

## STAFF REPORT

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**Date:** October 25, 2023

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Resolution authorizing Finance Director to execute purchase orders and required contracts or Joinder contracts for the purchase of materials, equipment and independent services for the Moana Springs Community Aquatics and Fitness Center project pursuant to Chapter 332 of the Nevada Revised Statutes. (General Capital Fund) [Ward 2]

**From:** Justin George, Senior Civil Engineer

**Department:** Public Works

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### **Summary:**

This Resolution authorizes the Finance Director to execute purchase orders and required contracts for the purchase of materials, equipment and independent services for the Moana Springs Community Aquatics and Fitness Center project (Moana Springs) pursuant to Chapter 332 of the Nevada Revised Statutes (NRS). This authorization allows ease in processing purchases and contracts necessary for timely coordination of owner furnished items. Owner furnished items are typical in building construction projects for many reasons including: a legitimate, significant price advantage or any early start-up or compressed construction schedule, usually relating to the purchase of items that require long lead times.

Staff recommends Council authorize the Finance Director to execute purchase orders and required contracts.

### **Alignment with Strategic Plan:**

Economic and Community Development  
Infrastructure, Climate Change, and Environmental Sustainability  
Arts, Parks, and Historical Resources

### **Previous Council Action:**

January 25, 2023: Council awarded contract amendment with CORE Construction for GMP #2 to construct the second phase for the Moana Springs Community Aquatics and Fitness Center, for \$34,652,021.

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:**

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. If a geothermal provider is available, the City intends to incorporate geothermal heating. In addition, the City is set to receive \$800,000 in federal funding through the Community Project Funding process for the installation of a rooftop solar array at Moana Springs. Installation of the rooftop solar arrays will be under a separate contract. Also on this Agenda is an item to accept a \$250,000 donation from the Atlantis Casino Resort for fitness center equipment and multipurpose room furniture.

Construction began in July 2022 and is anticipated for completion in summer 2024.

**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

Each of these areas of the Moana Springs facility requires furnishing with fixtures, furniture and equipment (FF&E) to be fully functional and operational. FF&E is not included in the construction contract as it would incur contractor mark up. Staff typically purchases FF&E directly through vendors on joinder contracts or through cooperative purchasing agreements for

Chapter 332 of the NRS provides that the governing body or its authorized representative can award a contract for the purchase of materials, equipment and independent services. The purchase items include materials, equipment and independent services for IT network, audio/visual, access control, security, paging systems, radio, furniture, building automations, fitness equipment, pool and lifeguard equipment, furniture, and miscellaneous items required for the completion of the Moana Springs project.

It is appropriate for this authorization to be formalized by a resolution. The adoption of the resolution authorizes the Finance Director to sign the purchase orders, required contracts and/or joinder contracts for the purchase of materials, equipment and independent services for the Moana Springs project. The authorization allows ease in processing the purchases.

**Financial Implications:**

None associated with the adoption of the Resolution.

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law. The adoption of the resolution for authorization is consistent with State law and City policy.

**Recommendation:**

Staff recommends Council adopt the Resolution.

**Proposed Motion:**

I move to award staff recommendation.

**Attachments:**

Resolution