



Proposal

March 7, 2025

Mr. Bill Wardell, CCM

Washoe County Community Services Department
1001 East Ninth Street
Reno, Nevada 89512

Re: Washoe County Behavioral Health - 1240 East Ninth Street, Reno, NV
Conceptual Design – New Addition Approach
Schematic Design – Existing Building Approach

Dear Mr. Wardell,

We are pleased to submit this proposal which outlines professional design services for the captioned project. We have included a project scope of work, project team, proposed schedule, and our proposed fee.

PROJECT SCOPE

It is our understanding that this project is two-fold as follows:

1. NEW CONSTRUCTION CONCEPTUAL DESIGN:

Provide architectural conceptual floor plan(s) and site plan that illustrate a design solution that demolishes the eastern portion of the existing building and replaces it with a new ±30,000 square foot two-story addition to include the following:

- a. Acute Mental Health (adults and children)
 - i. Adult Men
 - ii. Adult Women
 - iii. PEDS
 - iv. Acute Mental Health area to meet FGI 2.5 requirements.
- b. Psychiatric Residential Treatment Facility (PRTF for children and young adults)
 - i. Boys
 - ii. Girls
 - iii. PRTF area to meet FGI 2.5 requirements to allow for future expansion of Acute area if required.
- c. Crisis/Respite
- d. Include Gymnasium and Classrooms designed to accommodate naming opportunities and have a preliminary meeting with City of Reno Planning to understand existing CUP ramifications.
- e. Renovation of western portion of existing building to expand Administration into existing cafeteria as needed. The existing Kitchen will remain with minimal upgrades required. Remaining spaces will be reviewed for design needs.
- f. This scope includes input from Medical Consultant but does not include any Engineering Disciplines input at this time.

H+K ARCHITECTS

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DELIVERABLES:

Conceptual Floor Plans / Conceptual Site Plan
Exterior Renderings (2) – Artistic-in-nature

2. EXISTING BUILDING RENOVATION SCHEMATIC DESIGN

(\$34 - \$35mil construction budget)

Primary areas of focus:

Provide a PRTF for children/adolescents with CARF accreditation on the south end of the building and Acute Adult and PEDS program on the north side of the building with minimal changes to the existing building structure.

Upgrades to the north side of the facility, identified as Acute Adult and PEDS Program and extensively remodel/adapt the facility to meet the program requirements of a Joint Commission Accredited Acute Level Hospital program. The intent is to perform extensive modifications to the existing building to meet these program needs for the north portion of the facility only. This significant remodel of the current building will ensure the facility provides an elevated level of spaces and upgrades for a facility of this kind.

Codes

- Application of additional findings from FGI compliance review and State requirements for accreditation.
- Code compliance upgrade to include minimal required code additions primarily to entrances, public restrooms and site accessibility.
- Upgrade of exiting HVAC to meet FGI 2.5 requirements for air exchange.
- Apply 2024 Codes to the project.

Architecture

Improvements:

- Roof Replacement
- Site improvements to parking, access and accessibility as well as addressed primary security areas and access control to coincide with TB Clinic project.
- Replacement of missing anti ligature door hardware that was removed by previous owner or damaged. This will include rekeying to a Master key system throughout the facility.
- Upgrades to the facility intake zone to ensure medical intake is available with path of travel upgrades with full access control to the north end of the facility to meet program requirements.
- Identify CUP requirements for Parking, Access, Occupancy, and site improvements.

Additional Spaces:

- Allowance for 2 classroom areas and remodel work for these rooms in the South end of the building.
- Kids Outdoor activity/playground areas to include one play area for 2–6-year-olds and one for 7-12-year-olds in the courtyard areas. This will require new equipment for these areas.
- Adult outdoor activity zone (unsure if gender separation is required)
- Teen outdoor activity zone (Unsure if gender separation is required)
- Upgrade rooms to meet full FGI requirements at acute area only.

- New central restrooms with showers. This may need to be further broken down for gender/age.
Remodel:
 - Remodel of the existing intake area with a new Accessible restroom and better-defined intake space.
 - Remodel of the existing office/admin area to remodel some existing offices and open spaces for future FF&E additions to accomplish desk areas required to support the programming.
 - New central showers to include accessible transfer showers for all users of the facility.
 - Existing en-suite showers are to be removed. New central restrooms with showers. This may need to be further broken down for gender and age group.
 - Minor updates for the Kitchen and Dining areas and other common areas to meet program requirements.
 - Remodel the existing Gymnasium to meet program needs.
 - Remodel the nurse's stations as needed to meet observation and program requirements.
 - Significant remodel to all common zones which will include replacement of all finishes.

Finishes:

- Upgrade to flooring in common hallways, nurses' stations and other common areas.
- Touch up paint throughout and repaint some areas as needed.
- Upgrade to flooring in common hallways, nurses' stations and other common areas.
- Upgrade the entire facility to Anti ligature throughout, new hinges where required, upgrade to all existing equipment and rooms to ensure full anti-ligature compliance. Additional consideration to be given to the Crisis Stabilization function within the facility.

Mechanical

- HVAC upgrades/replacement
- Add equipment locations for zone distribution. Future proof.
- Provide HVAC to meet FGI 2.5 requirements for air exchange in areas that require FGI standards.

Plumbing

- Repair or replacement of existing plumbing which may include hot and cold-water lines, sewer lines, roof drains, and HVAC water line distribution where identified.
- Evaluate and replace any sinks, toilets or shower fixtures required that do not function with similar fixtures where required.
- Revise plumbing for new central restroom and showers.
- Add plumbing for new employee restrooms, showers and laundry facilities.

Electrical & Telcom

- Electrical upgrades required to meet current code and minor updates to fixtures. This may include a new main switchboard and generator to meet current code and building requirements.
- Electrical requirements, including more capacity/distribution, may be required to support the equipment changes (administrative and operational) that have changed since the building was constructed. Demand and capacity requirements will be reviewed.
- Installation of new telecommunications infrastructure to allow for connection of computers, security cameras and access control.
- Installation of new security cameras at interior and exterior and electronic access control system to allow for better control of access to the secure portions of the building.
- New fire alarm system to meet current Washoe County and fire code standards throughout the building.
- Coordinate with required new automatic fire sprinkler system to be Design-Build by others.

- Security enhancements to the adult area to allow for entrance and exit from the facility by occupants without impacting building security or site security. This may include more site improvements to ensure accessibility requirements are met.

DELIVERABLES:

Schematic Level Architectural, Mechanical, and Electrical Drawings

- Demolition Plans
- Alteration Plans
- Roof Plans
- Reflected Ceiling Plans
- Exterior Elevations

Identification of conceptual Structural Seismic Upgrade strategies for upgrades in response to structural seismic analysis performed under separate contract. – No Structural Schematic Design is included at this time due to inability to identify required structural scope.

Conceptual Design specific Safety Risk Assessment performed by Medical Consultant

PROJECT TEAM

<u>Discipline</u>	<u>Firm</u>
Architecture / Project Management	H+K Architects
Mechanical/Plumbing Engineering	SGF Mechanical Engineer
Electrical Engineering/IT	PK Electrical
Structural Engineering	CFBR Structural Group
Medical Consulting	Elevation Healthcare Advisory Group

SCHEDULE

The scope outlined within this Proposal is scheduled to be completed within 3 months after receipt of Purchase Order.

FEE

We propose to provide the Basic Services outlined above for a fixed fee of Six Hundred Seventy-Five Thousand Dollars (\$675,00.00), broken down per task as follows:

<u>Phase</u>	<u>Fee Basis</u>	<u>Fee</u>
Conceptual Design-New Construction	LS	\$75,000.00
Existing Building Renovation Schematic Design	LS	\$400,000.00
Design Contingency (Structural/Civil SD & others as identified)	LS	\$200,000.00
Total	LS	\$675,000.00

UNDERSTANDING

This proposal has been prepared with the following understanding:

1. Structural Schematic Design is not included in this Proposal due to the inability to identify the required Structural scope at this time.
2. Civil Engineering is not included in this Proposal due to the inability to identify the required Civil scope at this time.
3. Since the project will be delivered utilizing the CMAR process, all cost estimating will be by the CMAR.
4. Services related to obtaining actual LEED submission/certification are excluded from this Proposal.
5. Fire sprinkler design is not a part of this Proposal.
6. Additional design phases, (Design Development, and Construction Documents) are not included within this Proposal.
7. Von Lambert's services (Elevation Healthcare Advisory Group) only include one on-site trip. Other requested onsite visits would be an additional service.
8. The identified Design Contingency will require Owner approval of additional scope and fee prior to commencing.

Thank you for the opportunity to present this proposal. Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Klippenstein', with a long horizontal line extending to the right.

Jeff Klippenstein, AIA