



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: **October 22, 2024**

DATE: September 24, 2024

TO: Board of County Commissioners

FROM: Dwayne Smith, Division Director, Engineering & Capital Projects
Community Services, 775-328-2043, Desmith@washoecounty.gov

THROUGH: Eric Crump, Director,
Community Services Dept., 775-328-3625, ecrump@washoecounty.gov

SUBJECT: Recommendation to approve an Agreement for Professional Consulting Services between Washoe County and Sparkflight Studios, LLC for the River House Remodel project [in the amount of \$338,000.00] commencing on October 22, 2024. The scope of work includes architecture and interior design, civil, mechanical, electrical, and structural engineering design, and engineering support during construction. The River House is located at 480 Galetti Way, Reno, and provides transitional housing and services to women in the Crossroads program. (Commission District 3.)

SUMMARY

The River House Remodel project (Project), located at 480 Galetti Way, is the location for the Women's Crossroads Program, and provides housing and recovery services for women in the Washoe County community. The Crossroads Program is located on State of Nevada property which Washoe County holds a lease agreement that was approved by the Board of County Commissioners (Board) on October 13, 2020.

The Project will include both the required tenant improvements to Buildings 14 and 15 and the construction of approximately 1,200 square feet of new space. To support the design and delivery of this project, a professional services agreement has been developed with Sparkflight Studios, LLC that includes a work scope which provides the required architectural and engineering design and plans, and includes the professional services such as permitting and engineering support during the bidding and construction administration.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability:
Long-term sustainability.

PREVIOUS ACTION

On July 1, 2024, the Purchasing and Contracts Manager approved a programming agreement with Sparkflight Studios in the amount of \$84,765 for programming and engineering feasibility work.

AGENDA ITEM # _____

On May 21, 2024, the Board adopted the Washoe County Final budget for Fiscal year 2025 as well as adopting the Capital Improvement Plan (CIP) for Fiscal Years 2025-2029.

On October 13, 2020, the Board approved a lease agreement with the State of Nevada for the Our Place Campus, including Buildings 14 and 15.

BACKGROUND

River House is located at the Northern Nevada Adult Mental Health Services (NNAMHS) facility located at 480 Galetti Way in Buildings 14 and 15. These buildings are part of the lease agreement Washoe County entered into with the State of Nevada which was approved by the Board on October 13, 2020. The buildings consist of two single story residential structures located at the westernmost end of the NNAMHS property, consisting of Building 14 and Building 15.

Due to the age, existing condition, and continued costs for maintenance and repair, it was determined that the two buildings do not meet the needs of the program in their current condition and a remodel was the best outcome to provide an up-to-date, modern, sustainable facility for the current and future needs of Washoe County.

Sparkflight Studios was identified from a pre-qualified professional architectural and engineer list and was initially issued a professional services agreement in the amount of \$84,765 for programming to determine the necessary needs and approach for the building.

FISCAL IMPACT

Sufficient budget authority exists in the FY25 Budget in the Capital Improvement Fund (402) in the Our Place – Riverhouse project (PW920723).

RECOMMENDATION

It is recommended the Board of County Commissioners approve an Agreement for Professional Consulting Services between Washoe County and Sparkflight Studios, LLC for the River House Remodel project [in the amount of \$338,000.00] commencing on October 22, 2024. The scope of work includes architecture and interior design, civil, mechanical, electrical, and structural engineering design, and engineering support during construction. The River House is located at 480 Galetti Way, Reno, and provides transitional housing and services to women in the Crossroads program.

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 Sparkflight Studios, LLC for the River House Remodel project [in the amount of \$338,000.00] commencing on October 22, 2024. The scope of work includes architecture and interior design, civil, mechanical, electrical, and structural engineering design, and engineering support during construction. The River House is located at 480 Galetti Way, Reno, and provides transitional housing and services to women in the Crossroads program."