



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 28, 2022

DATE: May 6, 2022

TO: Board of County Commissioners

FROM: Brett Steinhardt, Senior Project Manager, Engineering and Capital Projects, Community Services Dept., 775-328-2049, bsteinhardt@washoecounty.gov

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

SUBJECT: Recommendation to approve an Agreement for Services between Poggemeyer Design Group and Washoe County for the NV Cares Campus Improvements Phase 2, 3 and 4, project engineering services to include pre-construction, engineering administration, construction phase support and post construction services. This agreement will be for one year, effective June 28, 2022, with the option for two, one-year options extensions [in the amount of \$238,084.00]. (Commission District 3.)

SUMMARY

This project is for improvements and new facilities to the NV Cares Campus located at 1800 Threlkel Street, Reno. Phase 2 will consist of all design elements for two newly constructed restroom, shower, and laundry facilities, sealing of existing concrete flooring, adding interior partitions to accommodate personal cubbies. Phase 3 will include all design elements of an intake building to incorporate intake services, security offices, nursing room, case management area, support staff offices, break room, warming kitchen, cafeteria, parking, fencing, utility work, landscaping, and shade pavilions. Phase 4 will include all design elements for a 50-unit supportive housing building, tenant improvement to an existing structure for addition of a Resource Center, storage units, Facilities offices and workshop, utility work, landscaping, fencing and security elements. This professional services agreement will provide the following scope of work for a successful completion of the NV Cares Improvement Project; project engineering services to include pre-construction, engineering administration, construction phase support and post construction services. This staff report is in response to all purchases/contracts more than \$100,000 per year that require approval.

2 CFR 200.320(b)(2)(iv) The Non-Federal entity may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby offeror's qualifications are evaluated, and the most qualified offeror is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in procurement of A/E professional services. It cannot be used to purchase other types of services through A/E firms that are a potential source to perform the proposed effort.

This Request for Qualifications followed 2 CFR 200.320, sealed Statements of Qualification were received on March 8, 2022, evaluated, scored, and ranked for

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appropriate selection. Poggeymeyer Design Group was selected as the most qualified firm for the NV Cares Campus Improvements Project. Poggeymeyer Design Group scope of work and proposal was also determined to be necessary and reasonable per Section 4 of the Procurement Procedures for ARPA Federal Procurement Standards by Method.

Staff has verified in the System for Award Management Exclusions that Poggeymeyer Design Group is not excluded from receiving federal government contracts because of being debarred or has initiated the process and has been delayed by the federal government.

Washoe County Strategic Objective supported by this item: Vulnerable Populations - Addresses homelessness with a regional approach.

PREVIOUS ACTION

On December 14, 2021, the Board approved allocation of American Rescue Plan Act funds through the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund in a total amount of \$40,201,764.00, and directed the Comptroller's Office to make the necessary net zero cross-fund and cross-functional budget appropriation transfers, and authorize Human Resources, per Job Evaluation Committee (JEC) evaluation as applicable, to create necessary positions for 23 proposed projects identified in the supporting staff report.

On August 17, 2021, the Board approved Amendment #1 to the Agreement between Washoe County and Well Care Services Reno to support the pilot program for supportive housing of persons with intellectual or developmental disabilities or mental health conditions that impede their ability to live with complete independence retroactive August 1, 2021 through July 31, 2022 for [\$612,000] to be funded with Coronavirus State and Local Fiscal Recovery Funds as allowable; and if approved, authorize the Purchasing and Contracts Manager to execute Amendment #1; direct the Comptroller's Office to make the necessary cross-fund, cross-function budget appropriation transfers.

On July 20, 2021, the Board accepted Coronavirus State and Local Fiscal Recovery Funds allocation from the United States Department of the Treasury in the amount of [\$91,587,038; no county match], authorized the County Manager to sign award documents and direct the Comptroller's Office to make the necessary budget amendments.

On July 20, 2021, the Board authorized Washoe County Manager Eric Brown to enter all necessary professional services agreements and construction contracts in support of the Nevada Cares Campus, Safe Camp and Homeless Housing Sprung Facility Improvements in an amount not to exceed \$8,500,000, inclusive of \$3,500,000 in previous authority granted May 25, 2021, to be funded with Coronavirus State and Local Fiscal Recovery Funds as allowable; directing the Manager to provide periodic updates to the Washoe County Board of Commissioners regarding project status and project costs and budget Nevada Cares Campus; directing that all such agreements and contracts shall conform and be let in compliance with Nevada law as applicable.

On May 25, 2021, the Board of County Commissioners authorized Washoe County Manager Eric Brown to enter into professional services agreements and construction contracts in support of the Nevada Cares Campus Safe Camp and Homeless Housing

Sprung Facility Improvements in an amount not to exceed \$3,500,000 for design, permitting and construction contracts.

On May 11, 2021, the Board of County Commissioners received a status report and provided direction to staff to submit the County Managers recommended Fiscal Year 2022 budget.

On Nov 18, 2020, at a joint meeting with the City of Reno Council and the City of Sparks Council, the Board of County Commissioners voted to acquire and cost share three parcels on East 4th Street for the purpose of expanding shelter capacity in the region to assist people experiencing homelessness.

On May 19, 2020, the Board of County Commissioners approved the Fiscal Year 2021 Final Washoe County Budget, which included \$750,000.00 of General Fund Contingency.

BACKGROUND

Amid growing community concerns over the safety, public health and environmental concerns for the region, at a concurrent meeting held on November 18, 2020, the Washoe County Board of Commissioners and the City of Reno and Sparks City Councils voted to acquire and cost share three parcels on East 4th Street for the purpose of expanding shelter capacity in the region to assist people experiencing homelessness. The number of individuals experiencing homelessness has increased significantly due to the COVID-19 pandemic and subsequent unemployment spurring housing insecurity and concerns of people living in encampments.

One of the purchased parcels included the NV Cares Campus which was discussed to be a shelter location. The location would serve as a safe space, where encampments along the Truckee River could relocate, providing access to restrooms, meal service, counseling, case management services and will be a more secure location for individuals wishing to move into shelters.

The purpose for NV Cares Campus is to:

- Provide a sanctioned location for people currently living outside that reduces the environmental, public health and safety concerns of unregulated encampments.
- Provide a sanctioned shelter location to reduce the negative impacts of unsheltered people being forcibly removed from a location.

This stable location will provide sheltered residents in housing focused conversations, service referrals and housing placements.

FISCAL IMPACT

Sufficient budget authority for this agreement, including contingency, exists in the FY22 Capital Improvement Fund (402) in the Nevada Cares Campus-SLFRF project (PW920715).

RECOMMENDATION

It is recommended that the Board of County Commissioners approve an Agreement for Services between Poggemeyer Design Group and Washoe County for the NV Cares

Campus Improvements Phase 2, 3 and 4, project engineering services to include pre-construction, engineering administration, construction phase support and post construction services. This agreement will be for one year, effective June 28, 2022, with the option for two, one-year options extensions [in the amount of \$238,084.00].

POSSIBLE MOTION

Should the Board agree with Staff's recommendation, a possible motion would be "Move to approve an Agreement for Services between Poggemeyer Design Group and Washoe County for the NV Cares Campus Improvements Phase 2, 3 and 4, project engineering services to include pre-construction, engineering administration, construction phase support and post construction services. This agreement will be for one year, effective June 28, 2022, with the option for two, one-year options extensions [in the amount of \$238,084.00]."