



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.us

STAFF REPORT

BOARD MEETING DATE: July 9, 2019

DATE: June 19, 2019

TO: Board of County Commissioners

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

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

SUBJECT: Recommendation to approve 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 and authorize the Purchasing and Contracts Manager to execute the agreement. (Commission District 3.)

SUMMARY

The vision for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project (Project) is to remodel and update a portion of an existing State of Nevada building complex, located at 405 South 21st Street/480 Galletti Way in Sparks, Nevada, creating a safe environment for homeless families, women, children and youth. Currently, homeless women and children are located at the Community Assistance Center complex on Record Street in downtown Reno which has historically been problematic, and issues associated with proximity to other groups are increasing, requiring a comprehensive change to both housing needs and future County programs.

This Washoe County Project involves the rehabilitation and remodeling of various types of existing buildings that are in various states of use and condition. The existing buildings identified for this project are leased from the State of Nevada, Department of Administration, and Public Works Division which became effective November 13, 2018.

Specifically, the scope of the project encompasses approximately 56,000 square feet of space located within several buildings on the existing NNAMHS Campus. Due to the size, complexity, and funding sources, the entire project is being delivered in phases utilizing a Construction Manager at Risk (CMAR) delivery method. Phasing allows for more effective scheduling and includes elements such as the Family Housing, Women with Children, Post-Partum, Intake and Children's Learning Center anticipated for occupancy by April 2020.

To accomplish this Project, Washoe County is seeking approval for this time and materials professional services contract with CM Works, Inc., a local firm that has extensive construction management experience delivering public works projects with

AGENDA ITEM # _____

various delivery methods. The recommendation for award of the professional services contract allows the project to maintain identified schedules leading to construction activities anticipated to be started in July 2019. Staff recommends the professional services contract in the amount of \$359,246.00 for the necessary construction management work for the project.

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

PREVIOUS ACTION

On May 21, 2019, the Board of County Commissioners approved this project as part of the adopted Capital Improvements Plan for Fiscal Years 2020-2024.

April 23, 2019 – The Board of County Commissioners (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.

December 18, 2018 – The Board approved a Lease Agreement between Washoe County and the State of Nevada for occupancy by State of Nevada staff at the Washoe County Administration Complex.

October 9, 2018 – The Board approved the Interlocal Lease Contract between Washoe County and the State of Nevada for the NNAMHS Campus.

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

BACKGROUND

Due to ongoing concerns regarding safety, security and adjacency, the NNAMHS Site was selected as appropriate for relocation of homeless women and families from the existing Community Assistance Center located on Record Street in Downtown Reno.

The project consists of design services for approximately 56,000 square feet of interior area in several separate buildings located at 405 South 21st Street and 480 Galletti Way, Sparks, Nevada.

In April 2019, Paul Cavin Architect, LLC concluded a Final Draft of the Programming and Conceptual Design for the buildings identified. This information has been used to develop the scope of services identified in the proposal provided. The current Agreement is retroactive to July 1, as time did not permit placement on an earlier meeting agenda.

Washoe County, working with the State of Nevada, Department of Health and Human Services, previously negotiated a no-cost interlocal lease for multiple buildings located NNAMHS campus. The lease allows Washoe County Human Services to operate services for vulnerable populations within the county as an extension of the Crossroads programs and the Community Assistance Center strategy for homelessness region wide. As a consequence of the NNAMHS campus lease, the State of Nevada employees that work with Washoe County Human Services that had been residing in space on the NNAMHS campus will be utilizing vacated Human Services space in the Washoe County Administration Complex Building C.

FISCAL IMPACT

There is sufficient budget authority in FY 20 for this Agreement for Professional Consulting Services in the Capital Improvement Fund (402), NNAMHS Campus Remodel Project (PW920711), Construction Contracts (781080).

RECOMMENDATION

It is recommended the Board of County Commissioners approve 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 and authorize the Purchasing and Contracts Manager to execute the agreement.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve 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 and authorize the Purchasing and Contracts Manager to execute the agreement."