



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: February 26, 2019

DATE: January 31, 2019

TO: Board of County Commissioners

FROM: Megan Sizelove, P.E., Project Manager, 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

SUBJECT: Recommendation to reject all bids for the Family Engagement Center
Family Garden. (Commission District 4.)

SUMMARY

A planned project, the Family Garden project which is a therapeutic and interactive play area at the Human Services Family Engagement Center, was bid and advertised for construction. Sealed bids were opened on January 22, 2019. The estimated construction costs were \$250,000 to \$300,000 and budget authority was identified at a maximum of \$300,000. Two bids were received and opened and summarized as follows:

Family Engagement Center Family Garden	
Bidder	Amount
Moana Nursery	\$238,000
Truckee Meadows Construction	\$354,533
Engineers Estimate	\$250,000 - \$300,000

Staff recommends that the Board of County Commissioners (Board) rejects all bids due to conflict in bid documents as well as the apparent low bidder excluding the required Davis Bacon wages from their bid amount. Also, the second bid amount exceeds available budgeted funding. Staff intends to make acceptable modifications to the project design to bring it within the approved project budget and then rebid the project.

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

PREVIOUS ACTION

AGENDA ITEM # _____

On February 12, 2019, the Board approved interfund appropriation transfers for a higher than anticipated bid for the construction of the roof screen structure at the Human Services Family Engagement Center (aka Visitation Center) in the amount of \$58,410.

On June 26, 2018, the Board approved interfund appropriation transfers to track certain grant and capital funds for unanticipated structural reinforcement and furniture, fixtures, and equipment related to the Human Services Visitation Center Renovation Project in the amount of \$64,398.41.

On May 22, 2018, the Board approved the Capital Improvements Plan for Fiscal Years 2019-2023, which includes the subject project identified as CPS Visitation Center for a total of \$50,000.

On May 23, 2017, the Board awarded and approved a bid to Reyman Brothers Construction, Inc. in the amount of \$1,100,000.00 along with approving and directing the Comptroller to make interfund appropriation transfers to track certain grant and capital funds.

On March 14, 2017, the Board approved interfund appropriation transfers to track certain grant and capital funds (net impact to County Budget is zero). A total of \$594,539.07 (\$504,000.00 from FY VOCA and \$90,539.07 from Fund 221-Indigent Levy) transferred to the Capital Improvement Fund for the Visitation Center project.

On February 24, 2017, the Community Services Department Director executed a Construction Agreement to the lowest responsive, responsible bidder to perform demolition services for the WCSS Visitation Center Renovation Project. Agreement for services was between Washoe County and Quality Demolition Co. in the amount of \$28,865.00.

On February 24, 2017, the Community Services Department Director executed a Construction Agreement to the lowest responsive, responsible bidder to perform asbestos abatement services for the WCSS Visitation Center Renovation Project. Agreement for services was between Washoe County and Advanced Installations, Inc. in the amount of \$32,500.00.

On January 10, 2017, the Board approved an agreement for Professional Consulting Services between Washoe County and MBA Architecture & Interior Design to provide design and engineering services in the amount of \$116,610 for the visitation center.

On October 25, 2016, the Board approved the terms of purchase for the property located at 905 E. Prater Way, Sparks, Nevada for use by the Child Protective Services as a family visitation center in the amount of \$535,000; and authorized the Chair to act on behalf of Washoe County to execute and deliver any and all instruments and funds, including without limitation, contracts, agreements, notices, escrow instructions, closing documents and all other documents as may be necessary or appropriate to accomplish the acquisition of the property located at 905 E. Prater Way, Sparks, Nevada.

On July 26, 2016, the Board approved staff to proceed with the selection of a building for use by the Child Protective Services as a family visitation center and authorized the Director of Social Services, Director of Community Services, and the District Attorney's Office to negotiate a potential acquisition; approved up to \$20,000 for a refundable earnest deposit for the building of interest; and authorized the Director of Social Services to approve any due diligence needed, including a Phase I environmental

study, appraisals, and inspections necessary, up to \$21,000, (for a total cost not to exceed \$41,000); and if the acquisition was acceptable, directed staff to return to the Board for review of the terms and final approval of the acquisition.

BACKGROUND

The goal of the family visitation center is to facilitate a more family friendly environment, where families can visit with their children in foster care. Washoe County Human Services Agency's (WCHSA) goal is to preserve families whenever possible. The visitation center will allow for families and staff to work together in a non-office setting, creating a safe, family friendly, home-like environment for families to grow and learn, while they transition through their child's safety plan.

The concept for scheduling visitation at the center includes family visits that would be facilitated, monitored and supervised by trained foster parent facilitators and volunteers. The Department practices a visitation model that engages both the child's natural family caregivers (biological parents) and their substitute caregivers - often foster parents or relatives. This practice is based on a model developed by the University of Delaware known as Attachment and Bio-behavioral Catch-Up for Visitation or ABC-V. This visitation practice has been studied and implemented through the Youth Law Center at the Department with very positive results such as reducing the number of placements and decreasing the time to reunification. As required, the first five visits for the ABC-V cases would remain at the current 350 S. Center Child Welfare location so that the assigned Social Worker, Human Support Specialist and Foster Parent could still assess safety, provide the information and parent training for ABC-V and to ensure appropriate observation and open communication. The first five visits generally take place within two-three weeks of removal of the child from the home, at which time, if deemed appropriate, the visits could be transitioned to the visitation center as an offsite option for families and foster parents.

FISCAL IMPACT

The project's budgeted funding has been identified in the existing FY19 approved budget. If the Board agrees with staff's recommendation the project will be redesigned and rebid in FY19.

RECOMMENDATION

It is recommended that the Board of County Commissioners reject all bids for the Family Engagement Center Family Garden.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to reject all bids for the Family Engagement Center Family Garden."