



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.us

STAFF REPORT

BOARD MEETING DATE: April 23, 2019

DATE: April 4, 2019

TO: Board of County Commissioners

FROM: Bill Wardell, Project Manager, 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

Dave Solaro, Arch., P.E., Assistant County Manager
Community Services Department, 328-3600, dsolaro@washoecounty.us

Kate Thomas, Assistant County Manager
Human Services Agency, 328-2008, kathomas@washoecounty.us

SUBJECT: Recommendation to approve 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 [\$953,255]; and if approved, direct the Comptroller's Office to make the necessary cross-fund appropriation transfers [net impact to County Budget is zero]. (Commission Districts 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 these people are located at the Community Assistance Center complex on Record Street in 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 for these people.

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 seven buildings on the existing NNAMHS Campus. Due to the size and complexity and funding sources, the entire project is being delivered in phases with the architectural and engineering design work performed in the first phase. 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 October/November 2019.

AGENDA ITEM # _____

To accomplish this Project, Washoe County is seeking approval for a professional services contract with Paul Cavin Architect, LLC, a local firm that has extensive public works project design and State of Nevada Public Works project and permitting experience. 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 early June 2019. Staff recommends the professional services contract in the amount of \$953,255.00 for the necessary architectural and engineering design work for the project.

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

PREVIOUS ACTION

December 18, 2018 – The Board of County Commissioners (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 seven separate buildings located at 605 South 21st St and 480 Galletti Way Sparks, Nevada.

On April 1, 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.

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

Should the Board approve the Professional Services Agreement for the Phase I Design Development Scope Phase of the project, the following cross-fund appropriation transfers are required to move budget authority to the Capital Improvements Fund (F402) for the NNAMHS Campus Remodel project (PW920711). All transfers are within the existing FY 19 approved budget for Washoe County:

Department/Fund	GL Account	Budget Change
H.S.A. General Assistance – C179200 (Fund 100)	710100 – Professional Services	\$(300,000)
H.S.A. General Assistance – C179200 (Fund 100)	814092 – Transfer out to PW (F402)	\$300,000
H.S.A Indigent Fund – C221300 (Fund 221)	710400 – Payments to Other Agencies	\$(653,255)
H.S.A. Indigent Fund - C221300 (Fund 221)	814092 – Transfer out to PW (F402)	\$653,255
NNAMHS Campus Remodel Project PW920711 (F402)	621001 – Transfer in from H.S.A. (F100)	\$300,000
NNAMHS Campus Remodel Project PW920711 (F402)	622021 – Transfer in from H.S.A. (F221)	\$653,255
NNAMHS Campus Remodel Project PW920711 (F402)	710100 – Professional Services	\$953,255

RECOMMENDATION

It is recommended the Board of County Commissioners approve 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 [\$953,255]; and if approved, direct the Comptroller’s Office to make the necessary cross-fund appropriation transfers [net impact to County Budget is zero].

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 Paul Cavin Architect, LLC for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project – Architectural and Engineering Design Scope [\$953,255]; and if approved, direct the Comptroller’s Office to make the necessary cross-fund appropriation transfers [net impact to County Budget is zero].”