



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: August 27, 2019

DATE: July 25, 2019

TO: Board of County Commissioners

FROM: Bill Wardell, Project Manager, Engineering and Capital Projects
Community Services Department, 328-3636, wardell@washoecounty.us

Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Department, 328-2043, desmith@washoecounty.us

THROUGH: Kate Thomas, Assistant County Manager

SUBJECT: Recommendation to: 1) approve Q&D Construction, LLC as the Construction Manager At Risk (CMAR) for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project, total construction project not to exceed \$10,400,000.00; and, if approved, 2) approve the initial Project Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price (GMP) #1 in the amount of [\$3,336,181.00]; and, if approved, 3) authorize Assistant County Manager Kate Thomas to enter into all future CMAR GMP agreements and design/construction contracts for the development and implementation of the NNAMHS Homeless Housing Project within the approved budget amount [\$11,000,000.00]. (Commission District 3.)

SUMMARY

The Community Services Department (CSD) is requesting approval of Q&D Construction, LLC, to provide Construction Manager at Risk (CMAR) pre-construction services for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project (Project) located at 405/605 South 21st Street/480 and 310 Galletti Way in Sparks, Nevada.

Q&D was selected through a qualification-based selection process as required by Nevada Revised Statute (NRS 338- Public Works). Request for qualifications were publicly solicited and through an evaluation and interview process, Q&D was ranked as the most qualified candidate. Under a preconstruction services agreement, Q&D is participating in design development phases of the Project and providing input regarding the design, scheduling, value engineering, estimating, constructability reviews, associated meetings and presentations, and is assisting Washoe County in determining the most efficient and effective phasing and process to deliver the Project.

As final designs have been completed for the first phase of the proposed work, a detailed scope of work for GMP #1 was established to include Buildings 8C, 603 and 604. The scope of work as part of the GMP is full asbestos abatement, interior improvements to

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include new flooring, new paint, new restroom plumbing fixtures with ADA restroom upgrades, remodeled kitchens with ADA upgrades, new lighting, new fire alarm systems, new access control and security, new HVAC equipment and other associated improvements. Washoe County and Q&D have negotiated a GMP for construction of the first phase of the project in the amount of \$3,336,181.00 which includes the fixed price for the construction of the Project in an amount of \$2,285,180.00, construction fees in the amount of \$151,723.00 and general conditions in the amount of \$675,237.00. A total of \$74,041.00 is included in the GMP for CMAR contingencies in the event there are unforeseen construction items which were not included in the Project design and specifications. A total of \$150,000.00 is included in the GMP for Owner Allowance in the event there are additional scope items that need to be added to the project or changes to specifications after the GMP has been approved.

Considering that implementation of this project is very reliant on the schedule and since time is of the essence, it is recommended that the Board of County Commissioners (Board) authorize Assistant County Manager Kate Thomas to enter into all future CMAR GMP agreements and design/construction contracts for the development and implementation necessary for the NNAMHS Project up to the approved budget amount of \$11,000,000. Quarterly project reports will be provided to the Board and will include a summary of any agreements authorized by ACM Thomas as well as a status of the project and budget summaries.

Future phases for the project will be delivered in additional CMAR GMP packages that will include improvements to Building 8 Central / 8 South for State of Nevada staff, Buildings 600/601, 602, 605 and overall site improvements. These future phases will be packaged to allow scheduling efficiency and cost savings as design packages for these areas are completed. Depending on projects schedules, future GMP packages may be brought before the Board for consideration.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

On June 11, 2019, the Board approved a Building/Land Lease between Washoe County and the State of Nevada, by and through its Department of Health and Human Services, to lease property located at the Northern Nevada Adult Mental Health Services campus, APN 032-050-56 for Washoe County programs that serve Northern Nevada's vulnerable populations; replacing the existing Inter-Local Contract as requested by the State of Nevada [no lease cost to Washoe County; maintenance and service related costs are approximately \$717,338 annually].

On May 21, 2019 the Board approved the County Manager's recommended Capital Improvement Plan (CIP) for Fiscal Years 2020-2024. The NNAMHS Campus Remodel Project was included in the approved plan with a budget of \$11 million.

On May 6, 2019, the Community Homeless Advisory Board endorsed the Washoe County Human Services Agency's proposed first amendment changes to the NNAHMS campus.

On April 23, 2019, the Board approved an Agreement for Professional Consulting Services between Washoe County and Paul Cavin Architect, LLC for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project – Architectural and Engineering Design Scope in the amount of \$953,255.

On December 18, 2018, the Board approved a Lease Agreement between Washoe County and the State of Nevada for occupancy by State of Nevada staff at the Washoe County Administration Complex.

On October 8, 2018, the Board approved the Interlocal Lease Contract between Washoe County and the State of Nevada for the NNAMHS Campus.

On August 27, 2018, the Community Homelessness Advisory Board endorsed the Washoe County Human Services proposal to move certain services from the Community Assistance Center to the NNAMHS campus.

BACKGROUND

Due to ongoing concerns regarding safety, security and adjacency, the NNAMHS Site was selected as appropriate for relocation of homeless women and families from the existing Community Assistance Center (CAC) located on Record Street in Downtown Reno.

The CAC provides services regionally to assist individuals who are homeless with resources and case management. Washoe County currently provides \$2 million in funding for the CAC. The center is made up of three shelters in total: a men's shelter, a women's shelter, and a family shelter. Services are provided through the shelter with a triage center and an office for children in transition on the campus of the CAC.

There is a need to provide separate services for women, children, and families in an atmosphere which provides an opportunity to break the cycle of homelessness. The NNAMHS campus can provide that atmosphere for women, children, and families. Additionally, removal of this vulnerable population from the downtown area will assist in lessening current challenges at the CAC specifically related to safety of our most vulnerable citizens and will assist in lowering the number of responses to the CAC by partnering agencies.

The project consists of interior improvements for approximately 64,000 square feet of interior area in seven separate buildings located at 405/605 South 21st St and 480/310 Galletti Way Sparks, Nevada.

Washoe County, working with the State of Nevada, Department of Health and Human Services, previously negotiated a no-cost interlocal lease for multiple buildings located NNAMHS campus. The lease allows Washoe County Human Services to operate services for vulnerable populations within the county as an extension of the Crossroads programs and the CAC strategy for homelessness region wide. As a consequence of the NNAMHS campus lease, the State of Nevada employees that work with Washoe County Human Services that had been residing in space on the NNAMHS campus will be utilizing vacated Human Services space in the Washoe County Administration Complex Building C.

FISCAL IMPACT

The NNAMHS Campus Remodel Project is an approved Capital Improvement Project for FY 2020. There is sufficient budget authority in the Capital Improvement Fund (402) in NNAMHS Campus Remodel (PW920711) for the CMAR agreement.

RECOMMENDATION

It is recommended the Board of County Commissioners: 1) approve Q&D Construction, LLC as the Construction Manager At Risk (CMAR) for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project, total construction project not to exceed \$10,400,000.00; and, if approved, 2) approve the initial Project Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price (GMP) #1 in the amount of [\$3,336,181.00]; and, if approved, 3) authorize Assistant County Manager Kate Thomas to enter into all future CMAR GMP agreements and design/construction contracts for the development and implementation of the NNAMHS Homeless Housing Project within the approved budget amount [\$11,000,000.00].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to: 1) approve Q&D Construction, LLC as the Construction Manager At Risk (CMAR) for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project, total construction project not to exceed \$10,400,000.00; and, if approved, 2) approve the initial Project Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price (GMP) #1 in the amount of [\$3,336,181.00]; and, if approved, 3) authorize Assistant County Manager Kate Thomas to enter into all future CMAR GMP agreements and design/construction contracts for the development and implementation of the NNAMHS Homeless Housing Project within the approved budget amount [\$11,000,000.00]."