



HUMAN SERVICES AGENCY



# WASHOE COUNTY VULNERABLE POPULATIONS

Update on the Vulnerable Populations and Washoe County's homeless strategy at the Northern Nevada Adult Mental Health Campus.



## MAKING OUR WAY

As of September 9, 2019, the construction is underway and Washoe County is progressing towards building and restoring lives of homeless individuals and families in our community.

# Scope & Funding

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## ● **Project Objective**

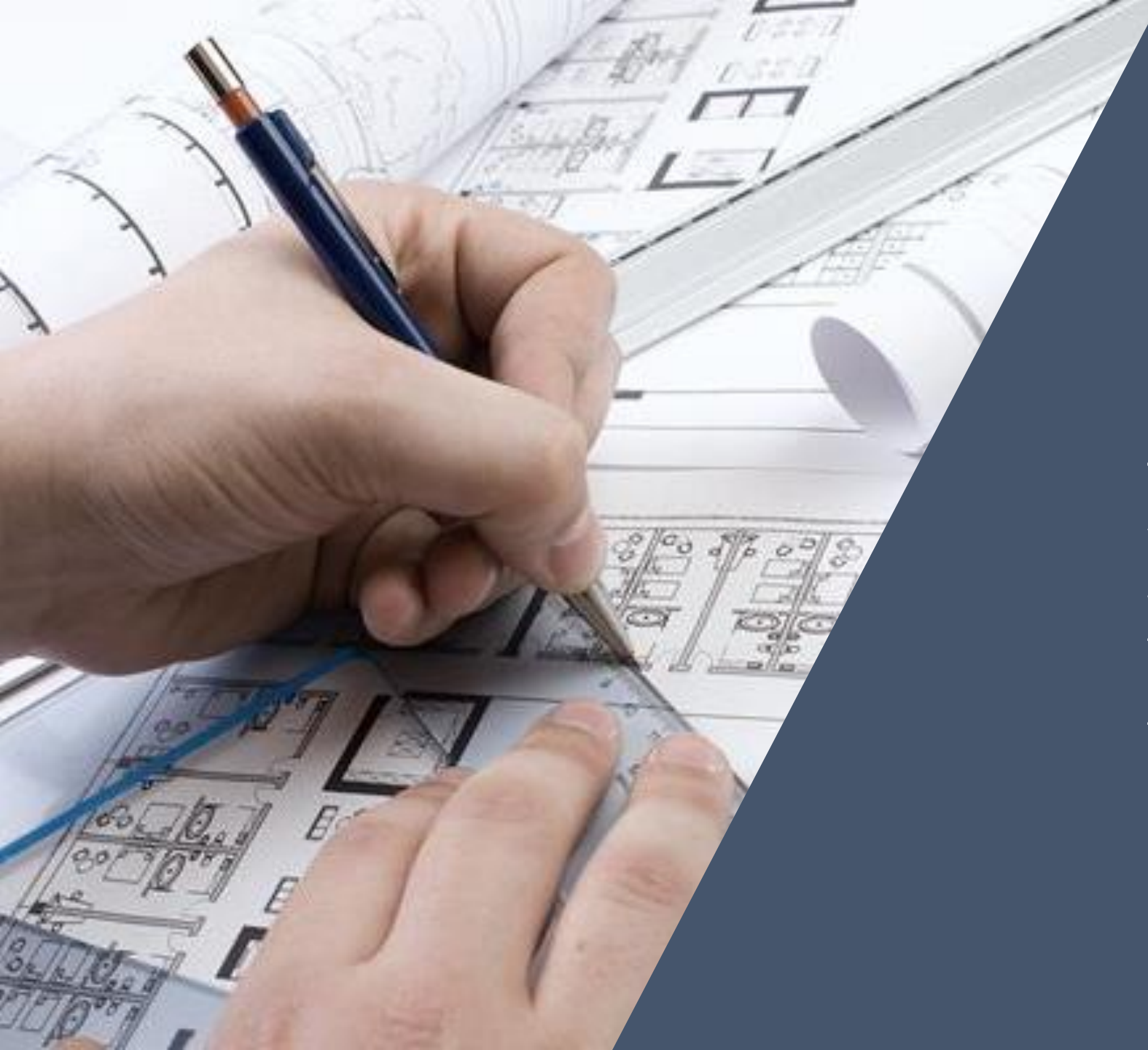
To provide homeless housing and services. Washoe County Community Services Department is managing the planning, design, permitting, construction and post occupancy phases of development. Washoe County Human Services Agency will manage operations for this essential community function upon completion of construction.

## ● **Project Description**

The State of Nevada executed an interlocal agreement with Washoe County for the use of 7 buildings (2A, 8C, 8 Central/South, 600, 601, 603, 604) and added two buildings (602 and 605) to provide homeless housing. State staff has to be relocated from buildings 602 and 605 to building 8 so buildings 602 and 605 can be remodeled for NNAMHS occupancy. Washoe County is in conversations with the State to move State staff to a temporary location to keep the project on time.

The initial agreement for 7 buildings was approved by the Board of County Commissioners (BCC) on October 9, 2018. The secondary agreement to add 602 and 605 and redefine building 8 Central/South for the State staff was approved by the BCC on June 11, 2019.

Budget Approved for FY20: \$11 Million



# CAMPUS DESIGN

The design agreement for Paul Cavin Architecture, LLC was approved by the BCC on April 23, 2019. The project was initiated with the strategy to deliver the project with three General Maximum Price (GMP) packages. As the design has been completed and phasing has been determined, there are now 5 GMP packages.

# GMP Plans

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The GMP Construction Plan Documents has either been completed or is in the last stages of development. The actual and scheduled date for each GMP plan is shown below:

- **GMP1: Buildings 8C, 603 and 604**  
Completed 5/24/19
- **GMP2: Building 8**  
Completed 7/26/19
- **GMP3: Buildings 602, 605 (600 and 601 Demo)**  
Completed 9/13/19
- **GMP4: Site Improvements**  
Completed 9/13/19
- **GMP5: Buildings 600 and 601**  
Completed 9/13/19

# Campus Map



# GMP Construction & Estimated Timeline

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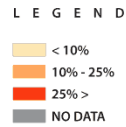
- **GMP1: Buildings 8C, 603 and 604**  
8C Construction: 9/9/19 – 1/17/20  
603 Construction: 9/24/19 - 3/2/20  
604 Construction: 10/22/19 – 3/20/20
- **GMP2: Building 8**  
Building 8 Construction: 9/25/19 – 4/14/20
- **GMP3: Buildings 602 and 605 (Assumption of relocation of existing occupants for concurrent construction)**  
602 Construction: 11/01/19 – 5/15/20  
605 Construction: 11/01/19 – 5/15/20
- **GMP4: Site Improvements**  
Site Construction: 10/25/19 – 1/31/20
- **GMP5: Buildings 600 and 601**  
600 and 601 Construction: 11/22/19 – 5/15/20

*\*Important to note that these estimates were made PRIOR to construction starting and assuming there are not significant areas that are identified in addition to current understanding once work has started.*

# Plan Diagrams



Bldg #	Replace	Repair	FCNI
1	\$8,212,200	\$2,164,860	26%
2	\$2,951,700	\$758,388	26%
2A	\$1,676,700	\$281,793	17%
3	\$4,603,200	\$1,033,792	22%
4	\$5,797,500	\$1,245,800	21%
5	\$1,644,900	\$137,080	8%
8	\$7,751,700	\$511,390	7%
8A	\$1,178,325	\$246,925	21%
8B	\$1,178,325	\$224,607	19%
8C	\$1,178,325	\$224,240	19%
10	\$2,742,200		
12	\$2,038,000	\$20,380	1%
13	\$11,636,000	\$2,460,464	21%
14	\$342,900	\$75,840	22%
15	\$476,325	\$145,872	31%
20	\$441,000	\$529,820	120%
21	\$2,651,550	\$194,914	7%
22	\$1,803,500	\$413,503	23%
25	\$20,664,000	\$790,400	4%
26	\$1,619,100	\$47,760	3%
DETR	\$840,000	\$145,800	17%

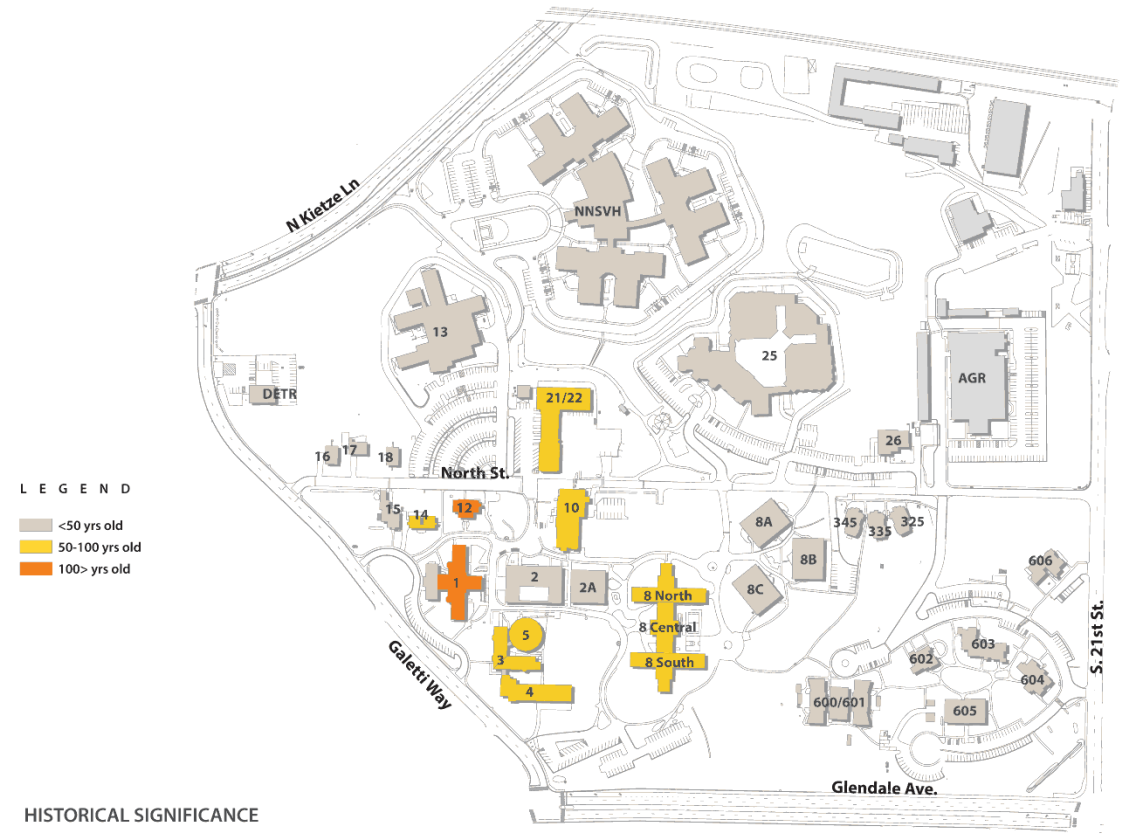
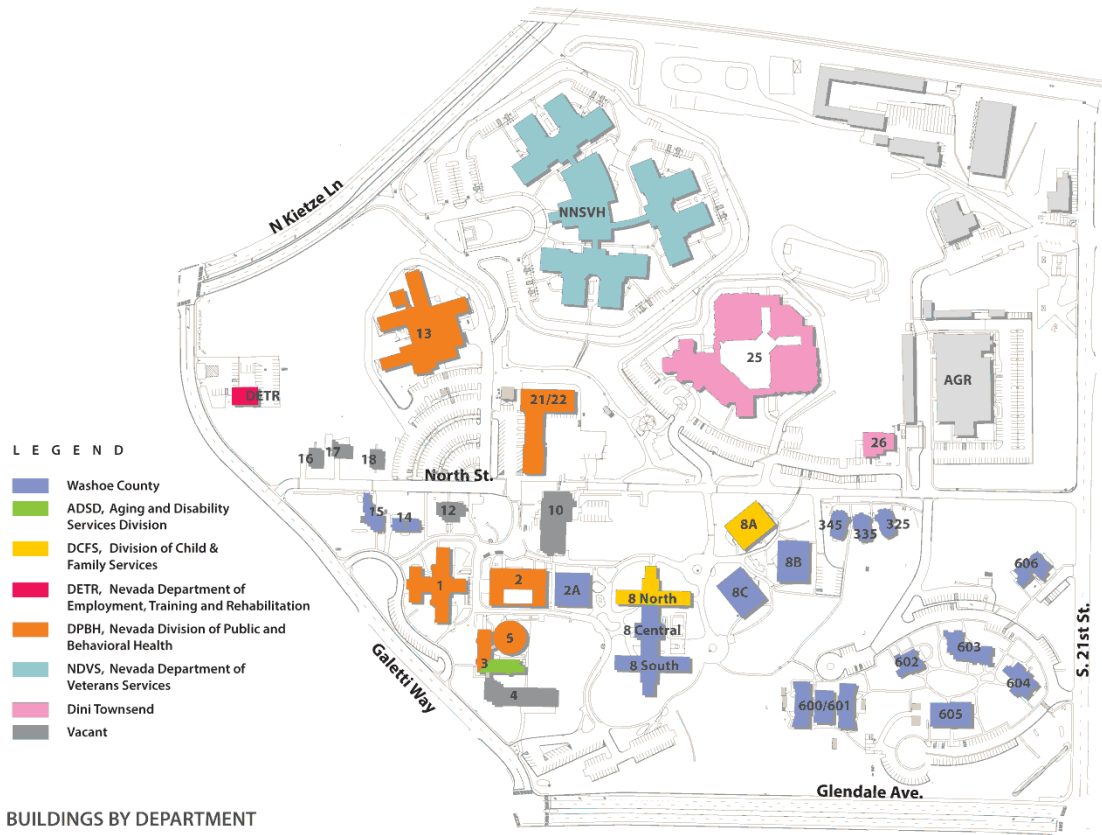


**COST OF REPAIR VS. COST OF REPLACEMENT**





# Plan Diagrams



# Plan Renderings

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# Staffing Plan

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Approved Staffing Plan for NNAMHS Campus - FY20 Budget

Human Services Program Manager	1
Behavioral Health Coordinator	1
Human Services Supervisor	2
Human Services Case Worker III	11
Human Services Support Specialist II	5
Mental Health Counselor II	1
Technology Project Coordinator (TS Position)	1
Senior Business Systems Analyst (TS Position)	1
Facility Technician (CSD Position)	1
Maintenance Worker (CSD Position)	1
<b>TOTAL New Positions</b>	<b>25</b>



# THE TEAM

- **Project Manager:** Bill Wardell, CSD
- **Construction Manager:** CMW
- **Prime Architect:** Paul Cavin
- **General Contractor:** Q and D Construction
- **Programming & Services:** Kim Schweickert
- **Lead Consultant:** The Perkins Group
- **Overall Campus oversight:** Amber Howell
- **Critical Partners:** DHHS Administration, State Lands and Public Works