



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: October 14, 2025

DATE: September 9, 2025

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Dept., 328-2043, desmith@washoecounty.gov

THROUGH: Eric Crump, Director,
Community Services Dept., 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to authorize the purchase of furniture for the Future of Work 230 Edison Facility Remodel Project, PWP-WA-2025-026 from Reno Business Interiors (local vendor of Haworth systems furniture) based on pricing from OMNIA Partners, contract #2020000606, a cooperative purchasing agreement [in the amount of \$667,397.01 plus \$30,000.00 in project contingency for a total project cost not to exceed \$697,397.01]. This purchase includes architectural wall systems, freestanding structural systems and systems furniture to support the remodel at 230 Edison Way, Reno. The total cost includes freight and installation services in addition to materials. (Commission District 2.)
FOR POSSIBLE ACTION

SUMMARY

Staff of the Community Services Department is requesting that the Board of County Commissioners (Board) approve the purchase of furniture for the Future of Work 230 Edison Facility Remodel Project, PWP-WA-2025-026 from Reno Business Interiors (local Haworth dealer) based on pricing from OMNIA Partners, contract #2020000606, a cooperative purchasing agreement, at a cost not to exceed \$667,397.01, with a project contingency fund in the amount of \$30,000.00, for a total project cost not to exceed \$697,397.01. This purchase includes architectural wall systems, freestanding structural systems and systems furniture to support the remodel at 230 Edison. The total cost includes freight and installation services in addition to materials.

A competitive Request for Proposals (RFP) process was conducted to select a local Systems Furniture vendor for this project. The RFP, issued to five local vendors on July 12, 2024, included proposal submissions, in-person presentations, and scoring against criteria such as design quality, functionality, cost, and experience. Reno Business Interiors and Kahl Commercial Interiors were shortlisted, with a final design competition held on September 24, 2024, to refine and present their best solutions. Based on superior alignment with project goals, Reno Business Interiors was selected as the winning vendor and awarded the contract.

AGENDA ITEM # _____

This is the next phase of the Future of Work initiative at 230 Edison, supporting Washoe County's ongoing efforts to modernize its workspaces and align with evolving operational needs. This purchase is designed to ensure that the facility is equipped with flexible, high-quality furniture solutions that support both current and future workforce requirements, as outlined in the FY24 Washoe County Refreshed Strategic Plan.

The use of a cooperative purchasing agreement through OMNIA Partners ensures that the County benefits from competitively solicited pricing and streamlined procurement processes, in accordance with Nevada Revised Statutes and County policy. Additionally, the inclusion of a contingency fund is a standard best practice to address unforeseen circumstances during project implementation, thereby minimizing the risk of delays or budget overruns. This action directly supports the County's objective to optimize space utilization, enhance employee productivity, and provide a model for future workspace modernization efforts. Approval of this item will enable timely progress on the 230 Edison remodel and further the County's commitment to operational excellence and fiscal responsibility.

Staff has verified in the System for Award Management (SAM) Exclusions database that the proposer is not excluded from receiving federal government contracts due to debarment. Therefore, the bidder is not prohibited under NRS 338.017(2) from being awarded a public works contract.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability

PREVIOUS ACTION

On May 21, 2025, the Board of County Commissioners (Board) adopted the Washoe County Final budget for Fiscal Year 2026 as well as adopting the Capital Improvement Plan (CIP) for Fiscal Years 2026-2030.

On April 8, 2025, the Board approved Agenda Item 10, which recommended: (1) awarding a bid and approving the agreement with Houston Smith Construction, Inc. as the lowest responsive and responsible bidder for the Future of Work 230 Edison Facility Remodel Project, PWP-WA-2025-026, in the amount of \$1,433,918.87; and (2) approving a project contingency fund in the amount of \$75,000.00, for a total project cost not to exceed \$1,508,918.87. The project scope included remodeling the office area at 230 Edison, Reno, with new finishes and infrastructure in preparation for new systems furniture installation.

On December 17, 2024, the Board approved the increase of funding for the Future of Work initiative for the Community Services Department in the amount of \$494,007 to fund capital project improvements. The future of work projects emphasizes the reduction of the space footprint at the 9th Street office complex to align with the "Office of the Future" concept. Phase one of the plan is to renovate 230 Edison Way as the model office of the future conceptual workspace to maximize space utilization by employing revised space standards. The project also includes a full furniture package to maintain the needs of the department as well as meet the new office of the future standards for the hybrid work model and collaboration. The second phase incorporates the establishment of a technology-capable Training Center and virtual meeting facilities in Building C at 9th Street, to support off-site and hybrid staff participation. This phase includes updates to

the central restroom facilities in Building C to further the County inclusionary practices and goals. The de-obligated \$150,000 from the HR County-wide Civil Rights and Equity Engagement project are included in the increased amount to specifically provide funding for the central restroom facilities.

On July 11, 2023, the Board approved the allocation of American Rescue Plan Act (ARPA) funds through the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) for the Future of Work Initiative to enhance technology, customer service, and workplace safety in the amount of \$2,000,000.

On July 20, 2021, the Board accepted Coronavirus State and Local Fiscal Recovery Funds allocation from the United States Department of the Treasury in the amount of [\$91,587,038; no county match], authorized the County Manager to sign award documents and direct the Comptroller's Office to make the necessary budget amendments.

BACKGROUND

The Future of Work 230 Edison Facility Remodel Project is a strategic initiative aimed at modernizing Washoe County's office infrastructure to meet evolving workplace demands. Located at 230 Edison Way in Reno, Nevada, the project involves remodeling the office area with updated finishes and infrastructure to prepare for the installation of new systems furniture. These improvements are designed to enhance workspace functionality, adaptability, and employee productivity, aligning with Washoe County's FY24 Washoe County Refreshed Strategic Plan, which emphasizes efficient resource utilization and improved service delivery. This remodeled space will serve as a demonstration area for the application of the Future of Work initiative for future projects.

This project represents a strategic response to evolving workplace needs within Washoe County government. The initiative is rooted in the County's broader effort to modernize its administrative infrastructure, optimize space utilization, and support a flexible, hybrid workforce. The 230 Edison facility was identified as a key site for demonstrating new workspace standards, with the intent to serve as a model for future office environments across County departments. The project's development has been shaped by shifts in public sector's delivery service, increased emphasis on employee collaboration, and the need to adapt to post-pandemic operational realities.

As part of this transformation, the integration of architectural wall systems, freestanding structural systems, and systems furniture is intended to create adaptable, efficient, and technology-enabled workspaces that can accommodate both current and anticipated staffing models.

FISCAL IMPACT

Sufficient budget authority for this bid award and contingency is available in the FY26 budget in the Capital Improvement Fund (402), in the WC FOW Edison-SLFRF-IO1943 (PW920237), Construction Contracts (781800), and WC Workplace of the Future – Pilot (PW920230), Construction Contracts (781800).

RECOMMENDATION

It is recommended the Board of County Commissioners authorize the purchase of furniture for the Future of Work 230 Edison Facility Remodel Project, PWP-WA-2025-026 from Reno Business Interiors (local vendor of Haworth systems furniture) based on pricing from OMNIA Partners, contract #2020000606, a cooperative purchasing agreement [in the amount of \$667,397.01 plus \$30,000.00 in project contingency for a total project cost not to exceed \$697,397.01]. This purchase includes architectural wall systems, freestanding structural systems and systems furniture to support the remodel at 230 Edison Way, Reno. The total cost includes freight and installation services in addition to materials.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to authorize the purchase of furniture for the Future of Work 230 Edison Facility Remodel Project, PWP-WA-2025-026 from Reno Business Interiors (local vendor of Haworth systems furniture) based on pricing from OMNIA Partners, contract #2020000606, a cooperative purchasing agreement [in the amount of \$667,397.01 plus \$30,000.00 in project contingency for a total project cost not to exceed \$697,397.01]. This purchase includes architectural wall systems, freestanding structural systems and systems furniture to support the remodel at 230 Edison Way, Reno. The total cost includes freight and installation services in addition to materials."