



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: May 10, 2022

DATE: April 7, 2022

TO: Board of County Commissioners

FROM: Brett Steinhardt, 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 a Professional Consulting Services Agreement between Washoe County and Van Woert Bigotti Architects for the Nevada Cares Campus Improvements Phase 2, 3 and 4 design development to include architecture and interior design, civil engineering, mechanical engineering, electrical engineering, structural engineering and kitchen design, construction documents, conditional use permit support, permitting support, bidding support and construction administration [in the amount of \$4,203,439.00] 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 all design elements for two newly constructed restrooms, shower and laundry facilities, sealing of existing concrete flooring and 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 improvements to an existing structure for addition of a Resource Center, storage units, County Facilities offices and workshop, utility work, landscaping, fencing and security elements.

The Professional Services Agreement will provide the following scope of work for a successful completion of the NV Cares Improvement Project: Design development to include architecture and interior design, civil engineering, mechanical engineering, electrical engineering, structural engineering and kitchen design, construction documents, conditional use permit support, permitting support, bidding support and construction administration.

All purchases and contracts in excess of \$100,000 per year require approval by the Board of County Commissioners (Board).

AGENDA ITEM # _____

In accordance with Federal regulations 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 though A/E firms that are a potential source to perform the proposed effort.

This Request for Qualifications (RFQ) followed 2 CFR 200.320. Sealed Statements of Qualifications were received on March 8, 2022, and were evaluated, scored and ranked for appropriate selection. Van Woert Bigotti Architects was selected as the most qualified firm for the NV Cares Campus Improvements Project. Van Woert Bigotti Architects 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 Van Woert Bigotti Architects is not excluded from receiving federal government contracts as a result of being debarred.

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

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 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 June 16, 2021, through a competitive interview process, Washoe County entered into a preliminary architectural design contract with Van Woert Bigotti for concept planning and programming.

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 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 proposed 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 not 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.
- Engage sheltered residents in housing focused conversations, service referrals and housing placements from this stable location.

FISCAL IMPACT

This project is funded through the American Rescue Plan Act funds through the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund. Sufficient budget authority for this Professional Services Agreement exists in the FY22 Capital Improvement Fund (402) Nevada Cares Campus – SLFRF project (PW920715).

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Professional Consulting Services Agreement between Washoe County and Van Woert Bigotti Architects for the Nevada Cares Campus Improvements Phase 2, 3 and 4 design development to include architecture and interior design, civil engineering, mechanical engineering, electrical engineering, structural engineering and kitchen design, construction documents, conditional use permit support, permitting support, bidding support and construction administration [in the amount of \$4,203,439.00] and commencing on May 10, 2022.

POSSIBLE MOTION

Should the Board agree with Staff’s recommendation, a possible motion would be “Move to approve a Professional Consulting Services Agreement between Washoe County and Van Woert Bigotti Architects for the Nevada Cares Campus Improvements Phase 2, 3 and 4 design development to include architecture and interior design, civil engineering, mechanical engineering, electrical engineering, structural engineering and kitchen design, construction documents, conditional use permit support, permitting support, bidding support and construction administration [in the amount of \$4,203,439.00] and commencing on May 10, 2022”