

## STAFF REPORT

---

**Date:** April 26, 2023

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Acceptance of a Grant Award and approval of a Grant Agreement between the Department of Housing and Urban Development (HUD) and the City of Reno for a rooftop solar project at the Moana Springs Community Aquatics and Fitness Center in the amount of \$800,000.

**From:** Suzanne Groneman

**Department:** City Manager's Office

---

**Summary:**

This rooftop solar project includes a 250 KW roof-mounted solar system located on the new Moana Springs Community Aquatics and Fitness Center. This project will help to reduce the cost of electricity through reducing demand and consumption costs at the facility. The rooftop system will be completed by summer 2024.

**Alignment with Strategic Plan:**

Infrastructure, Climate Change, and Environmental Sustainability

**Previous Council Action:**

January 25, 2023 - Council approved an Amendment of Contract with CORE Construction for the Moana Springs Community Aquatics and Fitness Center for Phase GMP #2 in the amount of \$34,652,021 for a total contract amount of \$46,716,650 and to extend the Contract time for completion of the Phase GMP #2 work.

July 20, 2022 - Council awarded contract with CORE Construction for GMP #1 to construct first phase for the Moana Springs Community Aquatics and Fitness Center, for \$12,064,629.

April 13, 2022 - Council approved Consultant Agreement with Farr West Consulting, Inc. for traffic signal design and construction management services for the Moana Springs Community Aquatics and Fitness Center, for \$650,000.

April 13, 2022 - Council approved Consultant Agreement with Van Woert Bigotti Architects for final design and construction management services for the Moana Springs Community Aquatics and Fitness Center, for \$2,039,100.

March 23, 2022 - Council adopted Bond Resolution of Intent and Sale Resolution for tax-exempt general obligations to construct; Public Safety Center and Moana Springs Community Aquatics and Fitness Center and to design the Reno Fire Department Headquarters.

February 23, 2022 - Council adopted a Bond Resolution to begin process to issue tax-exempt general obligations to construct; Public Safety Center and Moana Springs Community Aquatics and Fitness Center and to design the Reno Fire Department Headquarters.

January 26, 2022 - Council selected CORE Construction for Construction Manager at Risk (CMAR) and awarded City of Reno Owner-CMAR Pre-Construction Services Agreement with CORE Construction for the Moana Springs Community Aquatics and Fitness Center, for \$70,000.

December 8, 2021 - Council adopted a Bond Resolution to begin process to issue tax-exempt general obligations to construct; Public Safety Center and Moana Springs Community Aquatics and Fitness Center and to design the Reno Fire Department Headquarters.

September 21, 2021 - Council adopted Resolution appointing City Manager as the authorized representative to conduct the required CMAR selection tasks per NRS 338.1693 for the Moana Springs Community Aquatics and Fitness Center.

June 9, 2021 - Council approved Consultant Agreement with Farr West Consulting, Inc. for Civil Site Design for the Moana Springs Community Aquatics and Fitness Center, for \$255,596.

June 9, 2021 - Council approved Consultant Agreement with Van Woert Bigotti Architects for Schematic Design for the Moana Springs Community Aquatics and Fitness Center, for \$460,000.

April 14, 2021 - Council approved funding plan for the Moana Springs Community Aquatics and Fitness Center, located at 240 W. Moana Lane, for \$9,716,411 available incrementally: \$4,858,205 by June 30, 2021; \$2,429,103 by December 31, 2021 and \$2,429,103 by June 30, 2022.

July 29, 2020 - Council approved Amended Conditional Pledge Agreement with the William N. Pennington Foundation for Moana Springs Community Aquatics and Fitness Center construction, located at 240 W. Moana Lane, for \$9,000,000.

August 14, 2019 - Council approved Conditional Pledge Agreement with the William N. Pennington Foundation for Moana Springs Community Aquatics and Fitness Center construction, located at 240 W. Moana Lane, for \$9,000,000.

October 24, 2018 - Council directed staff to pursue a 35 meter pool with an option for a 50 meter pool if funding becomes available, fully explore party and meeting room options, outdoor hot springs, and future spa.

January 24, 2018 - Council directed staff to share in the capital fundraising campaign, evaluate room tax for potential to subsidize operations, engage the Financial Advisory Board, and return to Council with a budget proposal.

June 17, 2017 - Council approved Amended Options Agreement with Sierra Nevada Community Aquatics (SNCA) for an additional three years.

October 22, 2014 - Council approved Amended Options Agreement with SNCA for an additional three years.

July 18, 2012 - Council approved Option Agreement with SNCA for design, development, construction and operation of a replacement aquatics center at Moana.

August 22, 2008 - City entered into a Memorandum of Understanding with SNCA.

**Background:**

The City of Reno prioritized expanding distributed energy resources, including solar, under its Sustainability & Climate Action Plan unanimously adopted in July 2019. Previously, Council approved a solar and battery storage project at the new Public Safety Center and a Community Solar Project west of Moana Springs.

The Moana Pool permanently closed in 2007. Since then, Sierra Nevada Community Aquatics (SNCA), a non-profit, was formed with a mission to rebuild an aquatics facility and spearhead the proposed Moana Springs design. The Moana Springs proposed design will meet the community's needs, while maintaining a venue that can be constructed and operated within a reasonable budget. The William N. Pennington Foundation pledged \$9 million for construction. Moana Springs address will be located at 240 West Moana Lane adjacent to the existing soccer fields. It will be a two-level building and will include an indoor competition pool, multi-use pool, outdoor heated soaking pool, multi-purpose rooms for classes and meetings, locker rooms, and a fitness center.

In 2022, the City of Reno applied for \$800,000 in federal funding through the Community

Project Funding process for the installation of a rooftop solar array at Moana Springs and was awarded March 2, 2023.

**Discussion:**

The Moana Springs Community Aquatics and Fitness Center at 240 West Moana Lane will include:

- 50 meter indoor swimming pool
- Indoor multi-use pool
- Outdoor heated soaking pool
- Locker rooms
- Two multi-purpose rooms
- 5,000 square foot fitness center

Rooftop solar array construction cost estimate:

250 kW rooftop photovoltaic solar array	\$ 486,000
ballasted mounting bracket system	\$ 76,000
roofing membrane barrier	\$ 70,000
conductor	\$ 88,000
contingency (10%)	\$ 80,000
Total	\$ 800,000

Project Timeline:

Milestone	Date
Produce Request for Bids	April 2023
Begin NEPA review	April 2023
Solicit Proposals	May 2023
Execute Contract	June 2023
Begin Installation	December 2023
Project Completion	July 2024

This project will help to reduce air pollution and carbon emissions from fossil fuel burning and transportation of fuels into Nevada. While Nevada is a leader in geothermal and solar energy resources, 87 percent of Nevada's energy in 2016 was imported in the form of coal, natural gas and other fossil fuels, the main source of Nevada's carbon emissions. Importing fossil fuels for energy generation erodes air quality as the fuels are burned to generate energy. The Moana Pool is estimated to consume 2,419,890 kWh of electricity annually. The estimated project environmental benefits include:

1. 1,715 Metric Tons of Carbon Dioxide (CO<sub>2</sub>) equivalent avoided; or
2. Removing 382 gasoline powered passenger vehicles from the road for one year.

Focused initiatives on sustainability will continue to protect cornerstones of the Reno-area economy and provide for the creation of new jobs and new economic opportunities.

The Grant Agreement Appendices 1 and 2, Project Narrative and Budget, respectively, are subject to approval from HUD after the Grant Agreement is received by HUD. Substantive changes are not expected and the grant amount will not change.

**Financial Implications:**

None

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law.

**Recommendation:**

Staff recommends Council accept the Grant Award and approve the Grant Agreement between the Department of Housing and Urban development (HUD) and City of Reno, for a rooftop solar project at the Moana Springs Community Aquatics and Fitness Center, in the amount of \$800,000.

**Proposed Motion:**

I move to approve staff recommendation.

**Attachments:**

1. Grant Agreement B-23-CP-NV-1070
2. Appendix 1 Project Narrative
3. Appendix 2 Budget
4. Award Letter B-23-CP-NV-1070
5. HUD Form B-23-CP-NV-1070