

Lyon County School District Board Memo

Date: April 28, 2026
To: Board of School Trustees
From: Harman Bains, Executive Director of Operations
Re: Fernley High School Single Point of Entry, Culinary, and Commons Improvement GMP

Recommendation:

That the Board of Trustees approve the Guaranteed Maximum Price (GMP) of \$4,088,629 for the Fernley High School Single Point of Entry, Culinary, and Commons Improvement.

Background Information:

At the October 28, 2025, Board of Trustees meeting, the Board approved CORE Construction as the Construction Manager at Risk for the Fernley High School Single Point of Entry, Culinary, and Commons Improvement project. Since that approval, CORE has worked closely with Paul Cavin Architects and District staff to advance the design through 100% construction documents and publish the project for bids.

The Draft Guaranteed Maximum Price (GMP) has come in meaningfully above the originally anticipated \$2.5 million mark, driven primarily by a necessary expansion of the culinary scope during the planning phase. As design progressed, the District Facilities team, in coordination with the District Curriculum Director, Paul Cavin Architects, and CORE, determined that the space as originally programmed would not adequately support classroom instruction for a full-size cohort of students. The initial concept was built around a smaller, more limited teaching kitchen; once enrollment projections and instructional requirements were applied against the floor plan, it became clear that a working culinary classroom serving 20+ students per period requires significantly more capacity than what was first scoped.

To address this, the project now includes demolition of existing walk in freezers and refrigerators for necessary additional space, four additional cooking stations, along with the commercial hoods, make-up air, gas, electrical, plumbing, and fire-suppression infrastructure required to support them. This brings the total station count to a level that allows students to work in properly sized teams, rotate through hands-on stations within a single class period, and receive direct instruction at their assigned workspace rather than waiting in line for access to equipment.

The instructional value of this expanded scope is substantial compared to the previous plan. Under the original configuration, the limited number of stations would have forced the teacher to run the course largely in a demonstration-and-observation model, with most students watching rather than cooking during any given lesson.

***Mission Statement** Lyon County School District fosters learning for life, empowers connected learners, promotes student ownership, and encourages discovery learning for success in a rapidly evolving world.*

The expanded build-out allows every student to participate actively in each class, and just as importantly, it is designed to mirror the layout, equipment, and workflow of a real-world commercial kitchen or restaurant environment. Students will learn and practice in a space that reflects how professional culinary operations actually function from station-based prep and line cooking to the pacing, coordination, and hygiene standards expected in industry. This directly strengthens the school to work transition, giving graduates meaningful hands-on experience that translates immediately into entry-level roles in restaurants, catering operations, institutional kitchens, and the broader hospitality sector. It also positions Fernley High School to grow the program over time, support larger sections, and accommodate dual-credit or community partnership opportunities without requiring a second capital project in the near future.

The Draft GMP has been prepared in a format that allows the Board to review a line-item cost breakdown for each individual component of the project, so trustees can see where the added scope sits within the overall budget.

Budget Considerations:

Project is to be paid from School Bonds Fund.

Discussed at Previous Meeting:

N/A

Attachment(s):

FHS Draft Guaranteed Maximum Price (GMP)
Renderings

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