



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.us

STAFF REPORT

BOARD MEETING DATE: June 11, 2019

DATE: June 5, 2019

TO: Board of County Commissioners

FROM: Dave Solaro, Arch., P.E., Assistant County Manager
Community Services Department, 328-3600, dsolaro@washoecounty.us

THROUGH: John Slaughter, County Manager

SUBJECT: Recommendation to approve the 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]. (Commission District 3.)

SUMMARY

Washoe County received legal advice from the Governor's Finance Office and the Department of Health and Human Services, Aging and Disability Services Division, recommending Washoe County and the Department of Health and Human Services enter in to a Building/Land Lease rather than the currently approved Inter-Local Contract for the NNAMHS campus. The Community Services Department and the Human Services Agency have determined that the requested template modifications to the lease would continue to provide a positive fiscal and operational impact to the entire project and does not alter or negatively impact the mission of the project.

Washoe County continues to have an approved, no cost, Inter-Local Contract with the State of Nevada, Department of Health and Human Services for multiple buildings located on the State of Nevada, Northern Nevada Adult Mental Health Services (NNAMHS) campus located at 405 South 21st Street/480 Galletti Way, Sparks, Nevada. This alteration, transitioning from an Inter - Local Contract to a Building/Land Lease will continue to allow Washoe County Human Services Agency to operate services for vulnerable populations within the county as an extension of the Crossroads programs and the Community Assistance Center (CAC) strategy for homelessness region wide.

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

AGENDA ITEM # _____

PREVIOUS ACTION

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 Washoe County Board of County Commissioners approved an agreement for professional services between Washoe County and Paul Cavin Architect, LLC in the amount of \$953,255

On December 18, 2018 – The Washoe County Board of County Commissioners approved a lease agreement between Washoe County and the State of Nevada for approximately 8,000 sf. of 1001 E. Ninth Street Building C

August 27, 2018 - The Community Homelessness Advisory Board endorsed the Washoe County Human Services proposal to move certain services from the CAC to the NNAMHS campus.

On October 8, 2018 - The Washoe County Board of County Commissioners approved the initial NNAHMS lease.

On May 28, 2019 - The Washoe County Board of County Commissioners approved an amendment to the Inter-local Agreement to the initial NNAHMS lease.

BACKGROUND

The Community Assistance Center (CAC) provides services regionally to assist individuals who are homeless with resources and case management. Washoe County currently provides approximately \$2.5 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 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.

FISCAL IMPACT

This Building/Land Lease does not have any additional fiscal impact. The project budget continues to include funding identified for use in FY19 and proposed for FY20 combined for an overall construction/renovation project cost of \$11,000,000.

Should the Board approve the Interlocal Lease Contract there will be no additional fiscal impact to the adopted FY19 budget. All maintenance and service related costs associated with this contract, estimated at **\$717,338.00** annually, will be absorbed within the Human Services Agency Indigent Fund (221) in cost center 221230 (NNAMHS) as follows:

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
CC-221230	-710507 Network and Data Lines	\$15,000.00
	-710508 Telephone Land Lines	\$5,000.00
	-711010 Utilities	\$161,455.00
	-711018 Sewer	\$31,711.00
	-711019 Water	\$34,920.00
	-711040 Natural Gas	\$36,780.00
	-710205 Maintenance	\$233,197.00
	-710202 Janitorial	\$92,675.00
	-710203 Landscaping/snow removal	\$31,600.00
	-710200 Service Contracts	\$75,000.00
	Total Expenditures	\$717,338.00

RECOMMENDATION

Recommendation to approve the 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].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve the 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]."