



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: September 24, 2019

DATE: August 30, 2019

TO: Board of County Commissioners

FROM: Bill Wardell, Project Manager, Engineering and 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

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

SUMMARY

The Community Services Department (CSD) is requesting approval of Q&D Construction, LLC for GMP #2, for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project (Project) located at 405/605 South 21st Street/480 and 310 Galletti Way in Sparks, Nevada. Washoe County and Q&D negotiated GMP #2 for construction of the second phase of the project in the amount of \$1,250,642 which includes the fixed price for the construction of the Project in an amount of \$856,794, construction fees in the amount of \$78,928 and general conditions in the amount of \$212,611. A total of \$27,309 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 \$75,000 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.

A detailed scope of work for GMP #2 was specifically included Building 8 Central / 8 South. The scope of work as part of the GMP is full asbestos abatement, interior improvements to include new flooring, new paint, new plumbing fixtures with ADA restroom upgrade for: one (1) restroom, new break room, new lighting, new fire alarm system, new access control and security and other associated improvements.

The improvements to building 8 Central / 8 South are to be utilized for relocation of State of Nevada staff currently located in buildings 602 and 605. These improvements were contained in the lease amendment approved June 11, 2019.

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

AGENDA ITEM # _____

PREVIOUS ACTION

On August 27, 2019, the Board of County Commissioners (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 8, 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 21st St 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#2.

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 (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]. (Commission District 3.)

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 (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]."