The Our Place Project

Legend:
- Our Place
- Crossroads
- Senior Services
- HSA Campus Staff
- Proposed Changes

- 14/15 CAY
- 2A SENIOR DAYBREAK
- 8B RIVER HOUSE
- 345/335/325 HOPE COTTAGES
- 606 TADS
- 603 MATERNITY/FAMILIES
- 602 FAMILIES
- 604 FAMILIES
- 8 CENTRAL/8S STATE STAFF
- 600/601 WOMEN
- 605 EARLY LEARNING CENTER
- 605 INTAKE/ADMIN
92 acres of land located adjacent to the Truckee River were deeded to the State in the 1800's for the benefit of the mentally ill and disabled. The Campus was then 3 miles from Reno, as Sparks didn’t exist until 1905.
THE BEGINNING

- Nevada Insane Asylum (known as building 1) opened its doors on July 1, 1882 (designed to house 160 patients).
- First patients (“148 poor unfortunates” as they were referred to) arrived by train at 4:30 am from Stockton, CA where they were previously sent/treated.
- Nevada counties admitted the “old, harmless, incurable, idiotic, and imbecile” patients to relieve the expense of caring for them.
- Working farm on the property through the 1960’s including; alfalfa, fruit trees, vegetables, cattle, pigs, chickens, and dairy.

CEMETERY

- Resting place for approx. 800 patients.
- Many buried in unmarked/unrecorded graves.
- Literally abandoned in life and in death.
- Buried between 1882 and 1949.
- First burial was 9/27/1882- William Place from Esmeralda County (Bright’s Disease).
- Graves disturbed many times by construction.
- Graves dug up and moved/reinterned.
- Dedication of Monument 1/1/2011.

LAKES CROSSING

- Funded in the 1973 legislature (CIP), completed in 1976.
- 56 bed secured forensic facility (determine competency, treat to competency, or housing for the NGRI population).
Previous Board Actions

• **BCC 08/01/2017 RETREAT**
  Presentation was made from HSA regarding the Our Place proposal and the significant initiative to address vulnerable populations in line with the County Commissioners strategic goals.

• **BCC 10/09/2018**
  Recommendation to approve an Interlocal Lease Contract between Washoe County and the State of Nevada, to lease property located at the Northern Nevada Adult Mental Health Services campus (buildings 2A, 8C, 8 Central/South, 600, 601, 603 AND 604) for Washoe County programs that serve Northern Nevada’s vulnerable populations. Maintenance and services related costs are approximately $717,338 annually.

• **BCC 06/11/2019**
  Presentation provided by HSA unveiling the final proposal of the Our Place initiative and the staffing plan.

• **BCC 06/11/2019**
  Recommendation to approve the Building/Land Lease between Washoe County and the State of Nevada, adding two additional buildings (602 and 605), to lease property located at the Northern Nevada Adult Mental Health Services campus.

• **BCC 08/27/2019**
  Recommendation to: 1) approve Q&D Construction, LLC as the Construction Manager At Risk (CMAR) for the Northern Nevada Adult Mental Health System (NNAMHS) Homeless Housing Project, total construction project for $10,400,000.00; and, if approved, 2) approve 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].
• **BCC 09/24/2019**
  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 Our Place campus Homeless Housing Project in the amount of [$1,250,642].

• **BCC 10/8/2019**
  Presentation from HSA updating the Commissioners on the Our Place progress and a presentation from Dee Schafer-Whitten, Executive Director, Soulful Seeds.

• **BCC 12/12/19**
  Approved an additional 2,700,000 for unexpected construction costs to ensure the project is completed on time and residents can transition over to the new campus by the end of Fiscal Year 2020.

• The BCC has also accepted and approved various donations for this project:
  • BCC 09-18-18 Item 7B Accept Women’s Crossroad Donation [$225,000]
  • BCC 02-19-19 Item 8A Accept Van Donation from Grace Church
  • BCC 03-19-19 Item 7C3 Accept Van Donation from Grace Church VIN 1FBAX2CM1JKA96886
  • BCC 04-16-19 Item 7B Accept Grace Church Cash Donation [$300,000]
**Project Team**

**Project Lead:** Kimberly Schweickert

**Project Team:** Washoe County Human Services Agency & Washoe County Community Services Department

**Key County & Community Partners:**
- Project Manager: William Wardell
- Prime Architect: Paul Cavin
- General Contractor: Q & D Construction
- Programming and Services: Kim Schweickert
- Lead Consultant: Perkins Group
- Overall Campus oversight: Amber Howell
- State Department of Health and Human Services
- State Lands
- State Public Works
- Washoe County Sheriff
- Washoe County Health Division
- Washoe County Comptroller
- Washoe County Budget Office
### Project Scope & Key Milestones

<table>
<thead>
<tr>
<th>Major Milestones</th>
<th>Date Range</th>
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<tbody>
<tr>
<td>Signed a 15 year lease with the State of Nevada</td>
<td>December 15, 2018</td>
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<tr>
<td>Budget Approval for Construction of Our Place and staff</td>
<td>May 2019</td>
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<tr>
<td>Construction began at Our Place</td>
<td>September 9, 2019</td>
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<tr>
<td>Anticipated Construction Completion</td>
<td>May 15, 2019</td>
</tr>
<tr>
<td>Transition Woman, Children, families and Daycare to Our Place</td>
<td>May/June 2020</td>
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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.

**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.
As of September 9, 2019, the Campus broke ground. We are half way through building renovations and are excited to implement a new model for woman, children, families for individuals experiencing homelessness in our region.

**GMP DESIGN PLANS:**

**GMP1: Buildings 8C, 603 and 604**
COMPLETED

**GMP2: Building 8**
COMPLETED

**GMP3: Buildings 602, 605 (600 and 601 Demo)**
COMPLETED

**GMP4: Site Improvements**
COMPLETED

**GMP5: Buildings 600 and 601**
COMPLETED
### Approved Staffing Plan for NNAMHS Campus - FY20 Budget

<table>
<thead>
<tr>
<th>Position</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Human Services Program Manager</td>
<td>1</td>
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<tr>
<td>Behavioral Health Coordinator</td>
<td>1</td>
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<tr>
<td>Human Services Supervisor</td>
<td>2</td>
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<tr>
<td>Human Services Case Worker III</td>
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<tr>
<td>Human Services Support Specialist II</td>
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<tr>
<td>Mental Health Counselor II</td>
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<tr>
<td>Technology Project Coordinator (TS Position)</td>
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<tr>
<td>Senior Business Systems Analyst (TS Position)</td>
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<tr>
<td>Facility Technician (CSD Position)</td>
<td>1</td>
</tr>
<tr>
<td>Maintenance Worker (CSD Position)</td>
<td>1</td>
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<tr>
<td><strong>TOTAL New Positions</strong></td>
<td><strong>25</strong></td>
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GMP CONSTRUCTION & ESTIMATED TIMELINE

GMP1: Buildings 8C, 603 and 604
8C Construction: 9/9/19 – 3/15/20
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.
• Campus will have 24/7 Security on Campus to enhance safety and minimize loitering.
• Washoe County is financing and remodeling Building 8 Central/South for ADSD staff to reside permanently.
• Washoe County has donated space at the Washoe County Complex on 9th Street for ADSD staff this past year until staff can be relocated to Building 8 Central/South.
• Washoe County Sheriff’s Office donated an inmate crew for 3 weeks to clean up the campus, trimming, weed removals and landscape enhancement on the entire South side of the NNAHMS Campus.
• Washoe County has Financed and completed temporary data drops and electrical needs in Building 1 for temporary office space for ADSD staff in transition.
• State of Nevada will receive $11 million of investment in buildings that were being left to depreciate.

The Collaboration between the State of Nevada and Washoe County has been tremendous!
NEEDED GOALS & OUTCOMES

RESIDENTS’ GOALS & PLANS
• Access to mental health and substance abuse resources
• Decrease admission to jail and emergency room stays
• Preservation of families to prevent foster care placements
• Be self supporting and have a productive life
• Get an education
• Maintain stability
• Find and keep employment
• Help others in same circumstances
• Reconnect with family/friends

WHAT RESIDENTS’ NEED TO LIVE INDEPENDENTLY
• Housing
• Employment
• Medical and Mental Health Assistance
• Transportation
• Program and Service Availability
• Vocational Rehabilitation
CURRENT & FINAL STRUCTURE

- Men's Shelter: 158 Current Capacity
- Women's Shelter: 50 Current Capacity, 114 NNAMHS Capacity
- Overflow: 150 Current Capacity
- Family & Maternity Shelter: 102 NNAMHS Capacity
- Child Care Center: 42 Current Capacity, 85 NNAMHS Capacity
• Opportunity to have a therapeutic Garden installed by Soulful Seed to bring additional color and life to the Campus while providing therapeutic benefit to the residents.

• Transitional housing development to address affordable housing challenges – Possible location is the 6 acre parcel at the Northwest corner of the Campus.

• Opportunity for on-campus health care. Possible agencies to partner with include the University of Nevada School of Medicine or an FQHC such as Community Health Alliance.

• Improved Employment and Training services for Homeless / possible relocation of DETR staff onto Campus and to the Records Street/CAC area.