



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: August 19, 2025

DATE: July 18, 2025

TO: Board of County Commissioners

FROM: Dwayne Smith, Division Director, Engineering & Capital Projects
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THROUGH: Eric Crump, Director,
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SUBJECT: Recommendation to approve an Agreement for Services between Washoe County and H&K Architects for the Washoe County Behavioral Health (WCBH) Facility project [in the amount of \$1,090,000.00], commencing on August 25, 2025, for final architectural and engineering design services necessary to complete the project. These services include architecture, civil, mechanical, electrical, and structural engineering design and construction administration support for bidding, project delivery and close-out. The WCBH project is located at 1240 East 9th Street, Reno, and funding for the project comes from a State of Nevada Governor's Office grant (no match required). (Commission District 3.)
FOR POSSIBLE ACTION

SUMMARY

On August 19, 2025, under a preceding agenda item, the Board considered a recommendation to authorize Plenum Builders, Inc., as the project Construction Manager at Risk (CMAR), and to approve the Guaranteed Maximum Price #1 Construction Agreement for the Washoe County Behavioral Health Remodel Project, [not to exceed \$6,422,445.00]. Pursuant to Nevada Revised Statute (NRS) 338.1685 to NRS 338.16995, the selection and award for contracts involving CMARs are exempt from the competitive bidding process. The Washoe County Behavioral Health Facility project involves the comprehensive renovation of an existing 47,000 square foot building to provide a range of behavioral health services, with a specialized focus on children and adolescents. Budget for the Guaranteed Maximum Price Agreement #1 construction agreement has been previously approved, and work is anticipated to commence on or about September 2, 2025.

Staff is requesting that the Board of County Commissioners (Board) approve an Agreement for Services between Washoe County and H&K Architects for the Washoe County Behavioral Health (WCBH) Facility project in the amount of \$1,090,000.00. The scope of services includes architecture, civil, mechanical, electrical, and structural engineering design, as well as consultation with a specialty behavioral health advisor. This agreement is the last phase of design services to support this project through the

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construction phase. The facility is located at 1240 E. 9th Street, Reno, Nevada, and funding for the project is provided through a grant from the State of Nevada Governor's Office, with no matching funds required.

The WCBH Facility project aligns with Washoe County's strategic objectives by addressing critical behavioral health needs in the community. The facility is intended to provide essential behavioral health services, including stabilization and treatment programs, which are identified as high-priority needs for the region.

This agreement represents a key milestone in the County's efforts to expand access to behavioral health services and improve outcomes for residents facing mental health challenges. H&K Architects was selected for this project based on their qualifications and prior experience with similar facilities, ensuring that the design will meet both functional and regulatory requirements. The inclusion of a specialty behavioral health advisor further ensures that the facility will be tailored to the unique needs of its intended population.

In accordance with Federal regulations 2 CFR 200.320(b)(2)(iv), Washoe County selected H&K Architects from the County's pre-qualified professional architectural and engineer (A&E) list, a list of pre-approved architects and engineers developed to support the delivery of federally funded projects. Staff verified in the System for Award Management Exclusions that H&K Architects is not excluded from receiving federal government contracts as a result of being debarred.

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

PREVIOUS ACTION

On April 8, 2025, the Board approved an Agreement for Services with H&K Architects in the amount of \$675,000.00 for initial architectural and engineering design services for the Washoe County Behavioral Health Facility. This agreement encompasses initial architecture, civil, mechanical, electrical, and structural engineering design, as well as consultation with a specialty behavioral health advisor.

On January 31, 2025, the Purchasing and Contracts manager approved a professional services agreement with Plenum Builders in the amount of \$62,548.00 for CMAR Pre-Construction services.

On January 28, 2025, the Board received a presentation on the status of the project and provided input on several options provided by staff.

On December 17, 2024, the Board approved the allocation of State and Local Fiscal Recovery Funds to support the remodel of the Washoe Behavioral Health Center, in the amount of \$3,218,285.

On July 1, 2024, the Purchasing and Contracts manager approved a professional services agreement with H&K Architects in the amount of \$299,800.00 for Initial Programming and Feasibility study.

On March 23, 2024, the Board approved to accept a Coronavirus State and Local Fiscal Recovery Funds subgrant award from the State of Nevada, for the West Hills Facility Rehabilitation, in the amount of \$14,500,000; no county match.

On December 20, 2022, the Board approved the allocation of SLFRF to support the purchase of 1240 E. Ninth Street, formerly West Hills, in the amount of \$4,800,000.

On November 28, 2023, the Board approved the allocation of an additional \$60,000 of SLFRF to cover acquisition closing costs for the purchase of 1240 E. Ninth Street, formerly West Hills.

BACKGROUND

The WCBH Facility project represents a significant step in addressing the growing need for behavioral health services within the region. Behavioral health challenges, including mental health disorders and substance use issues, have been identified as critical public health concerns in Washoe County. The proposed facility, located at 1240 E. 9th Street, Reno, Nevada, aims to provide stabilization, treatment, and supportive services to individuals in need, aligning with Washoe County's Strategic Objective of fostering safe, secure, and healthy communities. The project is supported by a grant from the State of Nevada Governor's Office, which requires no matching funds, ensuring minimal financial impact on the County while delivering essential services.

The development of the WCBH Facility builds upon prior investments and planning efforts by Washoe County to expand public health infrastructure. On December 20, 2022, the Board approved the allocation of American Rescue Plan Act (ARPA) funds for the acquisition of the property at 1240 E. 9th Street for \$4,800,000. This purchase was intended to support the County's efforts to provide behavioral health services.

Extensive stakeholder engagement and planning have been conducted to ensure the facility meets community needs and regulatory requirements. Between July 2022 and October 2024, Washoe County engaged stakeholders, including behavioral health experts, service providers, and community representatives, to identify priorities for the facility. This process highlighted the need for specialized services such as pediatric psychiatric beds, psychiatric residential treatment for children, subacute psychiatric residential treatment for adults, and supportive housing for individuals with behavioral health challenges.

H&K Architects was selected to lead the architectural and engineering design for the WCBH Facility based on their qualifications and experience with similar projects. Their scope of work includes architecture, civil, mechanical, electrical, and structural engineering design, as well as consultation with a specialty behavioral health advisor to ensure the facility is tailored to the unique needs of its intended population. This partnership builds on H&K Architects' prior work with Washoe County, including their involvement in the Northern Nevada Public Health Tuberculosis (TB) Clinic project, also located at 1240 E. 9th Street.

The funding structure for the WCBH Facility underscores its importance at both the state and local levels. The grant from the State of Nevada Governor's Office eliminates the

need for matching funds, reducing financial strain on the County while ensuring compliance with state and federal guidelines for grant-funded projects. This approach mirrors the funding model used for other public health initiatives, such as the TB Clinic, which was similarly supported by a no-match grant from the State of Nevada Department of Health and Human Services.

After completing significant due diligence regarding the viability of the facility as a behavioral health resource for the community, the Board approved the purchase of the facility in August 2023. Washoe County closed escrow on the facility on February 28, 2024.

FISCAL IMPACT

Sufficient budget authority for this agreement is available in the FY26 budget in the Capital Improvement Fund (402), in the West Hills Rehabilitation project (PW920609), Construction Contracts (781080).

RECOMMENDATION

It is recommended the Board of County Commissioners approve an Agreement for Services between Washoe County and H&K Architects for the Washoe County Behavioral Health (WCBH) Facility project [in the amount of \$1,090,000.00], commencing on August 25, 2025, for final architectural and engineering design services necessary to complete the project. These services include architecture, civil, mechanical, electrical, and structural engineering design and construction administration support for bidding, project delivery and close-out. The WCBH project is located at 1240 East 9th Street, Reno, and funding for the project comes from a State of Nevada Governor's Office grant (no match required).

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve an Agreement for Services between Washoe County and H&K Architects for the Washoe County Behavioral Health (WCBH) Facility project [in the amount of \$1,090,000.00], commencing on August 25, 2025, for final architectural and engineering design services necessary to complete the project. These services include architecture, civil, mechanical, electrical, and structural engineering design and construction administration support for bidding, project delivery and close-out. The WCBH project is located at 1240 East 9th Street, Reno, and funding for the project comes from a State of Nevada Governor's Office grant (no match required)."