



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: February 11, 2025

DATE: December 9, 2024

TO: Board of County Commissioners

FROM: Aaron Smith, Operations Division Director
Community Services Dept., 775-328-2172, aasmith@washoeCounty.gov

THROUGH: Kate Thomas, Assistant County Manager

SUBJECT: Recommendation to approve an Amendment to Lease Agreement for the occupancy of Sober 24, consisting of 8,467 square feet, located at 1530 East 6th Street, Reno, Nevada, between Song Properties, LLC, and Washoe County, exercising an option to renew for a 36-month term commencing March 1, 2025, through February 28, 2028 [\$115,516.31 annually with a 3% annual increases], and adding an additional 36-month option to renew. Community Services. (Commission District 3.) FOR POSSIBLE ACTION

SUMMARY

The staff is requesting that the Board of County Commissioners approve an Amendment to Lease Agreement for the occupancy of Sober 24, consisting of 8,467 square feet, located at 1530 East 6th Street, Reno, Nevada, between Song Properties, LLC, and Washoe County, exercising an option to renew for a 36-month term commencing March 1, 2025, through February 28, 2028 [\$115,516.31 (\$1.14/sq. ft.) annually with a 3% annual increases], and adding an additional 36-month option to renew.

This amendment is crucial for ensuring the continued operation of the Sober 24 program, which provides essential monitoring services for individuals required to undergo alcohol and drug testing as part of court orders. The lease extension will allow the program to maintain its current location, which is strategically important for accessibility and continuity of services.

Strategic Objective supported by this item: Stewardship of our Community

PREVIOUS ACTION

February 25, 2020 - The Board of County Commissioners (Board) approved a lease agreement between Song Properties, LLC, and Washoe County for a 60-month term commencing March 1, 2020 through February 28, 2025. The lease included an option for a 36-month renewal for the occupancy of Sober 24 located at 1530 East 6th Street, Reno, Nevada.

December 10, 2019 – The Board approved an Amendment to Lease Agreement between Song Properties, LLC, and Washoe County for a four-month extension commencing retroactively to November 1, 2019 through February 29, 2020, for continued occupancy of Sober 24.

AGENDA ITEM # _____

April 23, 2019 - The Board approved a 5-year contract to purchase equipment to allow for a lab expansion and partnership with the Second Judicial District Court for drug and alcohol testing for Specialty Courts at the Sober 24 facility.

August 9, 2016 - The Board approved the original lease agreement between Song Properties, LLC, and Washoe County for a 35-month term.

BACKGROUND

The Sober 24 program is a seven day per week monitoring program in which participants submit to testing in order to determine the presence of alcohol or any controlled substance in their body typically as a result of a court order. The program has been used both during pre-trial and post-conviction. The goal of the Sober 24 Program is to provide regular accountability to prevent crime and criminal recidivism, particularly for impaired driving.

Since establishing the Sober 24 testing facility, the Department of Alternative Sentencing has utilized on-site presumptive urinalysis test cups to detect controlled substance and alcohol use. If the results are challenged, the sample is sent to an outside vendor for lab confirmations. The success of the testing facility has allowed for expansion and partnership with other areas of Washoe County and on April 23, 2019, the Board approved a 5-year contract to purchase in-house laboratory equipment to allow for a partnership with the Second Judicial District Court for drug and alcohol testing for Specialty Courts.

The Second Judicial District Court had been using an outside vendor for its drug and alcohol testing for Specialty Courts. By utilizing funds already allocated for testing by the Department of Alternative Sentencing and by partnering with the Second Judicial District Court, Sober 24 has established an on-site drug and alcohol testing lab using no additional funds. Sober 24 will continue to provide testing services 7 days per week, 365 days per year, which is an industry best practice.

In April of 2018 the U.S. Department of Transportation’s National Highway Traffic Safety Administration (NHTSA) recognized Washoe County’s Sober 24 Program during a prestigious award ceremony in San Antonio, TX, for its commitment to eliminating drunk and drug-impaired driving in Nevada.

FISCAL IMPACT

The proposed lease agreement includes the following rental payments.

- Beginning March 1, 2025 - (\$9,626.36 /month)
- Beginning March 1, 2026 - (\$9,915.15 /month)
- Beginning March 1, 2027 - (\$10,212.60 /month)

Annual fiscal year impacts are as follows:

FY	Annual Cost
FY2025	\$ 113,273.28
FY2026	\$ 116,671.48
FY2027	\$ 120,171.60
FY2028	\$ 123,776.72

There is sufficient budget authority in the adopted FY25 budget in the Homelessness Fund (223), DAS Crossroads (223310), LT Lease-Office Space (710600).

Repairs and maintenance costs will be expensed to the General Fund in Facilities and Maintenance within Community Services.

Budget authority will be requested for future fiscal years.

RECOMMENDATION

It is recommended that the Board approve an Amendment to Lease Agreement for the occupancy of Sober 24, consisting of 8,467 square feet, located at 1530 East 6th Street, Reno, Nevada, between Song Properties, LLC, and Washoe County, exercising an option to renew for a 36-month term commencing March 1, 2025, through February 28, 2028 [\$115,516.31 annually with a 3% annual increases], and adding an additional 36-month option to renew.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be: “Move to approve an Amendment to Lease Agreement for the occupancy of Sober 24, consisting of 8,467 square feet, located at 1530 East 6th Street, Reno, Nevada, between Song Properties, LLC, and Washoe County, exercising an option to renew for a 36-month term commencing March 1, 2025, through February 28, 2028 [\$115,516.31 annually with a 3% annual increases], and adding an additional 36-month option to renew..”