



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: February 25, 2020

DATE: January 30, 2020

TO: Board of County Commissioners

FROM: Eric Crump, Operations Division Director,
Community Services Department, 328-3625, ecrump@washoecounty.us

THROUGH: Kate Thomas, Assistant County Manager

SUBJECT: Recommendation to approve a Lease Agreement between Song Properties, LLC, and Washoe County for a 60 month term commencing March 1, 2020 through February 28, 2025 [\$101,604.00 annually with a 2.5% annual increase] with the option of a 36 month renewal for the occupancy of Sober 24 located at 1530 East 6th Street, Reno, Nevada. (Commission District 3.)

SUMMARY

This item continues a lease agreement with Song Properties, LLC, and Washoe County for a 60 month term commencing March 1, 2020 through February 28, 2025 [\$101,604.00 annually with a 2.5% annual increase] for the occupancy of Sober 24 located at 1530 East 6th Street, Reno, Nevada. The lease contains an option to renew for an additional 36 months.

Strategic Objective supported by this item: Stewardship of our Community

PREVIOUS ACTION

August 9, 2016 - The Board of County Commissioners (Board) approved the original lease agreement between Song Properties, LLC, and Washoe County for a 35 month term in an annual amount of \$111,908.16.

April 23, 2019 - The Board approved a 5-year contract to purchase equipment to allow for a lab expansion and partnership with the Second Judicial District Court for drug and alcohol testing for Specialty Courts at the Sober 24 facility.

December 10, 2019 – The Board approved an Amendment to Lease Agreement between Song Properties, LLC, and Washoe County for a four-month extension commencing retroactively to November 1, 2019 through February 29, 2020 [\$9,325.68 per month] for continued occupancy of Sober 24 located at 1530 East 6th Street, Reno, Nevada.

BACKGROUND

The Sober 24 program is a seven day per week monitoring program in which participants submit to testing in order to determine the presence of alcohol or any controlled substance in their body typically as a result of a court order. The program has been used both during pre-trial and post-conviction. The goal of the Sober 24 Program is to provide regular accountability to prevent crime and criminal recidivism, particularly for impaired driving.

AGENDA ITEM # _____

Since establishing the Sober 24 testing facility, the Department of Alternative Sentencing has utilized on-site presumptive urinalysis test cups to detect controlled substance and alcohol use. If the results are challenged, the sample is sent to an outside vendor for lab confirmations. The success of the testing facility has allowed for expansion and partnership with other areas of Washoe County and on April 23, 2019, the Board approved a 5-year contract to purchase in-house laboratory equipment to allow for a partnership with the Second Judicial District Court for drug and alcohol testing for Specialty Courts.

The Second Judicial District Court had been using an outside vendor for its drug and alcohol testing for Specialty Courts. By utilizing funds already allocated for testing by the Department of Alternative Sentencing and by partnering with the Second Judicial District Court, Sober 24 has established an on-site drug and alcohol testing lab using no additional funds. Sober 24 will continue to provide testing services 7 days per week, 365 days per year, which is an industry best practice.

In April of 2018 the U.S. Department of Transportation’s National Highway Traffic Safety Administration (NHTSA) recognized Washoe County’s Sober 24 Program during a prestigious award ceremony in San Antonio, TX, for its commitment to eliminating drunk and drug-impaired driving in Nevada.

FISCAL IMPACT

The proposed lease agreement includes a rental payment of \$1.00 per square foot beginning March 1, 2020 and escalating each March 1 by 2.5% percent through February 28, 2025, as follows:

March 1, 2020 - \$1.00/sf (\$8,467.00/month)
March 1, 2021 - \$1.03/sf (\$8,678.68/month)
March 1, 2022 - \$1.05/sf (\$8,895.64/month)
March 1, 2023 - \$1.08/sf (\$9,118.03/month)
March 1, 2024 - \$1.10/sf (\$9,345.98/month)

There is sufficient budget authority in the adopted FY20 budget in the Indigent Fund (221), Crossroads (221220), LT Lease-Office Space (710600).

Repairs and maintenance costs will be expensed to the General Fund in Facilities and Maintenance within Community Services.

RECOMMENDATION

It is recommended that the Board approve a Lease Agreement between Song Properties, LLC, and Washoe County for a 60 month term commencing March 1, 2020 through February 28, 2025 [\$101,604.00 annually with a 2.5% annual increase] with the option of a 36 month renewal for the occupancy of Sober 24 located at 1530 East 6th Street, Reno, Nevada.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be: “Move to approve a Lease Agreement between Song Properties, LLC, and Washoe County for a 60 month term commencing March 1, 2020 through February 28, 2025 [\$101,604.00 annually with a 2.5% annual increase] with the option of a 36 month renewal for the occupancy of Sober 24 located at 1530 East 6th Street, Reno, Nevada.”