WASHOE COUNTY

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STAFF REPORT
BOARD MEETING DATE: July 23, 2019

DATE: July 1, 2019

TO: Board of County Commissioners

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

THROUGH: Kate Thomas, Assistant County Manager

SUBJECT: Presentation of the Washoe County Downtown Master Plan Update by Arrington Watkins Architects, LLC, and recommendation to (1) acknowledge receipt of the Update as a valid identification of the long-term needs for downtown County facilities; and (2) provide direction to staff to explore financing and implementation strategies for the Update's option 3 or 4. (Commission District 3.)

SUMMARY

The Community Services Department (CSD) Engineering and Capital Projects Division is requesting a recommendation to affirm and provide direction for option 3 or 4 as identified in the Washoe County Downtown Master Plan Update (Update) from Arrington Watkins Architects, LLC. The executive summary of the Update is attached to this staff report. The complete Washoe County Downtown Master Plan Update can be obtained at the Community Services Department, 1001 E. 9th Street, Reno, Nevada, and on the CSD Engineering and Capital Projects website: https://www.washoecounty.us/csd/engineering_capitalprojects/index.php

With a focus on safety and work-place efficiency, the Update outlines options for a long-term strategy to meet the needs of Washoe County services provided at our facilities downtown. The update analyzed existing information for the downtown area and provides an analysis of workspace needs and opportunities for incorporating safety and efficiency improvements. The update develops comprehensive recommendations over a 20-year period with a focus on the next five-year capital improvement plan (CIP). The plan provided this analysis for the Alternate Public Defender (APD), Public Defender (PD), Human Services Agency (HSA), Second Judicial District Court, Reno Justice Court, District Attorney (DA), and Sheriff.

After review of the update document, staff from Washoe County and the Second Judicial District Court have identified option 3 and 4 as the best solutions at this time and will recommend direction from the Commission on next steps for a funding plan and possible implementation strategy.

It is important to recognize that this is one of three master plans for Washoe County that are being completed, and all three will be utilized by county staff in defining funding plans and implementation strategies. The master plan for the administrative complex and

AGENDA ITEM # _____

the 911 Parr Boulevard facility will be brought to the Board of County Commissioners (Board) for acceptance at the August 27, 2019 meeting.

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

PREVIOUS ACTION

On September 25, 2018, the Board approved an Agreement for Professional Consulting Services between Washoe County and Arrington Watkins for the Washoe County Downtown Master Plan Update in the amount of $361,156, with a separate contingency fund in the amount of $50,000, for the project.

On June 19, 2018, the Board approve an Agreement for Professional Consulting Services between Washoe County and Collaborative Design Studio for the Washoe County 9th Street Administration Complex Master Plan Update in the amount of $270,590.

On December 19, 2017, the Board authorized the initiation of a master plan update for the downtown core, including the Washoe County Courts complex.

On April 25, 2017, the Board approved an Agreement for Professional Consulting Services between Washoe County and Arrington Watkins Architects, LLC to develop a comprehensive master plan for the Washoe County Sheriff's Facility located at 911 Parr Boulevard, Reno, Nevada in the amount of $230,370.

On April 15, 2008, the Board acknowledged the County Complex Master Plan Update as a valid identification of the long-term requirements for the Downtown Court Complex and provided direction to staff on proceeding with the expansion of the Downtown Courts Complex.

BACKGROUND

In the past two years, the Board has authorized three separate professional service contracts for master planning efforts. The locations include the Washoe County Regional Detention Facility (911 Parr Blvd.), the Washoe County Administration Complex (1001 East 9th Street) and the Washoe County Downtown area (75 Court Street, 1 South Sierra, 350 South Center, 220 South Center parking structure and the Court Street parking lot).

The Downtown Master Plan Update is a dynamic long-term planning document to be used as a means to increase efficiency within the Washoe County system, address future growth needs and to provide guidance for future improvements into 2040 as follows:

- Identify current growth trends within the Washoe County Court system
- Identify current physical plant capacity
- Identify future physical plant capacity
- Improved current operations and delivery of public services
- Adoption of space and industry standards
- Identify deficient areas for court security and provide guidance for improved court security
- Improve work environment and access to services
- Identify facility conditions throughout the complex
- Identify those assets that have exceeded their life expectancy
- Identify several American with Disabilities Act (ADA) Accessibility deficiencies

To date, the consultant team has had numerous meetings and data gathering sessions with the using group advisory team comprised of members from: Second Judicial District Court (General Jurisdiction and Family Division), Reno Justice Court, Reno Municipal Court, District Attorney Offices, Public Defender, Alternate Public Defender and the Human Services Agency.

A summary of the data gathered by the consultant team identified the following:

Population Estimates

- Population 2017 – 457,333
- Population 2018 – 504,483 (based on consultant population projections)
- Growth rate 2018 – 1.8%
- Population 2040 Estimated – 725,000

Court Case Filings

- Historic total average annual increase 1.3% last 17 years
- Criminal cases up 32%
- Civil cases down 9.4%
- Family cases up 36.4%
- Juvenile Excluding Traffic cases up 11.4%

Staffing

- Current Staffing – 859
- Projected 2040 – 1,134
- Growth - 275 staff positions or 33% growth

Physical Plant Capacity

- Current Washoe County Downtown Complex – 290,800 SF
- Project 2040 complex size – 419,230 SF
- Overall growth and need – 128,420 SF
- Overall growth percentage – 44%

Parking

- Current parking – 687 – Between two parking areas
- Project 2040 parking need – 1,800 spaces
- Projected additional parking needs – 1,134 spaces

The Master Plan Update includes the development of alternative strategies to meet the space needs of Washoe County. Four options were developed by the consultants that meet the general space needs of the project. (Options 1 and 2 can be viewed in the attached executive summary.) Staff recommends that Options 3 or 4 best meet the needs of Washoe County. The options include a five-year CIP interim plan with a combination of re-use and new construction.

Work contained in Option 3
2025 – 2030 Projects 5 to 10 years

- Renovate 2nd and 3rd floor of 75 Court Street old jail for four additional courtrooms for General Division
- Renovate existing Judge's Chambers and staff office to interconnect with the new courts at the 2nd and 3rd floors of the old jail
- Construct new parking structure of 900 spaces - parking includes secure movement zones for judges, staff, litigant/inmates and general public

2030 – 2040 Projects 5 to 10 years

- Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, pre-arraignment sheriff office holding – about 200 beds
- Construct new office building for HSA, PD and APD (Note: When the HSA, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development)
- Construct new parking of 900 spaces

Work contained in Option 4

2025 – Projects 5 years

- Furnish two courtrooms in 1 S. Sierra 3rd floor South Tower for Family Division

2025 – 2030 - Projects 5 years

- Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, pre-arraignment sheriff office holding – about 200 beds
- Construct new office building for HSA, PD, and APD (Note: When the HSA, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development)
- Construct new parking structure of 1,800 spaces - parking includes secure movement zones for judges, staff, litigant/inmates and general public
- Demolition of the add on structures of the existing historic court will allow the remaining structures to return the court house back to its historic form and can be used as supplemental court services and a partial museum
- Close Court Street creating a unified campus with the historic court house with open green space and court plazas

To move forward with the Downtown Master Plan Update, the Board will need to provide direction on the creation of financing plans and implementation strategies which include the needs identified in the Downtown Master Plan Update as well as well as the needs identified in the 911 Parr Jail Master Plan and 9th St. Administration Complex Master Plan Update.

FISCAL IMPACT

The Downtown Master Plan Update was funded from District Court Capital Expansion Funds within the Capital Improvement Fund (402). Project number PW920357 – Downtown Master Plan Update was originally set up in the amount of $200,000 in FY18, and increased by $211,156 in FY19 for a total budget of $411,156.

Once the Board has approved proceeding with the implementation of a chosen option, alternatives for project delivery will be explored and a financing plan will be developed, taking into consideration the master plans at 1001 E. 9th Street and 911 Parr Blvd., and other capital and infrastructure needs throughout the Washoe County facilities.

RECOMMENDATION

It is recommended that the Board of County Commissioners: (1) acknowledge receipt of the Washoe County Downtown Master Plan Update by Arrington Watkins Architects, LLC, as a valid identification of the long-term needs for downtown County facilities; and (2) provide direction to staff to explore financing and implementation strategies for the Update's option 3 or 4.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to: (1) acknowledge receipt of the Washoe County Downtown Master Plan Update by Arrington Watkins Architects, LLC, as a valid identification of the long-term needs for downtown County facilities; and (2) provide direction to staff to explore financing and implementation strategies for the Update's option 3 or 4."