WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: December 17, 2019

DATE: December 3, 2019

TO: Board of County Commissioners

FROM: Bill Wardell, Project Manager, Engineering and Capital Projects
Community Services Department, 328-3636, wwardell@washoecounty.us

THROUGH: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Department, 328-2043, desmith@washoecounty.us

SUBJECT: Recommendation to approve an increase to the construction budget in the amount of [$2,735,000] for the Our Place Homeless Housing Project, increasing the project construction budget to $13,735,000, and direct the Comptroller's Office to make the necessary cross-fund and cross-functional appropriation transfers. (Commission District 3.)

SUMMARY

The Community Services Department (CSD), in conjunction with the Human Services Agency (HSA) is requesting approval of an increase to the construction budget in the amount of $2,735,000 for the Our Place Homeless Housing Project. This increase will bring the project construction budget to $13,735,000 which includes design, permitting, FFE, and construction costs. The increase is requested to provide sufficient budget to complete the full scope of work to meet the programmed intent of the facility and provide the necessary supporting elements for the intended use.

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

PREVIOUS ACTION

On December 17, 2019, the Board accepted funds from the Nevada Association of Counties (NACO) through the State of Nevada provided from the Fund for Hospital Care to Indigent Persons for County payments for The Medicaid Match program for Long Term Care in the amount of $360,000 for furniture, fixtures, and equipment (FF&E) costs related to the completion of the Our Place project retroactively from October 14, 2019; and directed the Comptroller's Office to make the necessary budget amendments.

On November 12, 2019, the Board approved the Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price #3 for Buildings 600/601, 602 and 605 of the Northern Nevada Adult Mental Health System Homeless Housing Project in the amount of $3,397,658.00.

On September 24, 2019, the Board approved the Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price

#2 for Building 8 Central and Building 8 South of the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project in the amount of $1,250,642.

On July 23, 2019, the Board: 1) approved an Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, to provide Construction Manager At Risk (CMAR) construction services for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project for Guaranteed Maximum Price #1 in the amount of [$3,336,181.00]; and approved, 2) Assistant County Manager Kate Thomas to enter into all future agreements and construction contracts for the development and implementation of the NNAMHS Homeless Housing Project within the approved budget amount of $11,000,000.00.

On July 9, 2019, the Board approved an Agreement for Professional Consulting Services between Washoe County and CM Works, Inc. in the amount of $359,246 for Project and Construction Management Services for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project, retroactive to July 1, 2019 through June 30, 2020.

On May 21, 2019, the Board approved the County Manager's recommended Capital Improvement Plan (CIP) for Fiscal Years 2020-2024. The NNAMHS Campus Remodel Project was included in the approved plan with a budget of $11 million.

On April 23, 2019, the Board approved an Agreement for Professional Consulting Services between Washoe County and Paul Cavin Architect, LLC for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project – Architectural and Engineering Design Scope in the amount of $953,255; and directed the Comptroller's Office to make the necessary cross-fund appropriation transfers; net impact to County Budget was zero.

On April 16, 2019, the Board of County Commissioners (Board) accepted a cash donation from the Grace Community Church of Reno, a non-profit religious organization, to the Washoe County Human Services Agency in the amount of $300,000 to support the expansion of Crossroads for young clients ages 18-24 on the Northern Nevada Adult Mental Health Services campus; and directed the Comptroller's Office to make the necessary budget amendments.

BACKGROUND

The budget tracking for the full project scope is detailed in the table below.

Construction Costs		
GMP 1 (8C, 603, 604) BCC Approved 7/23/19	$	3,336,181.00
GMP 2 (8 Central, 8 South) BCC Approved 9/24/19	$	1,250,642.00
GMP 3 (602, 605, Demo/Abt 600, 601) BCC Approved 11/12/19	$	3,397,658.00
GMP 4 (Estimated Cost - project site work concrete, fencing, ADA)	$	875,000.00
GMP 5 (Estimated Cost - 600, 601 buildback)	$	2,987,416.00
Modulars (Estimated Cost - Intake and Dining	$	450,000.00
Design Costs	$	953,255.00
Professional Services Costs (construction)	$	562,499.00
Permit Fees (construction)	$	94,538.39
FF&E Cost Estimates (construction)	$	778,399.00
Total Project Estimated Costs	**$**	**14,685,588.39**
BCC Approved Design Contract (4/23/19)	$	953,255.00

BCC Approved Construction Budget (7/23/19)	$	11,000,000.00
BCC Approved Total Project Budget	$	11,953,255.00
TOTAL ESTIMATED CONSTRUCTION BUDGET (ROUNDED)	***$***	***13,735,000.00***
CONSTRUCTION BUDGET SHORTFALL (ROUNDED)	***$***	***2,735,000.00***
HSA Commitments		
Reduction of Transfer from Indigent (221) to CPS (228)	$	(661,854.00)
Indigent (221) Salary Savings	$	(484,146.00)
Grace Church Donation	$	(300,000.00)
NACO Grant (FF&E)	$	(360,000.00)
Capital Improvement Fund Deferrals		
CR447/34 (FY20 carryover) - Defer to FY21	$	(400,000.00)
Major Maintenance Replacement - Replenish in FY21	$	(529,000.00)
TOTAL Funding Sources	**$**	**(2,735,000.00)**

FISCAL IMPACT

The Our Place Homeless Housing Project is an approved Capital Improvement Project (CIP) for FY 2020. Due to increased construction costs and additional project needs, the project budget requires an increase of $2,735,000 to complete GMP #4, GMP #5 and Modular buildings. Additional funding for the project will come from various resources, including existing HSA budget authority, HSA grants, and project deferrals from the Capital Improvement Fund (402). The following cross-fund and cross-functional appropriation transfers are required:

Fund	Cost Center/Project	GL	Budget Change
Indigent (221)	Child Welfare (221300)	Payments to Other Agencies (710400)	(661,854.00)
Indigent (221)	Child Welfare (221300)	Transfer to Public Works (814092)	661,854.00
Capital Improvement Fund (402)	NNAMHS Campus Remodel (PW920711)	Construction Contracts (781080)	661,854.00
Capital Improvement Fund (402)	NNAMHS Campus Remodel (PW920711)	Transfer from Indigent (622021)	661,854.00
Indigent (221)	NNAMHS (221230)	GL (710411)	(484,146.00)
Indigent (221)	NNAMHS (221230)	Transfer to Public Works (814092)	484,146.00
Capital Improvement Fund (402)	NNAMHS Campus Remodel (PW920711)	Transfer from Indigent (622021)	484,146.00
Capital Improvement Fund (402)	NNAMHS Campus Remodel (PW920711)	Construction Contracts (781080)	484,146.00
Capital Improvement Fund (402)	CR 34/CR 447 Roads Improvement	Construction Contracts (781080)	(400,000.00)
Capital Improvement Fund (402)	Major Maintenance Replacement	Construction Contracts (781080)	(529,000.00)
Capital Improvement Fund (402)	NNAMHS Campus Remodel (PW920711)	Construction Contracts (781080)	929,000.00
Indigent (221)	Grace Church (IN20465)	Other Expense (710500)	(300,000.00)
Indigent (221)	Grace Church (IN20465)	Transfer to Public Works (814092)	300,000.00
Capital Improvement Fund (402)	NNAMHS Campus Remodel (PW920711)	Construction Contracts (781080)	300,000.00
Capital Improvement Fund (402)	NNAMHS Campus Remodel (PW920711)	Transfer from Indigent (622021)	300,000.00

Indigent (221)	NACO Our Place (IN20477)	Indigent Accident Fund (710736)	(360,000.00)
Indigent (221)	NACO Place (IN20477)	Transfer to Public Works (814092)	360,000.00
Capital Improvement Fund (402)	NNAMHS Campus Remodel (PW920711)	Construction Contracts (781080)	360,000.00
Capital Improvement Fund (402)	NNAMHS Campus Remodel (PW920711)	Transfer from Indigent (622021)	360,000.00

RECOMMENDATION

It is recommended the Board of County Commissioners approve an increase to the construction budget in the amount of [$2,735,000] for the Our Place Homeless Housing Project, increasing the project construction budget to $13,735,000, and direct the Comptroller's Office to make the necessary cross-fund and cross-functional appropriation transfers.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve an increase to the construction budget in the amount of [$2,735,000] for the Our Place Homeless Housing Project, increasing the project construction budget to $13,735,000, and direct the Comptroller's Office to make the necessary cross-fund and cross-functional appropriation transfers."