMEDIATE/MIDDLE SCHOOL TOTALS | 3,240 | 2,754 | 2,368 | 2,379 | 2,440 | 2,451 | 2,440 | 2,388 | 2,382 | 2,401 | 2,501 | 2,646 | 2,754 |
| Middle School Percent Change | | | -1.42% | 0.45% | 2.58% | 0.44% | -0.46% | -2.10% | -0.29% | 0.81% | 4.17% | 5.80% | 4.06% |
| Middle School Absolute Change | | | -34 | 11 | 61 | 11 | -11 | -51 | -7 | 19 | 100 | 145 | 108 |
| FERNLEY HIGH SCHOOL | 1,346 | 1,144 | 1,137 | 1,122 | 1,107 | 1,128 | 1,140 | 1,142 | 1,139 | 1,124 | 1,135 | 1,141 | 1,169 |
| DAYTON HIGH SCHOOL | 932 | 792 | 672 | 637 | 610 | 603 | 634 | 674 | 713 | 737 | 735 | 719 | 746 |
| SILVER STAGE HIGH SCHOOL | 515 | 438 | 319 | 316 | 290 | 292 | 297 | 294 | 286 | 272 | 271 | 272 | 286 |
| YERINGTON HIGH SCHOOL | 703 | 598 | 366 | 375 | 395 | 410 | 424 | 429 | 402 | 369 | 340 | 334 | 343 |
| EAGLE RIDGE HIGH SCHOOL | NA | NA | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| HIGH SCHOOL TOTALS | 3,496 | 2,972 | 2,495 | 2,451 | 2,403 | 2,434 | 2,496 | 2,540 | 2,541 | 2,503 | 2,482 | 2,467 | 2,545 |
| High School Percent Change | | | -1.19% | -1.76% | -1.96% | 1.29% | 2.55% | 1.76% | 0.04% | -1.50% | -0.84% | -0.60% | 3.16% |
| High School Absolute Change | | | -30 | -44 | -48 | 31 | 62 | 44 | 1 | -38 | -21 | -15 | 78 |
| SMITH VALLEY SCHOOLS | 533 | 453 | 162 | 176 | 173 | 178 | 183 | 187 | 195 | 204 | 213 | 215 | 222 |
| OTHER SCHOOL TOTALS | 533 | 453 | 162 | 176 | 173 | 178 | 183 | 187 | 195 | 204 | 213 | 215 | 222 |
| Other School Percent Change | | | -14.29% | 8.64% | -1.70% | 2.89% | 2.81% | 2.19% | 4.28% | 4.62% | 4.41% | 0.94% | 3.26% |
| Other School Absolute Change | | | -27 | 14 | -3 | 5 | 5 | 4 | 8 | 9 | 9 | 2 | 7 |
| DISTRICT TOTALS | 12,081 | 10,269 | 8,742 | 8,768 | 8,821 | 8,936 | 9,128 | 9,326 | 9,513 | 9,720 | 10,004 | 10,297 | 10,653 |
| District Percent Change | | | 2.22% | 0.30% | 0.60% | 1.30% | 2.16% | 2.16% | 2.01% | 2.17% | 2.93% | 2.92% | 3.46% |
| District Absolute Change | | | 190 | 26 | 52 | 115 | 193 | 198 | 187 | 207 | 284 | 292 | 356 |

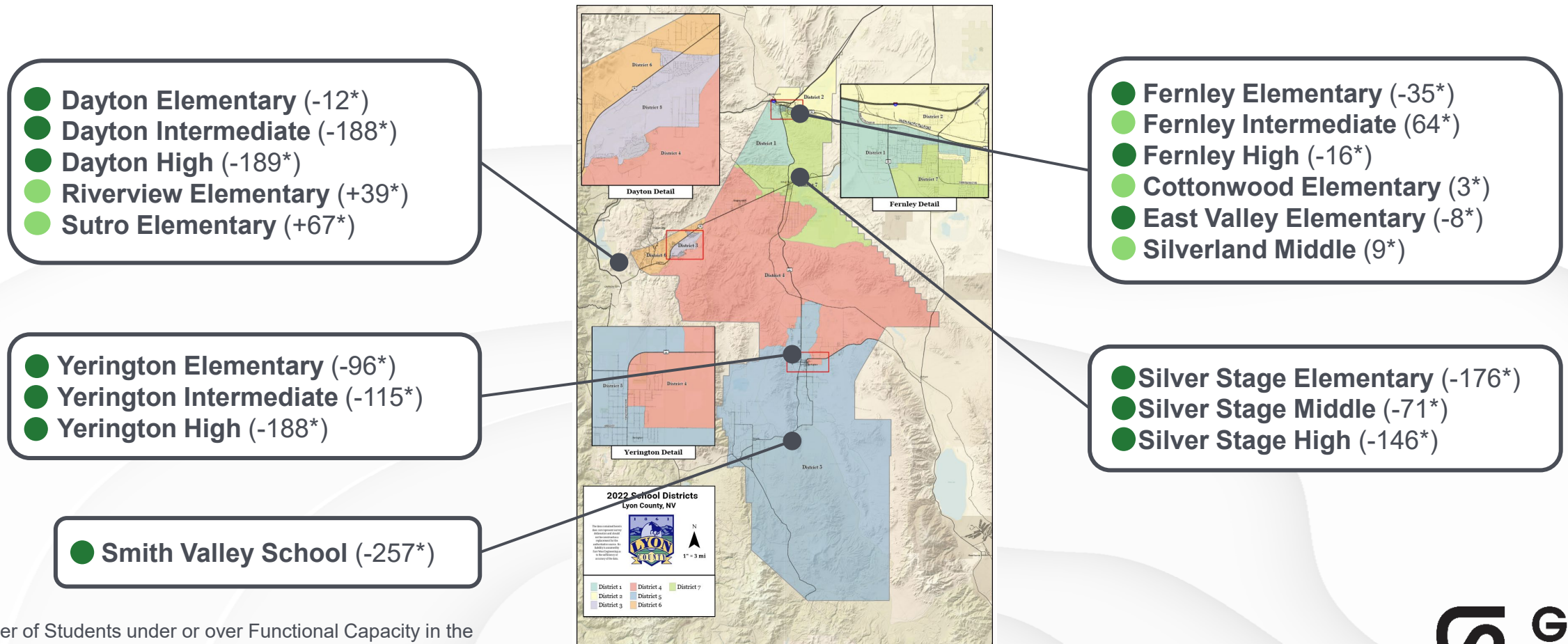
* Does not Include online students as listed below in INTERMEDIATE/MIDDLE SCHOOL TOTALS and HIGH SCHOOL TOTALS.

| Campus | 2024/25 |
|--------------------|---------|
| LYON ONLINE - SMS | 13 |
| LYON ONLINE - DIS | 17 |
| LYON ONLINE - FHS | 166 |
| LYON ONLINE - DHS | 64 |
| LYON ONLINE - SSHS | 29 |
| LYON ONLINE - YHS | 35 |

Below Functional Capacity
 Above Functional Capacity
 Above Maximum Capacity

Geographic Capacity

The below is a map of the district that illustrates the number of students **under or over functional capacity** each school will have per the enrollment projections in the 2027/2028 academic school year.



* Number of Students under or over Functional Capacity in the 2027/2028 academic school year

Data Streams



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Capacity is the ability for the facility to accommodate the appropriate amount of enrolled students.

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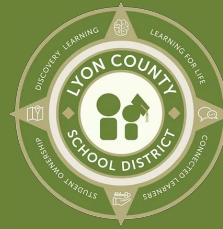
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STRATEGIC DIRECTION

MISSION

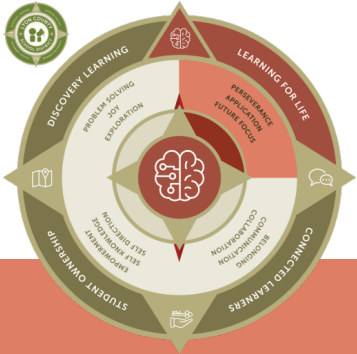
Foster learning for life, empower connected learners, promote student ownership, and encourage discovery learning for success in a rapidly evolving world.

VISION

Graduate all students to be college, career, and life successful.

Strategic Direction

Portrait of a Learner



LEARNING FOR LIFE

“I am building the skills to be a lifelong learner.”

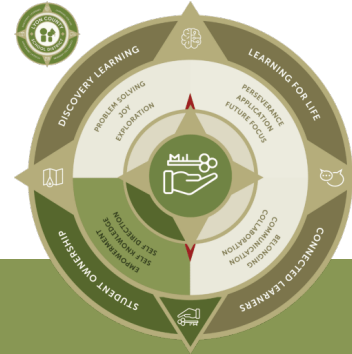
- Perseverance
- Application
- Future Focus



CONNECTED LEARNERS

“I am learning through my relationships with others.”

- Belonging
- Communication
- Collaboration



STUDENT OWNERSHIP

“I am empowered to own my learning.”

- Empowerment
- Self Knowledge
- Self Direction



DISCOVERY LEARNING

“My learning journey helps me discover new things.”

- Problem Solving
- Joy
- Exploration

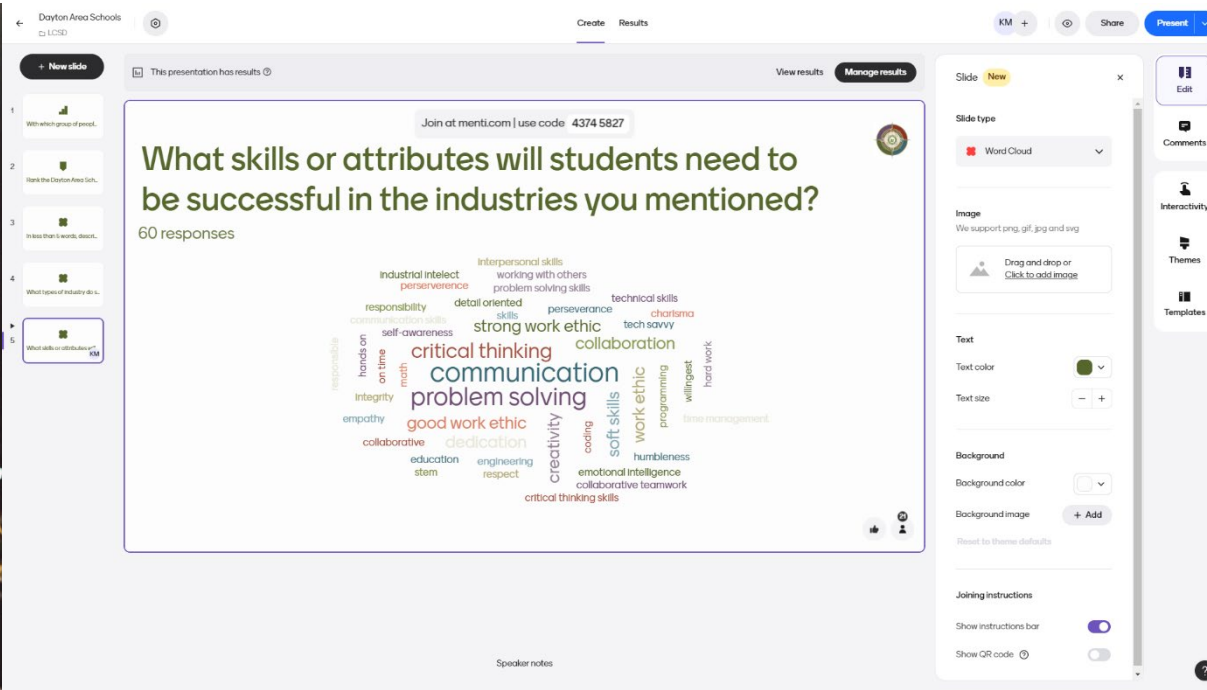
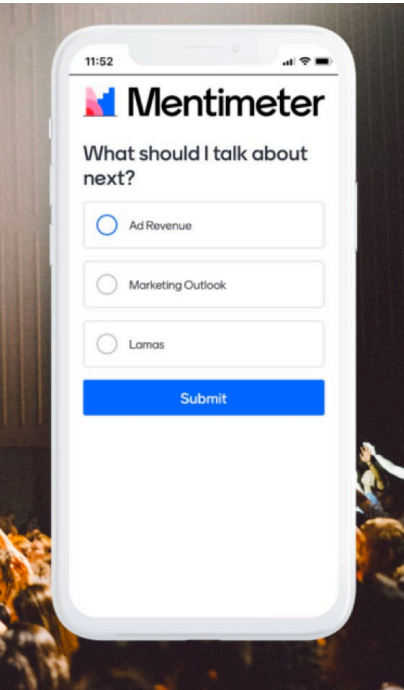
Campus Walks

The team walked every campus with administration and staff to learn about the facility and map out areas of opportunity.



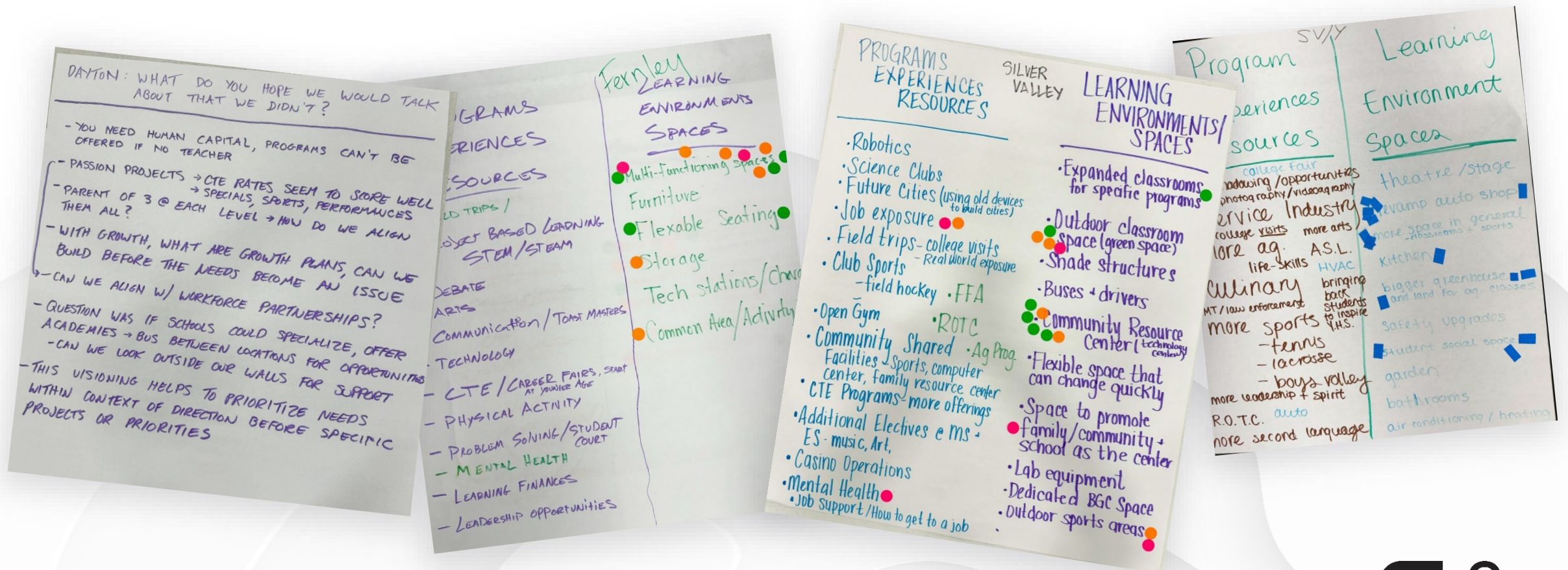
Engagements

At each area, the team engaged with the local community to gather feedback. First the team presented modern trends in learning environments. Then the community was asked a series of questions via an online poll, and then were asked to discuss in more depth the concepts that came to the forefront.



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Suitability & Adequacy Rubric

The below weighting is used to ensure emphasis is placed on the appropriate district priorities.

| | | Elementary | Intermediate | High |
|-------------|--|------------|--------------|------|
| SUITABILITY | Learning Environment & Classroom Quality | 70% | 70% | 70% |
| | Student Support & Services | 20% | 20% | 20% |
| | Outdoor & Recreational Spaces | 10% | 10% | 10% |
| ADEQUACY | Accessibility and Infrastructure | 40% | 35% | 40% |
| | Transportation & Traffic Flow | 40% | 35% | 20% |
| | Safety and Security | 20% | 30% | 40% |

Campus Scoring

Using a rubric that incorporates the demographics, conditions, suitability and adequacy, each campus can be assessed and scored.

[illegible]

Data Streams



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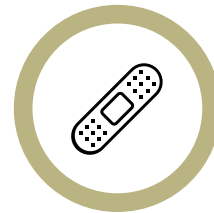
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Facility Conditions

Facility Conditions Index (FCI)

- A measure widely used in building industry to represent the physical condition of a given facility.

FCI Recommendations

- Industry standard guidelines for aligning FCI to overall conditions.

65% Rule

- Once the FCI of a facility exceeds 65%, it may be financially imprudent to continue investing in the building.

FCI=

**Estimated Cost of
Repairs + Replacements**



Replacement Value

| FCI | Rating |
|------------|----------|
| Above 30% | Critical |
| 10% - 30 % | Poor |
| 5-10% | Fair |
| Below 5% | Good |

Facility Conditions

Urgent

- Work that should be performed within the next year to maintain facility integrity

High

- Work that should be performed in the next 1-3 years

Medium

- Work that should be performed in the next 3-5 years

Low

- Work that should be performed after 5 years or more

Priority Considerations

Element's Overall Condition

- ✓ Urgency of Action
- ✓ Expected Useful Life
- ✓ Deterioration rate
- ✓ Accessibility Concerns
- ✓ Life Safety/ Code Issues
- ✓ Risk of Building Shutdown
- ✓ Effect on Security
- ✓ Impact to Operational/Energy Savings

In Depth Site Walks

1. Ameresco performed Facility Condition Assessments on the LCSD portfolio
 - ~1,280,000 sq.ft.
 - 86 Assets
2. Developed life cycle cost profiles for each facility
3. Quantified the portfolios short- and long-term renewal needs
4. Ranked renewal needs based on both current and potential risks



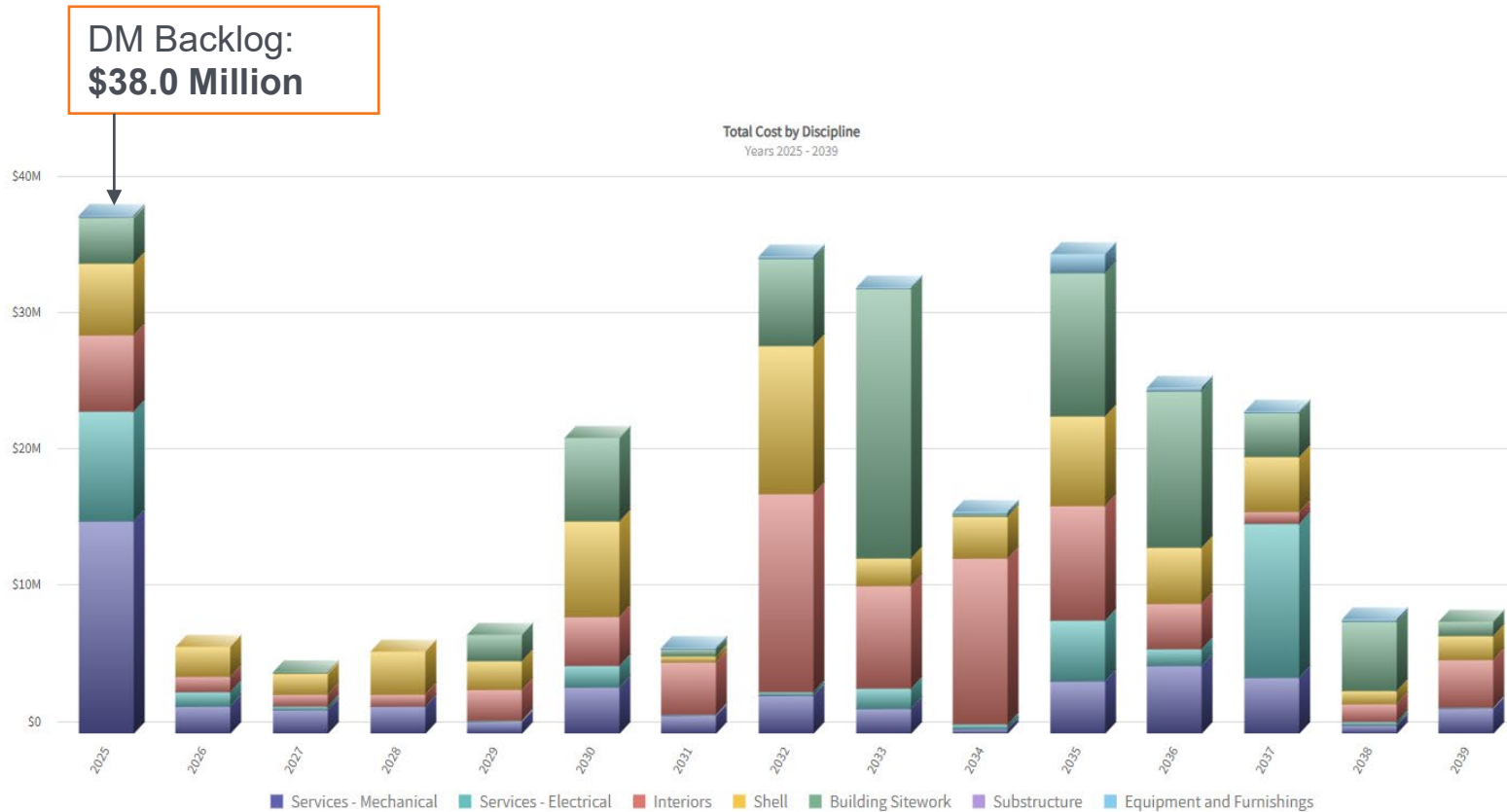
FCI By Campus

The below chart shows the FCI at each campus *if no action is taken*. Ongoing maintenance and future investment will change the campus score over time.

| Name | Current Replacement Value (CRV) | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 |
|--------------------------------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|
| Dayton Intermediate School | \$ 52,320,977 | 12.5% | 12.6% | 12.7% | 14.9% | 16.0% | 16.5% | 16.8% | 18.5% | 21.1% | 21.1% | 37.5% |
| Yerington Intermediate School | \$ 28,936,051 | 11.2% | 12.5% | 12.6% | 12.6% | 12.7% | 17.8% | 18.2% | 19.1% | 22.2% | 22.5% | 24.2% |
| Dayton Elementary School | \$ 29,685,696 | 10.5% | 11.0% | 11.0% | 11.1% | 11.7% | 14.6% | 14.6% | 19.3% | 21.7% | 23.0% | 29.7% |
| Yerington District Office | \$ 10,411,709 | 10.4% | 11.2% | 11.3% | 11.4% | 11.7% | 13.7% | 18.4% | 21.4% | 22.2% | 25.2% | 30.7% |
| Silver Stage Middle School | \$ 42,945,539 | 7.3% | 7.3% | 7.3% | 8.2% | 10.1% | 12.2% | 12.5% | 15.0% | 15.1% | 16.2% | 16.9% |
| Fernley Intermediate School | \$ 42,661,075 | 6.3% | 8.1% | 9.7% | 10.1% | 10.2% | 14.4% | 17.1% | 18.7% | 22.8% | 23.9% | 29.1% |
| Yerington Elementary School | \$ 26,333,425 | 6.0% | 6.5% | 6.8% | 7.2% | 7.2% | 10.9% | 11.5% | 18.3% | 19.6% | 21.1% | 27.3% |
| Smith Valley School | \$ 39,762,366 | 5.8% | 7.1% | 7.7% | 8.3% | 8.8% | 10.2% | 11.2% | 13.2% | 14.0% | 17.2% | 20.4% |
| Silver Stage Elementary School | \$ 26,092,764 | 5.8% | 7.0% | 7.0% | 7.9% | 13.3% | 14.6% | 15.9% | 20.7% | 23.2% | 24.2% | 27.9% |
| Yerington High School | \$ 57,910,434 | 4.5% | 7.6% | 8.0% | 9.6% | 11.0% | 14.9% | 15.4% | 19.3% | 19.7% | 21.7% | 23.2% |
| Dayton High School | \$ 79,740,397 | 4.4% | 4.6% | 4.6% | 4.6% | 4.9% | 6.3% | 6.4% | 11.8% | 20.2% | 21.8% | 24.1% |
| Cottonwood Elementary School | \$ 30,865,330 | 3.0% | 3.7% | 3.8% | 3.9% | 4.5% | 6.0% | 6.7% | 9.1% | 9.5% | 10.6% | 20.2% |
| Sutro Elementary School | \$ 30,670,993 | 2.6% | 4.7% | 4.8% | 5.9% | 6.3% | 6.6% | 6.6% | 11.5% | 18.5% | 18.9% | 19.9% |
| Fernley High School | \$ 82,157,303 | 2.6% | 3.0% | 3.5% | 3.6% | 3.8% | 12.0% | 13.9% | 16.1% | 17.2% | 19.2% | 25.1% |
| Fernley Elementary School | \$ 32,404,297 | 2.2% | 2.3% | 2.7% | 3.6% | 4.2% | 10.7% | 10.7% | 16.9% | 18.0% | 18.7% | 20.6% |
| Silverland Middle School | \$ 59,591,694 | 1.4% | 1.4% | 1.4% | 1.4% | 1.4% | 2.6% | 2.6% | 15.2% | 23.8% | 33.8% | 36.6% |
| Silver Stage High School | \$ 74,060,854 | 0.9% | 0.9% | 3.0% | 3.0% | 3.0% | 3.5% | 3.5% | 7.3% | 15.3% | 17.6% | 22.8% |
| East Valley Elementary School | \$ 29,756,700 | 0.9% | 2.9% | 2.9% | 10.0% | 10.0% | 11.8% | 13.1% | 23.4% | 38.1% | 38.1% | 38.1% |
| Riverview Elementary School | \$ 32,925,099 | 0.1% | 0.1% | 3.2% | 3.2% | 9.9% | 9.9% | 12.1% | 13.2% | 14.9% | 14.9% | 15.1% |
| Totals: | \$ 809,588,861 | | | | | | | | | | | |

| | | | | | | | | | | | |
|-------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|
| FCI = | 4.7% | 5.5% | 6.0% | 6.8% | 7.7% | 10.4% | 11.1% | 15.5% | 19.5% | 21.5% | 25.8% |
|-------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|

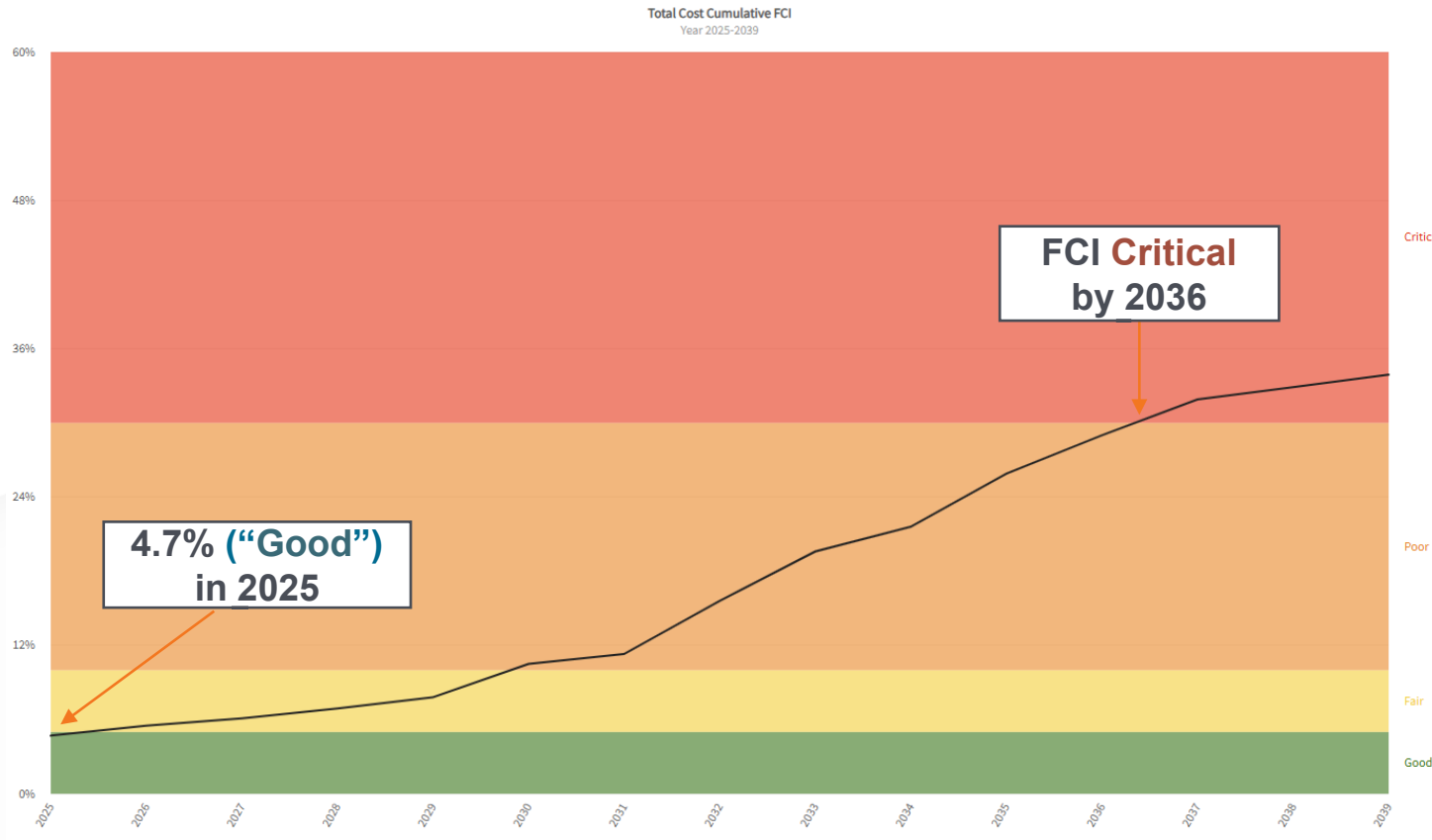
Capital Needs Profile



1. Displays the lifecycle forecast of each element within each asset rolled up for the portfolio.
2. The deferred maintenance backlog is **\$38.0 Million (2025)**.
3. With the deferred maintenance backlog now quantified, it is recommended to address the backlog by order of Priority.

Life cycle forecasts have been established for the major building elements for each asset. This determines the capital renewal budget requirements over time and includes hard and soft costs.

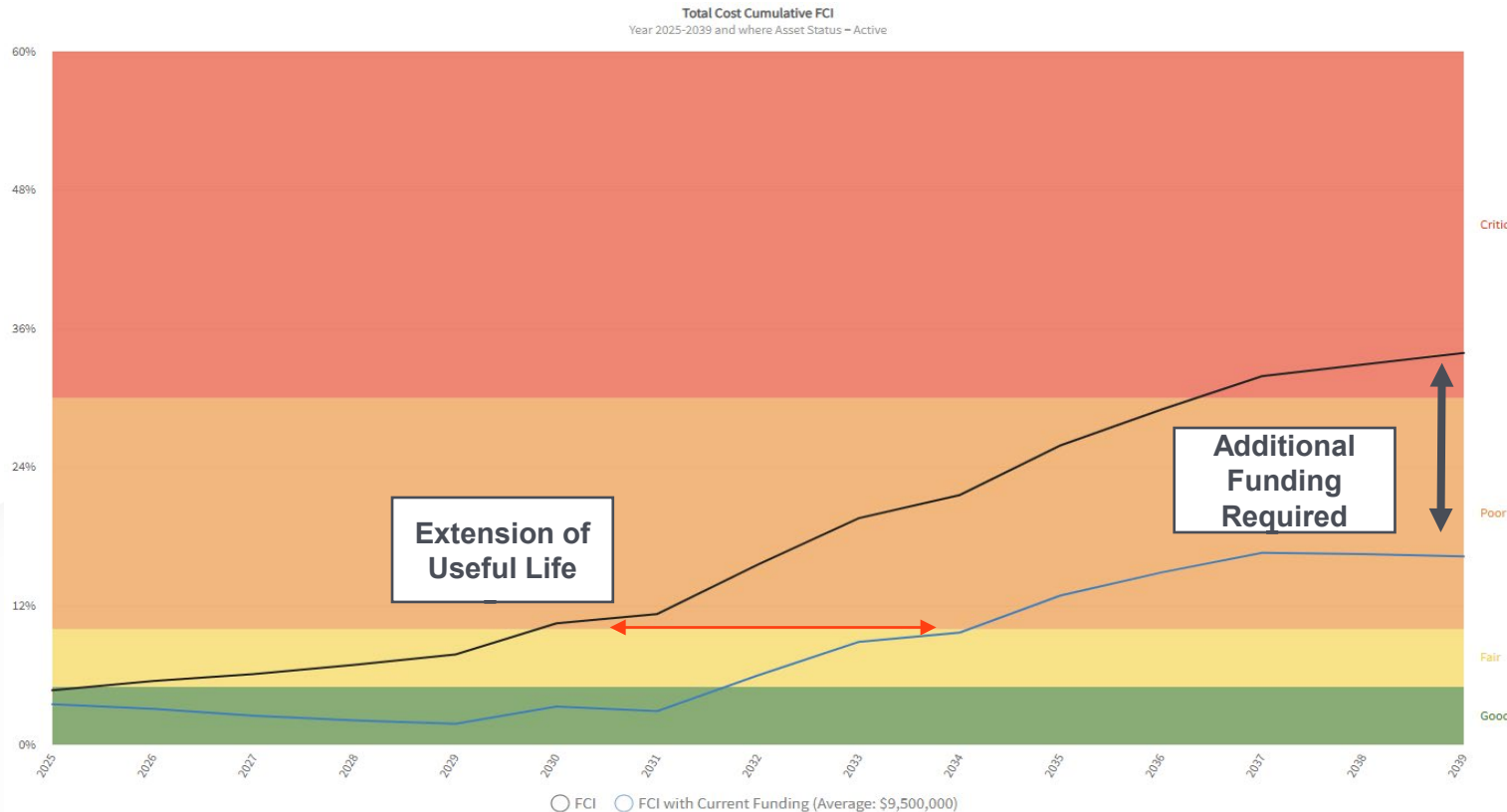
FCI Unfunded (15 years)



1. The chart shows the risk of aging infrastructure; with growing levels of deferred maintenance backlog over time.
2. The **FCI of 4.7%** places the portfolio into the "**Good**" range.
3. Unfunded, the FCI will accelerate to "**Critical**" (>30%) by **2036**.

The projected facility condition index (FCI) displays the relative levels of risk of the portfolio over time, represented in percent risk (%)

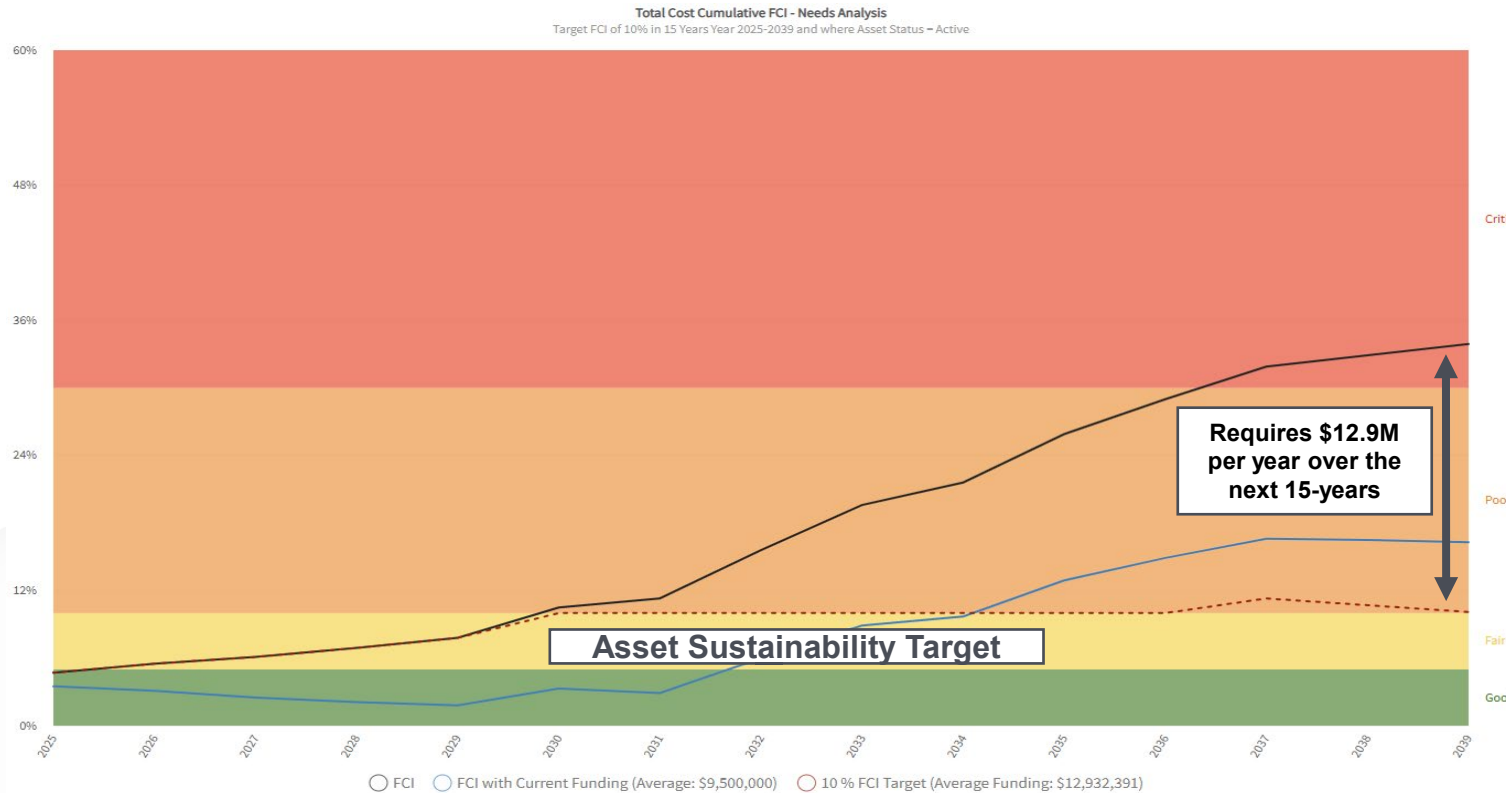
FCI Funded (15 years)



1. With funding (\$9.50M/yr), the blue line shows a shallower profile; delaying the migration to **Critical** until 2052.
2. From a funding appropriation standpoint, more funding is required to sustain the portfolio at an acceptable level of risk
3. Establishing an “**Asset Sustainability Target**” is a best practice for managing such risk

Overlaying and projecting the average annual capital funding of \$9.50M/yr delays the migration of “Portfolio” FCI to **Critical** for at least the next 15 years.

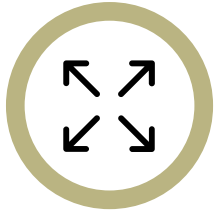
Asset Sustainability



The chart represents the amount of funding required to achieve an Asset Sustainability Target (10% FCI); showing both current levels of funding and the funding needed

1. The building portfolio will require **\$12.9M per year of capital funding** to achieve an FCI of 10% by 2039; amounting to **\$194M** over the period
2. Over 10-years (2035), the portfolio **requires \$9.3M per year or \$93M** to maintain asset sustainability
3. Understanding funding appropriation needs at the portfolio level helps decision makers prioritize assets and prepare data-defensible capital improvement plans

Data Streams



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Capacity is the ability for the facility to accommodate the appropriate amount of enrolled students.

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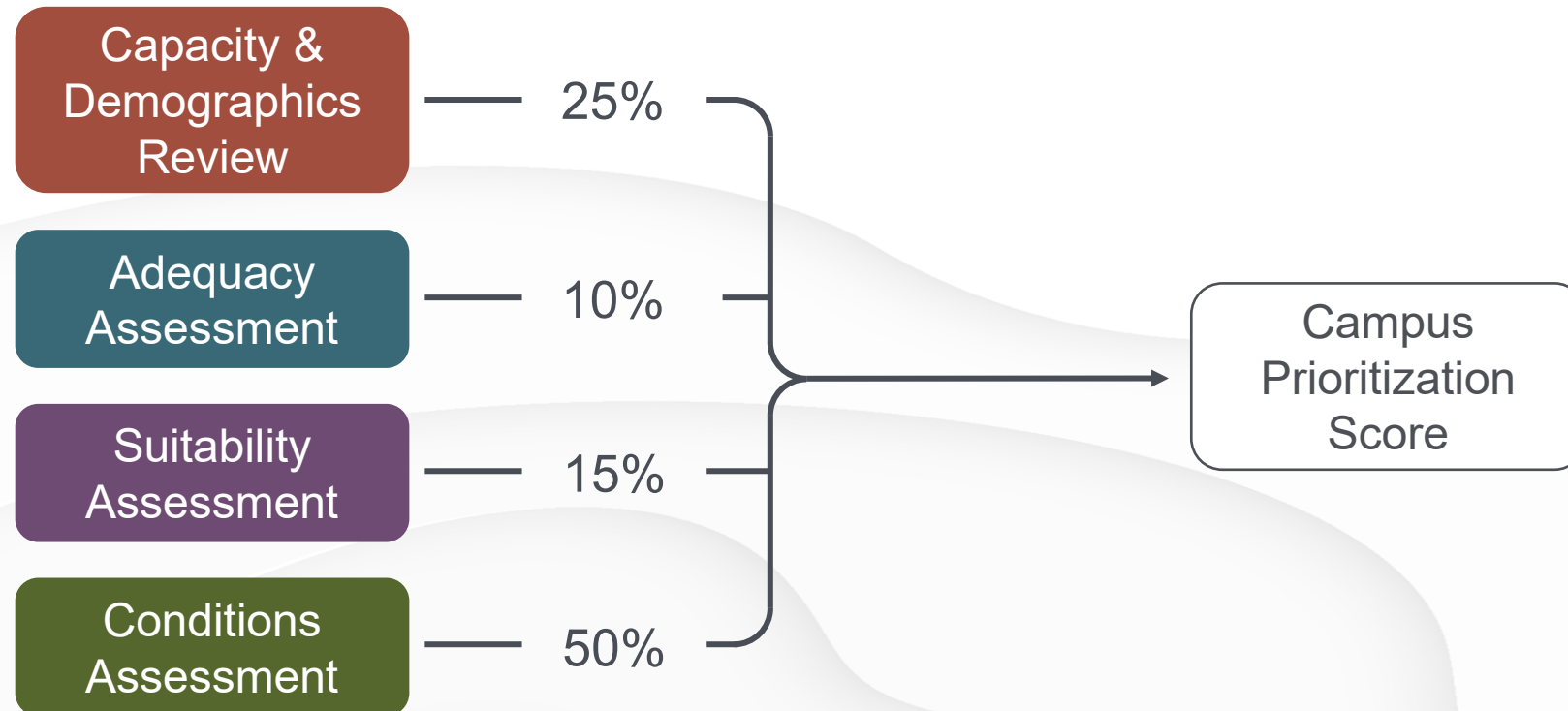


Facility Conditions

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Prioritization Modeling

A prioritization model allows the district to customize the variable emphasis of each type of action and provide a priority score for each asset. This allows the district to weigh this score in project decision making.



Campus Prioritization

Using the prioritization model established, each campus was analyzed against the suitability and adequacy rubric. The conditions data and enrollment projections were all combined with the appropriate weighting. The result is a table that shows visually which campus might have the highest need and at what time.

| Campus Name | Campus Prioritization Score | | | | | | | | | | | |
|--------------------------------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|
| | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34 | 34/35 | |
| Dayton Area Schools | | | | | | | | | | | | |
| Dayton Elementary School | 2.62 | 2.87 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 3.12 | 3.12 | 3.12 | |
| Dayton Intermediate School | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 3.05 | 3.05 | 3.55 | |
| Dayton High School | 1.54 | 1.54 | 1.54 | 1.54 | 1.54 | 2.04 | 2.04 | 2.54 | 3.04 | 3.04 | 3.04 | |
| Riverview Elementary School | 1.80 | 1.80 | 1.80 | 1.80 | 2.30 | 2.55 | 3.05 | 3.55 | 3.55 | 3.55 | 3.55 | |
| Sutro Elementary School | 2.06 | 2.06 | 2.06 | 2.56 | 2.81 | 2.81 | 2.81 | 3.31 | 3.31 | 3.31 | 3.31 | |
| Fernley Area Schools | | | | | | | | | | | | |
| Cottonwood Elementary School | 1.61 | 1.61 | 1.61 | 1.86 | 1.86 | 2.36 | 2.36 | 2.36 | 2.61 | 3.11 | 3.86 | |
| East Valley Elementary School | 1.55 | 1.55 | 1.55 | 2.55 | 2.80 | 2.80 | 3.05 | 3.55 | 4.05 | 4.30 | 4.30 | |
| Fernley Elementary School | 2.17 | 2.17 | 2.17 | 2.67 | 2.67 | 2.67 | 2.92 | 2.92 | 3.42 | 3.67 | 3.67 | |
| Fernley Intermediate School | 2.40 | 2.40 | 2.40 | 2.90 | 2.90 | 2.90 | 2.90 | 3.15 | 3.65 | 3.65 | 3.90 | |
| Fernley High School | 1.65 | 1.65 | 1.65 | 1.65 | 1.65 | 2.65 | 2.65 | 2.65 | 2.65 | 2.65 | 3.40 | |
| Silverland Middle School | 1.45 | 1.45 | 1.45 | 1.45 | 1.45 | 1.45 | 1.45 | 2.45 | 2.95 | 3.45 | 3.70 | |
| Silver Springs Area | | | | | | | | | | | | |
| Silver Stage Elementary School | 2.13 | 2.13 | 2.13 | 2.13 | 2.63 | 2.63 | 2.63 | 3.13 | 3.13 | 3.13 | 3.13 | |
| Silver Stage Middle School | 2.16 | 2.16 | 2.16 | 2.16 | 2.66 | 2.66 | 2.66 | 2.66 | 2.66 | 2.66 | 2.66 | |
| Silver Stage High School | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 2.14 | 2.64 | 2.64 | 3.14 | |
| Smith Valley Area | | | | | | | | | | | | |
| Smith Valley School | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 | 2.69 | 2.69 | 2.69 | 2.69 | 2.69 | 3.19 | |
| Yerington Area | | | | | | | | | | | | |
| Yerington Elementary School | 2.09 | 2.34 | 2.09 | 2.09 | 2.09 | 2.59 | 2.59 | 2.59 | 2.59 | 3.09 | 3.09 | |
| Yerington Intermediate School | 2.18 | 2.18 | 2.18 | 2.68 | 2.68 | 2.68 | 2.68 | 2.68 | 3.18 | 3.18 | 3.18 | |
| Yerington High School | 1.67 | 2.17 | 2.17 | 2.17 | 2.67 | 2.67 | 2.67 | 2.67 | 2.67 | 3.17 | 3.17 | |

Recommendations

The overarching findings are that there are no urgent or dire situations that require immediate action. No campus reaches a concerning prioritization score until 2029/2030. ***Any major work should be reassessed during the next update of the facility master plan*** which occurs in the 2027/2028 school year. There is time to plan and ensure any strategy the district moves forward with is sound. (This team will update the master plan in 2027/2028 and again in 2030/2031.)

1

No Immediate Action Required

2

Maintain the District's Current Assets

3

Security Upgrades as Needed

4

Suitability/Adequacy Upgrades as Desired

No Action Required

Current Study



2027/2028



2030/2031



| Campus Name | Campus Prioritization Score | | | | | | | | | | | |
|--------------------------------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|
| | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34 | 34/35 | |
| Dayton Area Schools | | | | | | | | | | | | |
| Dayton Elementary School | 2.62 | 2.87 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 2.62 | 3.12 | 3.12 | 3.12 | |
| Dayton Intermediate School | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 3.05 | 3.05 | 3.55 | |
| Dayton High School | 1.54 | 1.54 | 1.54 | 1.54 | 1.54 | 2.04 | 2.04 | 2.54 | 3.04 | 3.04 | 3.04 | |
| Riverview Elementary School | 1.80 | 1.80 | 1.80 | 1.80 | 2.30 | 2.55 | 3.05 | 3.55 | 3.55 | 3.55 | 3.55 | |
| Sutro Elementary School | 2.06 | 2.06 | 2.06 | 2.56 | 2.81 | 2.81 | 2.81 | 3.31 | 3.31 | 3.31 | 3.31 | |
| Fernley Area Schools | | | | | | | | | | | | |
| Cottonwood Elementary School | 1.61 | 1.61 | 1.61 | 1.86 | 1.86 | 2.36 | 2.36 | 2.36 | 2.61 | 3.11 | 3.86 | |
| East Valley Elementary School | 1.55 | 1.55 | 1.55 | 2.55 | 2.80 | 2.80 | 3.05 | 3.55 | 4.05 | 4.30 | 4.30 | |
| Fernley Elementary School | 2.17 | 2.17 | 2.17 | 2.67 | 2.67 | 2.67 | 2.92 | 2.92 | 3.42 | 3.67 | 3.67 | |
| Fernley Intermediate School | 2.40 | 2.40 | 2.40 | 2.90 | 2.90 | 2.90 | 2.90 | 3.15 | 3.65 | 3.65 | 3.90 | |
| Fernley High School | 1.65 | 1.65 | 1.65 | 1.65 | 1.65 | 2.65 | 2.65 | 2.65 | 2.65 | 2.65 | 3.40 | |
| Silverland Middle School | 1.45 | 1.45 | 1.45 | 1.45 | 1.45 | 1.45 | 1.45 | 2.45 | 2.95 | 3.45 | 3.70 | |
| Silver Springs Area | | | | | | | | | | | | |
| Silver Stage Elementary School | 2.13 | 2.13 | 2.13 | 2.13 | 2.63 | 2.63 | 2.63 | 3.13 | 3.13 | 3.13 | 3.13 | |
| Silver Stage Middle School | 2.16 | 2.16 | 2.16 | 2.16 | 2.66 | 2.66 | 2.66 | 2.66 | 2.66 | 2.66 | 2.66 | |
| Silver Stage High School | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 1.64 | 2.14 | 2.64 | 2.64 | 3.14 | |
| Smith Valley Area | | | | | | | | | | | | |
| Smith Valley School | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 | 2.69 | 2.69 | 2.69 | 2.69 | 2.69 | 3.19 | |
| Yerington Area | | | | | | | | | | | | |
| Yerington Elementary School | 2.09 | 2.34 | 2.09 | 2.09 | 2.09 | 2.59 | 2.59 | 2.59 | 2.59 | 3.09 | 3.09 | |
| Yerington Intermediate School | 2.18 | 2.18 | 2.18 | 2.68 | 2.68 | 2.68 | 2.68 | 2.68 | 3.18 | 3.18 | 3.18 | |
| Yerington High School | 1.67 | 2.17 | 1.67 | 2.17 | 2.67 | 2.67 | 2.67 | 2.67 | 2.67 | 3.17 | 3.17 | |

No Action Required

The demographic findings show a projected number that is higher than the functional capacity at three schools. All of these schools, while over the functional capacity, remain below the maximum capacity. The recommendation is to take no action. As demographic studies are only projections, this situation will be continuously monitored against real-time attendance data.

Current Study

2027/2028

2030/2031

| | Maximum | Functional | | ENROLLMENT PROJECTIONS | | | | | | | | | |
|----------------------------|--------------|--------------|--------------|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Campus | Capacity | Capacity | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
| COTTONWOOD ELEMENTARY | 711 | 604 | 572 | 581 | 607 | 607 | 638 | 667 | 677 | 705 | 737 | 775 | 822 |
| EAST VALLEY ELEMENTARY | 669 | 569 | 513 | 520 | 531 | 561 | 607 | 648 | 687 | 725 | 764 | 796 | 818 |
| FERNLEY ELEMENTARY | 606 | 515 | 447 | 461 | 468 | 480 | 476 | 497 | 519 | 541 | 574 | 608 | 644 |
| DAYTON ELEMENTARY | 541 | 460 | 450 | 462 | 454 | 448 | 437 | 440 | 432 | 450 | 452 | 448 | 450 |
| RIVERVIEW ELEMENTARY | 511 | 434 | 456 | 460 | 461 | 473 | 499 | 539 | 600 | 658 | 721 | 774 | 825 |
| SUTRO ELEMENTARY | 506 | 430 | 438 | 460 | 471 | 497 | 526 | 560 | 603 | 644 | 663 | 671 | 679 |
| SILVER STAGE ELEMENTARY | 680 | 578 | 389 | 387 | 390 | 402 | 411 | 427 | 434 | 437 | 440 | 436 | 431 |
| YERINGTON ELEMENTARY | 588 | 500 | 452 | 432 | 415 | 404 | 415 | 432 | 443 | 452 | 458 | 460 | 463 |
| ELEMENTARY TOTALS * | 4,812 | 4,090 | 3,717 | 3,763 | 3,805 | 3,873 | 4,010 | 4,210 | 4,396 | 4,612 | 4,808 | 4,968 | 5,132 |
| Elementary Percent Change | | | 2.54% | 1.23% | 1.12% | 1.80% | 3.53% | 5.01% | 4.40% | 4.92% | 4.26% | 3.33% | 3.29% |
| Elementary Absolute Change | | | 92 | 46 | 42 | 68 | 137 | 201 | 185 | 216 | 196 | 160 | 164 |

Maintain District Assets

The Ameresco software allows the district to use the established data as a tool to help keep out of a poor/critical FCI at any campuses. *The software allows the district to know which campus has the most critical needs, what those critical needs are, and how to prioritize the projects.* If the goal is to keep within the “fair” category, there are 4 buildings that currently would require some further analysis.

| Current Study | | | | | | | | | | | | |
|--------------------------------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|
| 2027/2028 | | | | | | | | | | | | |
| 2030/2031 | | | | | | | | | | | | |
| Name | Current Replacement Value (CRV) | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 |
| Dayton Intermediate School | \$ 52,320,977 | 12.5% | 12.6% | 12.7% | 14.9% | 16.5% | 16.5% | 16.8% | 18.5% | 21.1% | 21.1% | 37.5% |
| Yerington Intermediate School | \$ 28,936,051 | 11.2% | 12.5% | 12.6% | 12.6% | 12.6% | 17.8% | 18.2% | 19.1% | 22.2% | 22.5% | 24.2% |
| Dayton Elementary School | \$ 29,685,696 | 10.5% | 11.0% | 11.0% | 11.1% | 11.1% | 14.6% | 14.6% | 19.3% | 21.7% | 23.0% | 29.7% |
| Yerington District Office | \$ 10,411,709 | 10.4% | 11.2% | 11.3% | 11.4% | 11.4% | 13.7% | 18.4% | 21.4% | 22.2% | 25.2% | 30.7% |
| Silver Stage Middle School | \$ 42,945,539 | 7.3% | 7.3% | 7.3% | 8.2% | 10.1% | 12.2% | 12.5% | 15.0% | 15.1% | 16.2% | 16.9% |
| Fernley Intermediate School | \$ 42,661,075 | 6.3% | 8.1% | 9.7% | 10.1% | 10.1% | 14.4% | 17.1% | 18.7% | 22.8% | 23.9% | 29.1% |
| Yerington Elementary School | \$ 26,333,425 | 6.0% | 6.5% | 6.8% | 7.2% | 7.2% | 10.9% | 11.5% | 18.3% | 19.6% | 21.1% | 27.3% |
| Smith Valley School | \$ 39,762,366 | 5.8% | 7.1% | 7.7% | 8.3% | 8.3% | 10.2% | 11.2% | 13.2% | 14.0% | 17.2% | 20.4% |
| Silver Stage Elementary School | \$ 26,092,764 | 5.8% | 7.0% | 7.0% | 7.9% | 10.1% | 14.6% | 15.9% | 20.7% | 23.2% | 24.2% | 27.9% |
| Yerington High School | \$ 57,910,434 | 4.5% | 7.6% | 8.0% | 9.6% | 11.0% | 14.9% | 15.4% | 19.3% | 19.7% | 21.7% | 23.2% |
| Dayton High School | \$ 7,000,300 | 4.4% | 4.4% | 4.4% | 4.4% | 4.9% | 6.3% | 6.4% | 11.8% | 20.2% | 21.8% | 24.1% |
| Cottonwood Elementary School | \$ 30,865,330 | 3.0% | 3.7% | 3.8% | 3.9% | 4.5% | 6.0% | 6.7% | 9.1% | 9.5% | 10.6% | 20.2% |
| Sutro Elementary School | \$ 30,670,993 | 2.6% | 4.7% | 4.8% | 5.9% | 6.3% | 6.6% | 6.6% | 11.5% | 18.5% | 18.9% | 19.9% |
| Fernley High School | \$ 82,157,303 | 2.6% | 3.0% | 3.5% | 3.6% | 3.8% | 12.0% | 13.9% | 16.1% | 17.2% | 19.2% | 25.1% |
| Fernley Elementary School | \$ 32,404,297 | 2.2% | 2.3% | 2.7% | 3.6% | 4.2% | 10.7% | 10.7% | 16.9% | 18.0% | 18.7% | 20.6% |
| Silverland Middle School | \$ 59,591,694 | 1.4% | 1.4% | 1.4% | 1.4% | 1.4% | 2.6% | 2.6% | 15.2% | 23.8% | 33.8% | 36.6% |
| Silver Stage High School | \$ 74,060,854 | 0.9% | 0.9% | 3.0% | 3.0% | 3.0% | 3.5% | 3.5% | 7.3% | 15.3% | 17.6% | 22.8% |
| East Valley Elementary School | \$ 29,756,700 | 0.9% | 2.9% | 2.9% | 10.0% | 10.0% | 11.8% | 13.1% | 23.4% | 38.1% | 38.1% | 38.1% |
| Riverview Elementary School | \$ 32,925,099 | 0.1% | 0.1% | 3.2% | 3.2% | 9.9% | 9.9% | 12.1% | 13.2% | 14.9% | 14.9% | 15.1% |
| Totals: | \$ 809,588,861 | | | | | | | | | | | |
| FCI = | | 4.7% | 5.5% | 6.0% | 6.8% | 7.7% | 10.4% | 11.1% | 15.5% | 19.5% | 21.5% | 25.8% |

Projects Underway

Ongoing maintenance and future *investment will change the campus score* over time. Below is an example of a series of projects that LCSD currently is working on. This can be entered into the model such that you can use the FCI as a planning tool to forecast how each project will impact a campus over time.

- Dayton Intermediate School - Air Handler Units (AHU)
- Dayton Intermediate School - Boilers
- Silverland Middle School - Cooling Tower
- Silver Stage Middle - Boilers
- Sutro Elementary School - Boilers
- Fernley Elementary School - Roof Top Units (RTU's)

FCI as a Planning Tool

Ongoing maintenance and future *investment will change the campus score* over time. Below is an example of a series of projects on a portion of the district assets, and their respective updated FCI upon project completion.

Current

FCI Analysis using : Benchmark Cost based on Template by Site Name

| Name | Size (Sq.Ft.) | CRV incl. Soft Costs | Average Funding Per Year | 2025 | 2026 | 2027 | 2028 | 2029 | |
|----------------------------|---------------|----------------------|--------------------------|--------|--------|--------|--------|--------|--|
| Dayton Intermediate School | 79,617 | \$ 52,320,977 | \$ - | 12.76% | 12.90% | 13.03% | 15.21% | 16.32% | |
| Fernley Elementary School | 58,678 | \$ 32,404,297 | \$ - | 2.23% | 2.28% | 2.70% | 3.62% | 4.20% | |
| Silver Stage Middle School | 64,108 | \$ 42,945,539 | \$ - | 17.47% | 17.47% | 17.47% | 18.34% | 20.26% | |
| Silverland Middle School | 97,921 | \$ 59,591,694 | \$ - | 1.41% | 1.41% | 1.41% | 1.41% | 1.41% | |
| Sutro Elementary School | 47,625 | \$ 30,670,993 | \$ - | 2.59% | 4.74% | 4.76% | 5.91% | 6.32% | |
| Totals: | 347,949 | \$ 217,933,500 | \$ - | | | | | | |

| | | | | | | |
|-------|-------|-------|-------|-------|-------|--|
| FCI = | 7.59% | 7.93% | 8.03% | 9.02% | 9.81% | |
|-------|-------|-------|-------|-------|-------|--|

Proposed

FCI Analysis using : Benchmark Cost based on Template by Site Name

| Name | Size (Sq.Ft.) | CRV incl. Soft Costs | Average Funding Per Year | 2025 | 2026 | 2027 | 2028 | 2029 | |
|----------------------------|---------------|----------------------|--------------------------|--------|--------|--------|--------|--------|--|
| Dayton Intermediate School | 79,617 | \$ 52,320,977 | \$ 265,611 | 5.15% | 5.28% | 5.42% | 7.59% | 8.70% | |
| Fernley Elementary School | 58,678 | \$ 32,404,297 | \$ 2,814 | 2.10% | 2.15% | 2.57% | 3.49% | 4.07% | |
| Silver Stage Middle School | 64,108 | \$ 42,945,539 | \$ 56,805 | 15.48% | 15.48% | 15.48% | 16.36% | 18.27% | |
| Silverland Middle School | 97,921 | \$ 59,591,694 | \$ 6,813 | 1.24% | 1.24% | 1.24% | 1.24% | 1.24% | |
| Sutro Elementary School | 47,625 | \$ 30,670,993 | \$ 5,587 | 2.32% | 4.46% | 4.49% | 5.63% | 6.05% | |
| Totals: | 347,949 | \$ 217,933,500 | \$ 337,630 | | | | | | |

| | | | | | | |
|-----------------------|-------|-------|-------|-------|-------|--|
| FCI = | 5.26% | 5.61% | 5.70% | 6.70% | 7.48% | |
| FCI without Funding = | 7.59% | 7.93% | 8.03% | 9.02% | 9.81% | |

Planned Projects

There are a number of projects the district has already identified as priorities for the ongoing maintenance and operations of the district. The below list the location, general description of scope, and an estimate of the cost impacts of these projects.

| Location | Scope of Work | Rough Order of Magnitude |
|----------------------------------|--|--------------------------|
| Yerington Elementary School | Building 500 & 600 HVAC & Electrical Service | \$3,499,632 |
| Silver Springs Elementary School | Building B & C Boiler, Electrical Service & HVAC | \$3,724,093 |
| Dayton High School | Boiler & HVAC | \$2,107,437 |
| Fernley High School | Boiler & HVAC | \$2,106,446 |
| Fernley Intermediate School | Building H & Main Annex HVAC | \$4,500,000 |
| Silver Springs Elementary School | Dining Hall Boiler | \$800,000 |
| Smith Valley Schools | Boilers | \$1,300,000 |
| Smith Valley Schools | HVAC | \$3,100,000 |

Security Upgrades

The team recommends that each campus have a modified single point of entry, as well as a secured vestibule to control and monitor who has access to campus. This typically consists of an enclosed area between the exterior doors and the main entrance, requiring visitors to check in via the front office before being granted access to the rest of the school. A secure vestibule helps prevent unauthorized individuals from entering the school while maintaining a welcoming environment for approved visitors. It is a key component of modern school safety protocols.



Security Upgrades

This has been a priority for the district with most campuses already getting this upgrade. Only 5 campuses remain in which this scope is necessary. Each of the 4 high schools and one middle school require this scope of work.

- **Dayton High School**
- **Yerington High School**
- **Fernley High School**
- **Silver Stage High School**
- **Silverland Middle School**

Suitability/Adequacy

Although there are no recommendations that are immediately required, the suitability and adequacy discussions brought forth a number of potential capital projects that would help to improve educational offerings or operations. The below is a list of the projects that provide the largest and most immediate impact, and should be prioritized.

- 1 Fernley High School: Culinary Lab & Classroom
- 2 Fernley High School: Repurpose of Small Gym for additional curriculum space
- 3 Science Lab & CTE/Workforce Learning Upgrades

CTE/Workforce Learning

These are specialized, hands-on learning environments designed to prepare students for high-demand careers by integrating academic knowledge with technical and real-world skills. These spaces are industry-aligned and feature cutting-edge technology, flexible workspaces, and career-focused equipment to support a wide range of vocational pathways.



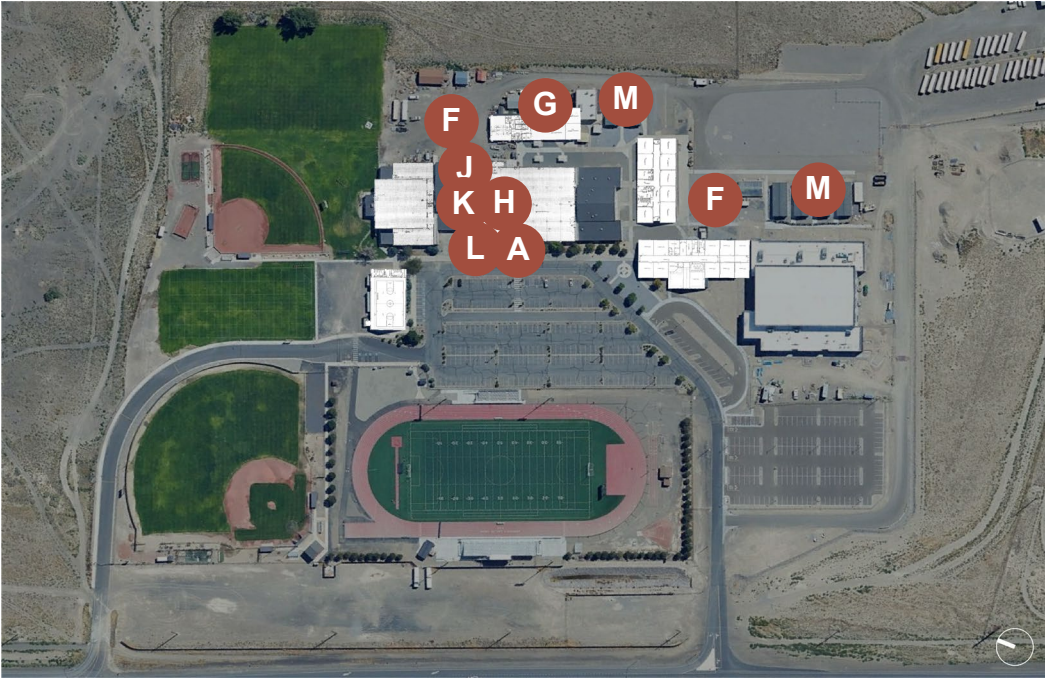
Suitability/Adequacy

In addition to the projects that are of highest priority, the team identified projects of all sizes at every campus. Each campus has a dashboard that identifies these projects. Below are examples of these. And the subsequent page depicts an example of the campus dashboard.

- **Dayton Intermediate School:** Wood Shop Modifications
- **Sutro Elementary School:** Security Perimeter Enhancements
- **Fernley Elementary School:** Resolve PE Space Egress and Access
- **Fernley Intermediate School:** Innovation Hub
- **Cottonwood Elementary:** Install Divider Curtain & Multipurpose Room
- **Silver Stage Middle School:** Maker Space
- **Yerington Intermediate School:** New Building – Cafeteria/PE/Music
- **Yerington High School:** Agriculture and CTE Renovations

Fernley High School

Potential Campus Enhancements



The plans are included to allow easy visual assessment of the campus. The enhancements identified are geolocated to the approximate place on campus in which that project would take place.

Prioritization Score

<1 1-2 2-3 3-4 >5

Yr 24/25

1.65

Yr 27/28

1.65

Projected Enrollment

Max = 1346 Functional = 1144

- F - M + M >100M >200M

1137

1128

Facility Conditions Index

<5% 5-10% 10-20% 20-30% >30%

2.6%

3.6%

Enhancement Narratives

The below list is not prioritized, but a list of potential facility interventions that have been identified as projects that help align and foster progress towards established District goals.

- A** Secure Vestibule
- B** Activate Hallways
- C** Flexible Furnishings
- D** Wayfinding
- E** Wear & Tear Refresh
- F** Outdoor Learning Spaces
- G** Modern CTE Spaces
- H** Innovation Hub
- I** Science Lab Modernization
Labs to be updated to provide adequate equipment and standards to offer AP and dual enrollment courses
- J** Culinary Lab & Classroom
Provide a culinary teaching space in the former kitchen space.
- K** Support Spaces
Utilize former cafeteria as space for student support spaces like counseling, special education, JAG, speech and EL.
- L** Music Room
Increase door width at music room to allow for ease of large instrument storage and use. New wall coverings would improve acoustics.

(continued on next slide...)

Fernley High School (continued)

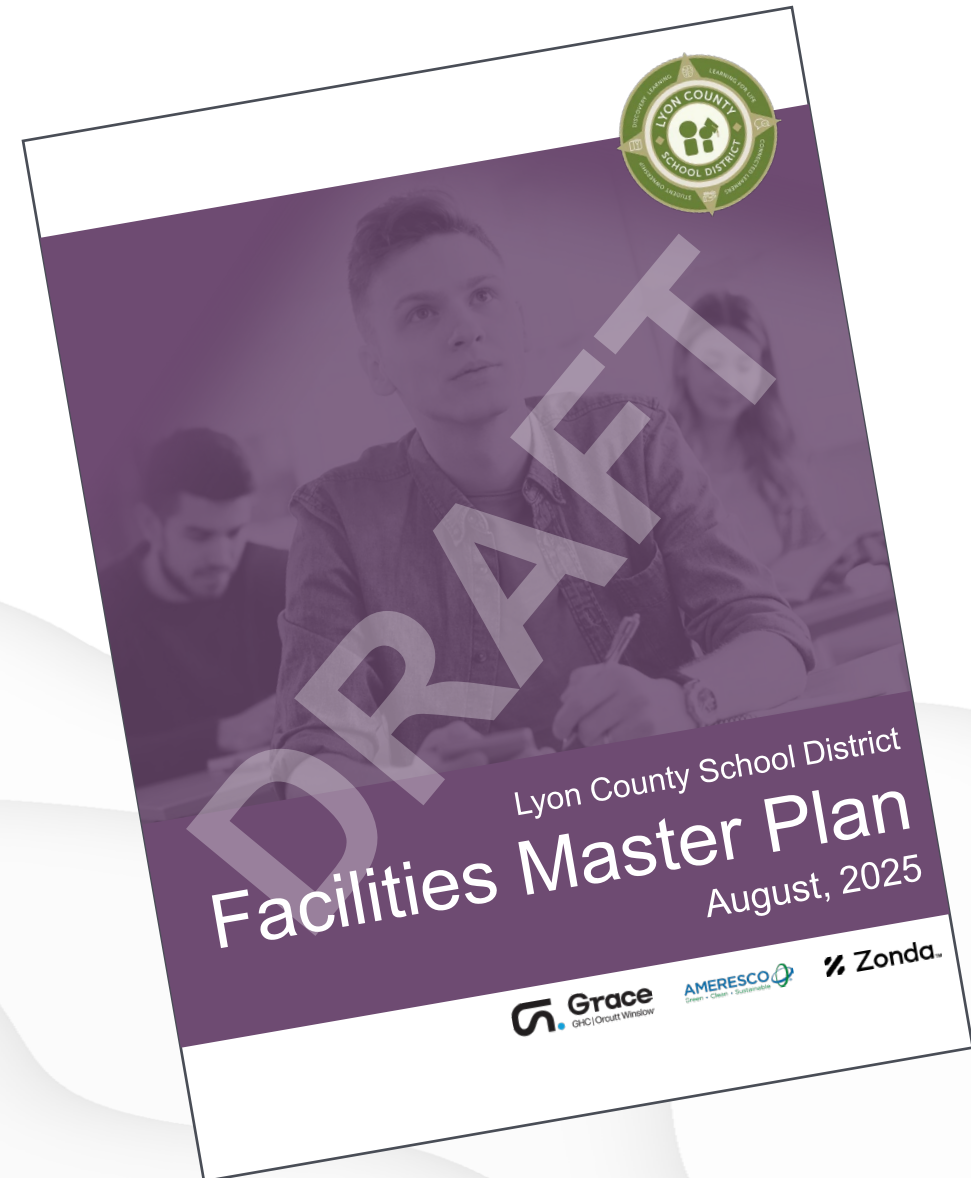
Enhancement Narratives

The below list is not prioritized, but a list of potential facility interventions that have been identified as projects that help align and foster progress towards established District goals.

- M** Portable Reduction
To whatever extent desired, replacement of portables with permanent buildings is an option at this site.
- N** Exterior Athletics Concession
Upgrade the exterior athletics concessions area.
- O** Parking Lot Paving
Update parking lots with new paving
- P** Restroom Renovation
Renovate existing restrooms to improve accessibility, functionality, and appearance.
- Q** Modified Single Point
Assess campus access points and consolidate for enhancement of security measures.

Next Steps

- Formalization and delivery of the final facilities master plan report.
- The team will remain in communication with the district, and will be available to address any concerns that arise prior to the next master planning effort.
- The team will reassess everything and update the plan at the beginning of the 2027-2028 academic year, and again in 2030/2031.





Lyon County School District

Questions?

