

Lyon County School District Board Memo

Date: August 26, 2025

To: Board of School Trustees

From: Harman Bains, Executive Director of Operations

Re: Summer 2026 Projects: Single Point of Entry and FHS Culinary

Recommendation:

The Board of Trustees approves the district to proceed with all Single Point of Entry and FHS Culinary projects for the Summer 2026.

Background Information:

At the July 22, 2025 meeting, the Lyon County School District (LCSD) Board of Trustees authorized the District to begin working with bond consultant Marty Johnson of JNA Consulting and bond attorney Henry Ryan of Taft. To maintain the District's established maintenance and upgrade schedule, plans are underway to issue two separate bond sales of \$15 million each over the next two years. These funds will allow the District to continue addressing critical facility needs identified through both the Board's guidance and the Grace Design 10-Year Master Facilities Plan.

The District has prioritized the following projects:

- Fernley High School Single Point of Entry and Culinary
- Dayton High School Single Point of Entry
- Silver Stage High School Single Point of Entry
- Yerington High School Single Point of Entry
- Silverland Middle School Single Point of Entry.

These projects are intended to improve campus security, functionality, and curriculum offerings while aligning with the District's long-term facilities strategy.

Over the past several months, the District's Operations and Maintenance team has worked closely with Jeff Purcell and architect Paul Cavin of Paul Cavin Architect LLC to develop an implementation plan. Through a series of lengthy discussions, the team explored strategies to ensure that all projects can be completed successfully. The outcome of these discussions is a recommendation that the District pursue multiple approaches to achieve the best overall results and maximize the value of bond dollars.

In forming this recommendation, the District carefully considered recent challenges with relying on a single general contractor responsible for multiple specialized scopes of work across different attendance areas. Given these difficulties and recognizing that NRS 338 permits LCSD to hire up to two Construction Managers at Risk (CMAR) per year, the District has elected to publish the projects in a manner that leverages CMAR involvement, where appropriate, while also utilizing general contracting bids as necessary.

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Hiring a Construction Manager at Risk (CMAR) instead of a traditional general contractor provides significant advantages, particularly under NRS 338. The CMAR approach is designed to build public trust by focusing on best value rather than lowest bids, while also helping school district and other public agencies address unique and complex construction challenges.

Unlike a general contractor, who typically joins the project after design completion and is awarded based mainly on lowest price a CMAR is involved early, offering preconstruction services such as constructability reviews, cost estimating, and scheduling input. This early collaboration helps reduce delays, improve budget accuracy, and enhance overall quality by identifying risks and solutions before construction begins. Another key benefit of CMAR is the guaranteed maximum price (GMP), which gives the Lyon County School District (LCSD) greater cost certainty while still allowing for competitive subcontractor bidding. In contrast, the traditional general contractor model prioritizes awarding projects to the lowest responsible bidder, often with less emphasis on value integration.

However, LCSD is limited by law to hiring only two CMARs per year, requiring the district to rely on general contractors for the remaining three school sites. To address past challenges, the district plans to release two separate bid packages for each of those sites: one focused on general construction and another specifically on storefronts and doors.

- Fernley High School Single Point of Entry and Culinary
 - o #1 Construction Manager's at Risk (CMAR)
- Dayton High School Single Point of Entry
 - o #2 Construction Manager's at Risk (CMAR)
- Silver Stage High School Single Point of Entry
 - o General Construction Contractor – Construction emphasis
 - o General Construction Contractor – Storefront/doors emphasis
- Yerington High School Single Point of Entry
 - o General Construction Contractor – Construction emphasis
 - o General Construction Contractor – Storefront/doors emphasis
- Silverland Middle School Single Point of Entry
 - o General Construction Contractor – Construction emphasis

Budget Considerations:

The District plans to utilize the upcoming Winter 2025 bond sale to fund all identified projects. Paul Cavin Architect LLC has prepared a Rough Order of Magnitude (ROM) cost estimate for the Single Point of Entry projects, with a projected total of approximately \$1.5 million. Following completion of the request for proposal (RFP) process, updated cost estimates for all projects (including the addition of FHS Culinary) will be finalized and presented to the Board for approval. Paul Cavin Architect LLC has presented a professional services cost of \$380,950 for all projects and services.

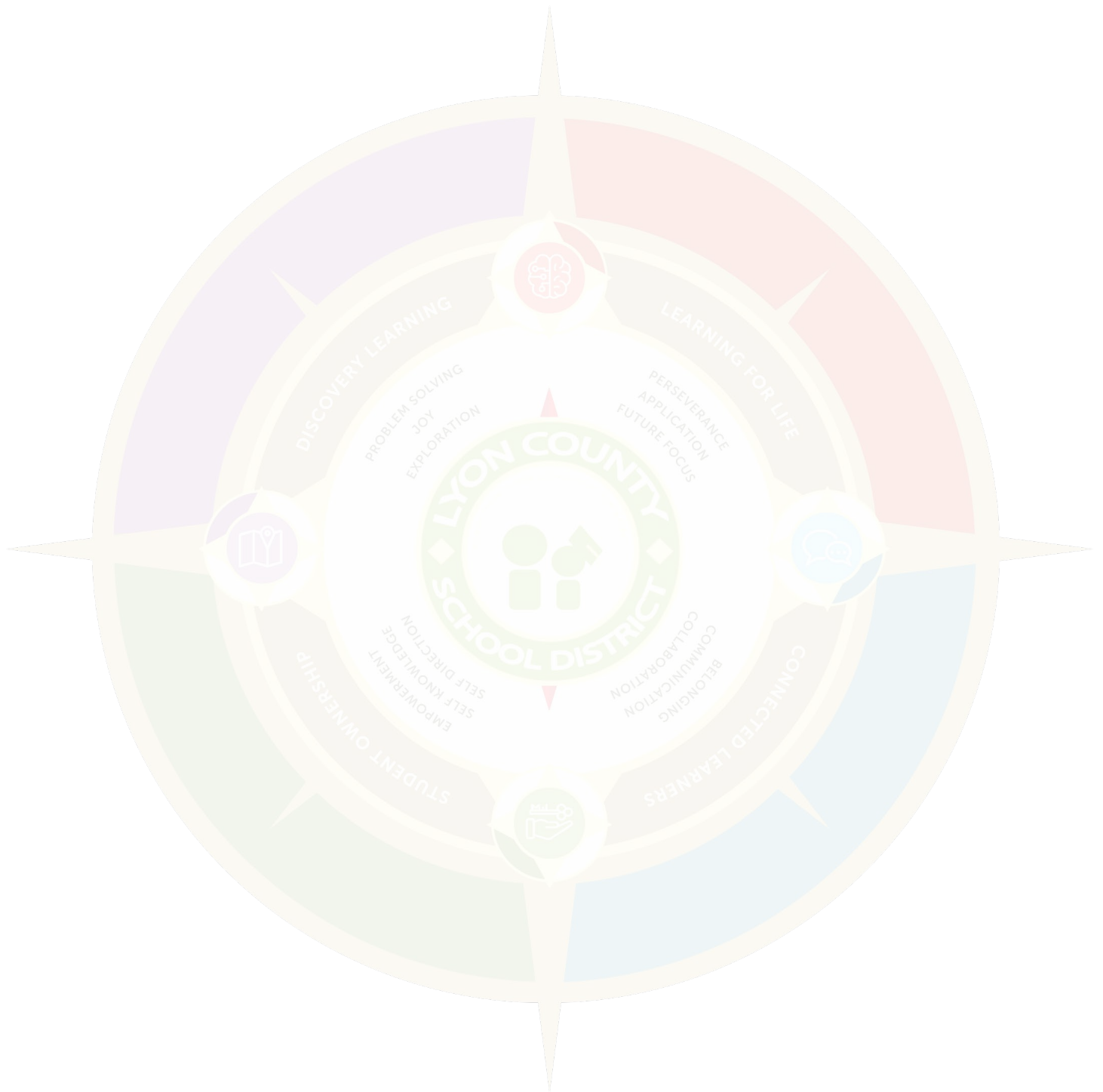
Discussed at Previous Meeting:

N/A

Attachment(s):

Paul Cavin Professional Services Proposal
LCSD FHS Culinary and JROTC Program Floor Plan
LCSD Single Point Entry-District Wide-Rough Order of Magnitude
LCSD Single Point Entry-District Wide

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