



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: November 12, 2019

**DATE:** October 3, 2019

**TO:** Board of County Commissioners

**FROM:** Bill Wardell, Project Manager, Engineering and Capital Projects  
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**THROUGH:** Dwayne Smith, P.E., Division Director, Engineering and Capital Projects  
Community Services Department, 328-2043, [desmith@washoecounty.us](mailto:desmith@washoecounty.us)

**SUBJECT:** Recommendation to approve 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]. (Commission District 3.)

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### SUMMARY

The Community Services Department (CSD) is requesting approval of Q&D Construction, LLC for Guaranteed Maximum Price (GMP) #3 for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project (Project) located at 405/605 South 21<sup>st</sup> Street and 480 and 310 Galletti Way in Sparks, Nevada. Washoe County and Q&D negotiated GMP #3 for construction of the third phase of the project in the amount of \$3,397,658.00 which includes the fixed price for the construction of the Project in an amount of \$2,224,390.00, construction fees in the amount of \$134,412.00 and general conditions in the amount of \$463,856.00. A total of \$75,000.00 is included in the GMP for CMAR contingencies in the event there are unforeseen construction items which were not included in the Project design and specifications. A total of \$500,000.00 is included in the GMP for Owner Allowance in the event there are additional scope items that need to be added to the project or changes to specifications after the GMP has been approved. Owner Allowance amount includes cost (\$350,000.00) for full asbestos abatement for all 3 buildings.: as a result of no bids being received at original bid opening. The CMAR is now conducting a bid process which will conform fully to the bidding requirements following NRS requirements.

A detailed scope of work for GMP #3 specifically included buildings 600/601 interior demolition and full interior tenant improvement scope for buildings 602 and 605. The scope of work as part of the GMP is full asbestos abatement and interior demolition for all buildings, new flooring, new paint, new restroom plumbing fixtures with ADA restroom upgrades, remodeled kitchens with ADA upgrades, new lighting, new fire alarm systems, new access control and security, new HVAC equipment and other associated improvements for buildings 602 and 605.

AGENDA ITEM # \_\_\_\_\_

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

**PREVIOUS ACTION**

On September 24, 2019, the Board of County Commissioners (Board) approved the Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price (GMP) #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 August 27, 2019, the Board approved Q&D Construction, LLC as the Construction Manager At Risk (CMAR) for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project with total construction project not to exceed \$10,400,000.00; and, approved the initial Project Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price (GMP) #1 in the amount of [\$3,336,181.00]; and authorized Assistant County Manager Kate Thomas to enter into all future CMAR GMP agreements and design/construction contracts for the development and implementation of the NNAMHS Homeless Housing Project within the approved budget amount [\$11,000,000.00].

On June 11, 2019, the Board approved a Building/Land Lease between Washoe County and the State of Nevada, by and through its Department of Health and Human Services, to lease property located at the Northern Nevada Adult Mental Health Services campus, APN 032-050-56 for Washoe County programs that serve Northern Nevada's vulnerable populations; replacing the existing Inter-Local Contract as requested by the State of Nevada [no lease cost to Washoe County; maintenance and service related costs are approximately \$717,338 annually].

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 May 6, 2019, the Community Homeless Advisory Board endorsed the Washoe County Human Services Agency's proposed first amendment changes to the NNAHMS campus.

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.

On 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.

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

On 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 (CAC) located on Record Street in Downtown Reno.

There is a need to provide separate services for women, children, and families in an atmosphere which provides an opportunity to break the cycle of homelessness. The NNAMHS campus can provide that atmosphere for women, children, and families. Additionally, removal of this vulnerable population from the downtown area will assist in lessening current challenges at the CAC specifically related to safety of our most vulnerable citizens and will assist in lowering the number of responses to the CAC by partnering agencies.

The overall project consists of interior improvements for approximately 64,000 square feet of interior area in seven separate buildings located at 405/605 South 21<sup>st</sup> Street and 480/310 Galletti Way Sparks, Nevada.

### **FISCAL IMPACT**

The NNAMHS Campus Remodel Project is an approved Capital Improvement Project for FY 2020. There is sufficient budget authority in the Capital Improvement Fund (402) in NNAMHS Campus Remodel (PW920711) for the GMP#3.

### **RECOMMENDATION**

It is recommended the Board of County Commissioners approve 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].

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve 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]."