WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: January 28, 2020

DATE: December 11, 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 1) Approve the Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price #4 for Site Improvements of the Our Place Homeless Housing Project [in the amount of $1,119,468.00] and if approved, 2) Authorize a deductive change order in the amount of $244,841.00 reflecting a reduction in scope of work. (Commission District 3.)

SUMMARY

The Community Services Department (CSD) is requesting approval of Q&D Construction, LLC for Guaranteed Maximum Price (GMP) #4 for the Our Place Homeless Housing Project (Project) located at 405/605 South 21st Street and 480 and 310 Galletti Way in Sparks, Nevada. Washoe County and Q&D negotiated GMP #4 for construction of the fourth phase of the project in the amount of $1,119,468.00. A total of $26,004.00 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. An allowance totaling $28,800.00 is included in the GMP for a pre-manufactured guard shack for onsite security staff.

After the bids were opened by the CMAR it was determined that a portion of the parking lot scope of work should be removed from the project resulting in a project savings of $244,841.00. The authorization of a deductive change order is included with this request and if approved will reduce the total estimated construction costs by that amount for a finals estimated cost of $874,627.00 for GMP 4.

A detailed scope of work for GMP #4 specifically includes site improvements for ADA access to the buildings as well as walkways and patios adjacent to the buildings, full perimeter security fencing with access controls for vehicles and pedestrians and associated improvements.

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

AGENDA ITEM # _____

PREVIOUS ACTION

On December 17, 2019, the Board of County Commissioners (Board) approved 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.

On November 12, 2019, the Board approved the Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price (GMP) #3 for Buildings 600/601, 602 and 605 of the Our Place Homeless Housing Project in the amount of [$3,397,658].

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 Our Place 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 (OUR PLACE) 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 Our Place 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 Our Place 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 Our Place 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 Our Place 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 Our Place 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 21st Street and 480/310 Galletti Way Sparks, Nevada.

FISCAL IMPACT

The Our Place Campus Remodel Project is an approved Capital Improvement Project for FY 2020. There is sufficient budget authority in the Capital Improvement Fund (402) in Our Place Campus Remodel (PW920711) for the GMP #4.

RECOMMENDATION

It is recommended the Board of County Commissioners: 1) Approve the Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price #4 for Site Improvements of the Our Place Homeless Housing Project [in the amount of $1,119,468.00] and if approved, 2) Authorize a deductive change order in the amount of $244,841.00 reflecting a reduction in scope of work.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to: 1) Approve the Owner-CMAR Construction Agreement between Washoe County and Q&D Construction, LLC, for Guaranteed Maximum Price #4 for Site Improvements of the Our Place Homeless Housing Project [in the amount of $1,119,468.00] and if approved, 2) Authorize a deductive change order in the amount of $244,841.00 reflecting a reduction in scope of work."