



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: May 10, 2022

**DATE:** April 29, 2022

**TO:** Board of County Commissioners

**FROM:** Brett Steinhardt, Project Manager, Engineering and Capital Projects,  
Community Services Dept., 775-328-2049, [bsteinhardt@washoecounty.gov](mailto:bsteinhardt@washoecounty.gov)

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

**SUBJECT:** Recommendation to authorize Clark/Sullivan Constructors, Inc., doing business as, Clark Sullivan Construction as the Construction Manager-At-Risk (CMAR) and approve Guaranteed Maximum Price (GMP) Agreement 1 for Phase 2 to construct restroom, shower & laundry facilities, concrete floor sealing in the sprung structure and provide and install personal living cubicles for the NV Cares Improvement Project, located at 1800 Threlkel Street [in the amount of \$12,148,912.00] and commencing on May 10, 2022. (All Commission Districts.)

### 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 constructing two restroom, shower, and laundry facilities, sealing of existing concrete flooring, and adding interior partitions to accommodate personal cubbies.

The Community Services Department is requesting authorization to award GMP 1 to the Construction Manager at Risk (CMAR), Clark Sullivan Construction. Clark Sullivan Construction was selected for CMAR Pre-Construction Services on October 6, 2021, through a competitive CMAR request for qualifications (RFQ) process. Washoe County and Clark Sullivan Construction have negotiated a Guaranteed Maximum Price (GMP) Agreement in the amount of \$12,148,912.00, CMAR overhead and profit in the amount of \$486,693 and bonds and insurance in the amount of \$197,892. A total of \$648,924 is included in the GMP for Contractor & Owner allowance/contingencies 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.

NV Cares Campus Improvements Project GMP 1	
Cost of the Work ( <i>excluding General Conditions</i> )	\$8,989,088
CMAR's General Conditions Cost	\$1,826,315
CMAR fee w/overhead & profit 4.5%	\$486,693
Builders Risk	\$36,447
General Liability	\$85,042
P & P Bond NV	\$76,403
CMAR's Contingency 3%	\$324,462
Owner's Contingency 3%	\$324,462
<b>Total Guaranteed Maximum Price (GMP)</b>	<b>\$12,148,912</b>

AGENDA ITEM # \_\_\_\_\_

Future phases of the NV Cares Improvements will include Phase 3 with 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.

Staff has verified in the System for Award Management Exclusions that Clark/Sullivan Construction is not excluded from receiving federal government contracts as a result of being debarred.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability: Long-term sustainability.

### **PREVIOUS ACTION**

On May 10, 2022, the Board of County Commissioners (Board) approved amended allocations of American Rescue Plan Act (ARPA) funds through the Coronavirus State Recovery Fund and Coronavirus Local Fiscal Recover Fund (SLFRF) for the Safe Camp Capital Project, Our Place Enhancements project, and the Our Place Community Garden Fencing project.

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 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 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 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 4<sup>th</sup> 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.

From this stable location, engage sheltered residents in housing focused conversations, service referrals and housing placements.

**FISCAL IMPACT**

The \$10,348,912 from PW920715 is funded through the American Rescue Plan Act (ARPA) funds through the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund (SLFRF). The other \$1,800,000 is funded within the Homelessness Fund and is not ARPA/SLFRF funded.

Sufficient budget authority for this Construction Agreement exists in the FY22 budget in the following Funds Centers:

Fund/Function	Cost Center/Project	Amount
Homelessness Fund (223) Welfare	223410 – Cares Campus Shelter	\$1,800,000.00
Capital Improvement Fund (402) - Welfare	PW920715 – Nevada Cares Campus	\$10,348,912.00

**RECOMMENDATION**

It is recommended that the Board of County Commissioners authorize Clark/Sullivan Constructors, Inc., doing business as, Clark Sullivan Construction as the Construction Manager-At-Risk (CMAR) and approve Guaranteed Maximum Price (GMP) Agreement 1 for Phase 2 to construct restroom, shower & laundry facilities, concrete floor sealing in the sprung structure and provide and install personal living cubicles for the NV Cares Improvement Project, located at 1800 Threlkel Street [in the amount of \$12,148,912.00] and commencing on May 10, 2022.

**POSSIBLE MOTION**

Should the Board agree with Staff's recommendation, a possible motion would be "Move to authorize Clark/Sullivan Constructors, Inc., doing business as, Clark Sullivan Construction as the Construction Manager-At-Risk (CMAR) and approve Guaranteed Maximum Price (GMP) Agreement 1 for Phase 2 to construct restroom, shower & laundry facilities, concrete floor sealing in the sprung structure and provide and install personal living cubicles for the NV Cares Improvement Project, located at 1800 Threlkel Street [in the amount of \$12,148,912.00] and commencing on May 10, 2022."