

Neil Road Facility Remodel and Expansion Project

Item D.3 – Update on project; scope, estimated costs & schedule

Item D.4 – Approval of Memo of Understanding between City of Reno & Community Health Alliance and approval of the lease term sheet.

July 31, 2024



Alignment with Strategic Plan



Economic Opportunity,
Homelessness, &
Affordable Housing



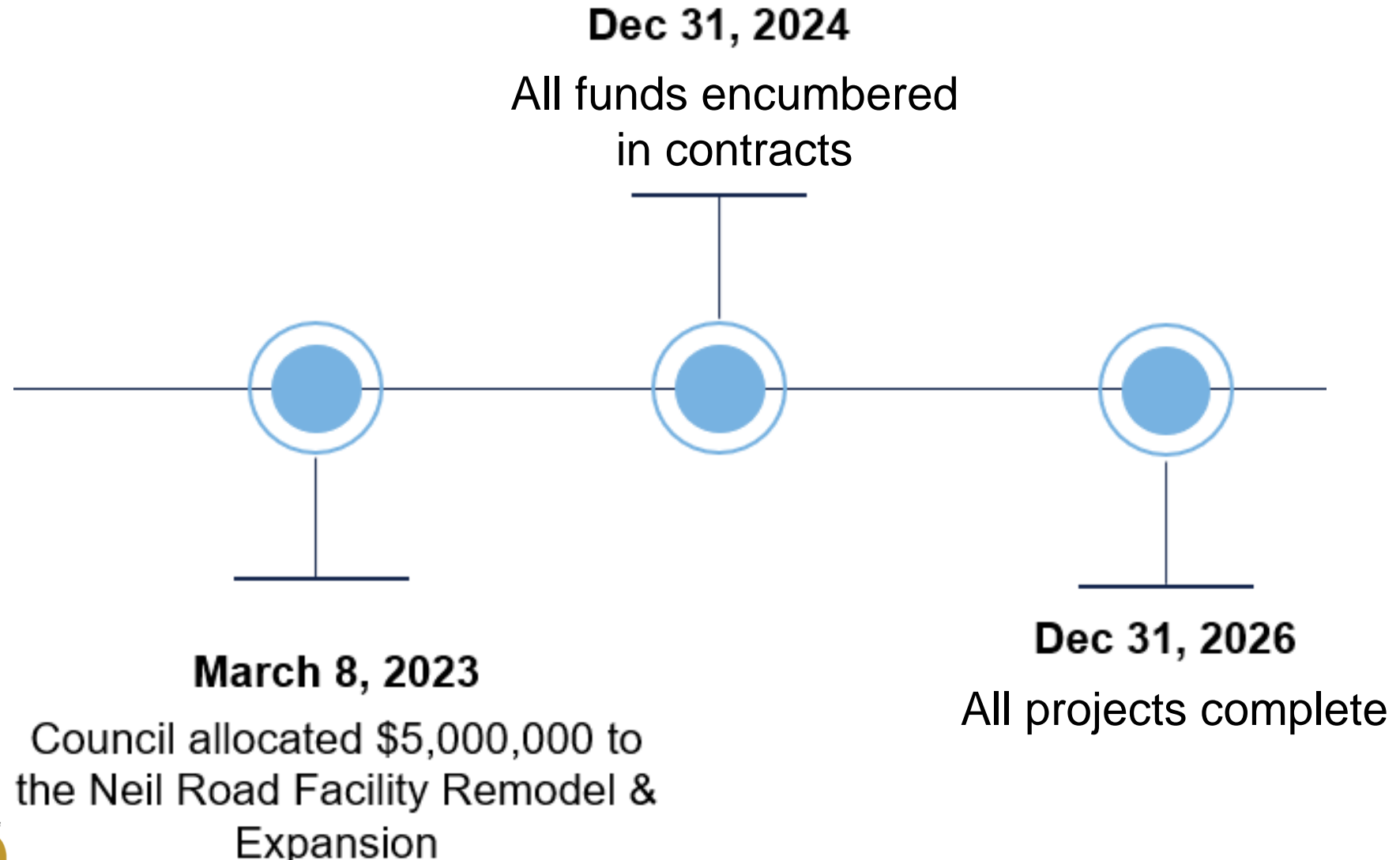
Economic & Community
Development



Infrastructure, Climate
Change, & Environmental
Sustainability



ARPA Funding Timeline



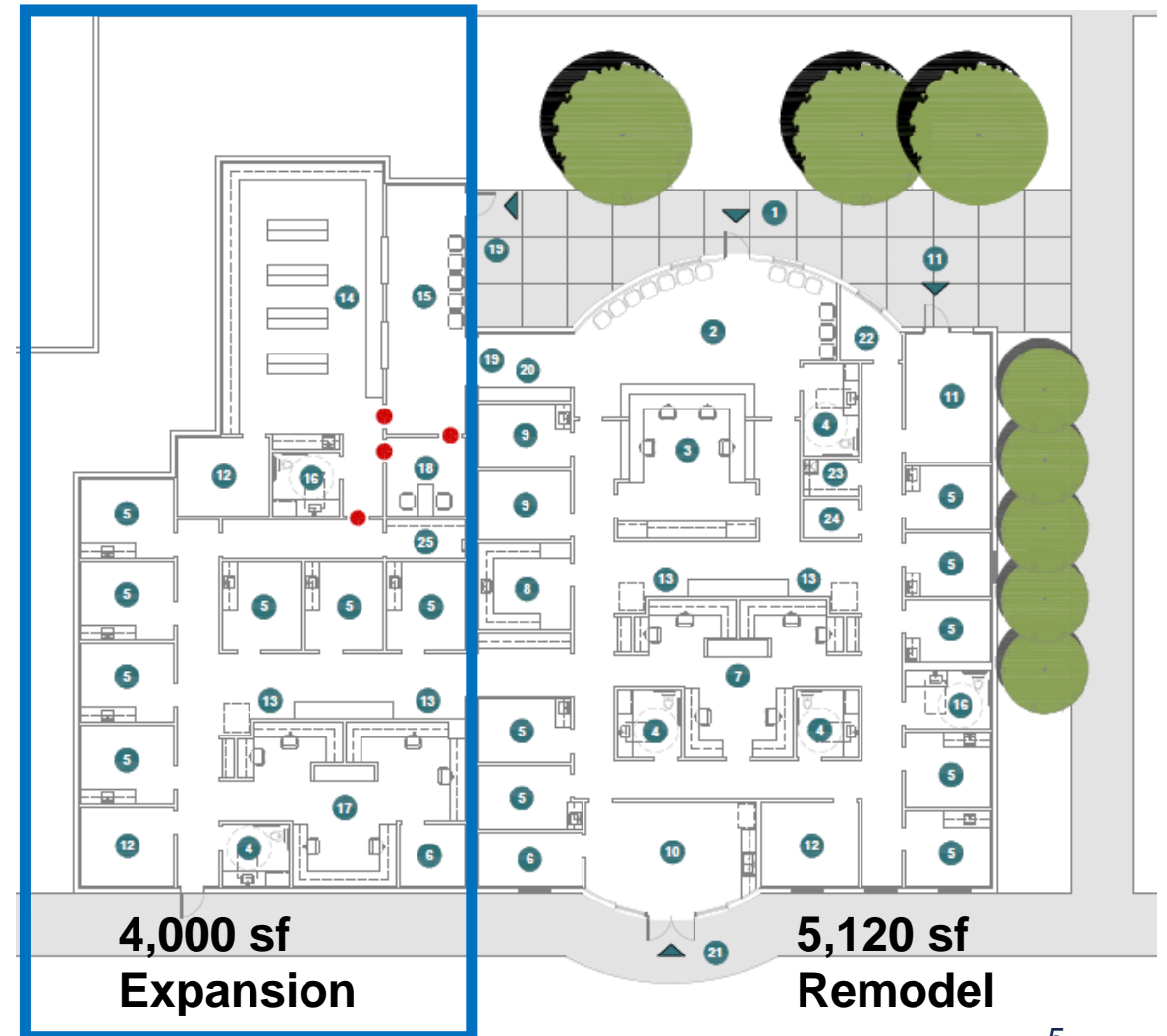
Project Scope

New Improvements

Remodel – 5,120 sf

Expansion – 4,000 sf

Estimated project cost - \$6.2M



Memo of Understanding

- City: Deliver project through design-bid-build procurement process.
- CHA: Provide funding to cover gap over \$5M at time of bid award.
- City & CHA: Negotiate new long-term lease based on Council direction on term sheet.

Proposed Lease Terms

- 20 years with (2) 5-year options to extend
- \$1 per year rent
- CHA pays all utilities
- CHA responsible for daily maintenance
- City is responsible for large capital improvements (HVAC & Roof)

Project Schedule



July 31, 2024

Council Approval of MOU



April - August, 2024
Design



August - September, 2024
Permitting Plan Review



September - October, 2024*
Advertise and Bid Opening



October 23, 2024*
Council Award of Construction Contract & Lease



January 2025 - October 2026
Construction

Recommended Motion

Item D.3 - I move to accept the presentation and update.

Item D.4 - I move to approve the the memorandum of understanding (MOU) between the City of Reno and Community Health Alliance (CHA) on the Neil Road Facility Remodel and Expansion Project and and approve the lease term sheet and authorize the Mayor to sign the MOU.