



**SUMMARY OF MINUTES
RESTON COMMUNITY CENTER
BOARD OF GOVERNORS MEETING
March 6, 2023
8:00 p.m.**

Present:

- Beverly Cosham, Chair
- Bill Bouie
- Dick Stillson
- Paul Thomas
- Vicky Wingert
- Lisa Sechrest-Ehrhardt
- Bill Penniman
- Shane Ziegler

Absent and Excused:

- Bill Keefe

Attending from RCC Staff:

- Leila Gordon, Executive Director
- Rebekah Wingert-Jabi, Videographer
- Ricki Marion, Special Projects Assistant

Bev called the meeting to order at 8:02 p.m.

MOTION #1:

Approval of the Agenda

Paul moved that the agenda be approved as written. Dick seconded the motion. The motion passed unanimously.

MOTION #2:

Approval of the February 6, 2023 Board Minutes

Paul moved that the Board approve the February 6, 2023 Board Minutes. Shane seconded the motion. Paul noted that the minutes should be amended to reflect that the date of the meeting was December 5 rather than June 6. The motion passed as amended. Bill P. abstained.

MOTION #3:

Approval of the February 6, 2023 Board Actions

Paul moved that the Board approve the February 6, 2023 Board Actions. Dick seconded the motion. The motion passed unanimously. Bill P. abstained.

Chair's Remarks

Bev shared that she has started watching people clean backyards on YouTube. Bev recognizes that it's stupid, but it's also fascinating when the results are dramatic.

Bev noted that in looking to honor Women's History Month, many poems she found about women referenced them only in relation to men. She almost selected *Ego Tripping* by Nikki Giovanni but found another one she decided to share instead. She recommended that people look up *Ego Tripping*.

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My First Memory of Librarians

By Nikki Giovanni

This is my first memory:

A big room with heavy wooden tables that sat on a creaky
wood floor

A line of green shades—bankers' lights—down the center
Heavy oak chairs that were too low or maybe I was simply
too short

For me to sit in and read
So my first book was always big

In the foyer up four steps a semi-circle desk presided
To the left side the card catalogue
On the right newspapers draped over what looked like
a quilt rack
Magazines face out from the wall

The welcoming smile of my librarian
The anticipation in my heart
All those books—another world—just waiting
At my fingertips.

Visitors

None

Citizen Input

None

Committee Reports

February 6, 2023, Long Range Planning Meeting – Bill Bouie shared that they discussed the rental fee schedule, reviewed draft materials for the upcoming joint committees' meeting and the third quarter budget transmittal memorandum to move forward to the Board of Governors that evening and then onward to the County.

February 13, 2023, Combined Community Relations and Program/Policy Meeting – Dick shared that it was a great meeting with about 50 attendees. The group produced a long list of suggestions that were relevant. There was no lack of community participation. Emails received were incorporated into the report.

Dick was pleased that there were no complaints and lots of positive feedback. He left feeling encouraged that we should move forward with research and continue heading toward acquisition of a mobile unit to deliver RCC programming.

Lisa added that she appreciated that there was a variety of people at the meeting who were enthusiastically contributing.

March 6, 2023, Personnel Committee Meeting – Bill Bouie shared that a personnel meeting was held earlier this evening. The committee met in executive session.

March 6, 2023, Finance Committee Meeting – Paul shared that tax and interest revenue were higher than budgeted. Aquatics fees, theatre rental receipts, and revenue from Lifelong Learning offerings are below budget targets. We will still outperform our top line for FY23. Personnel expenditures are down, and operating costs are closer to the overall total of allocated funding.

Savings from the pool renovation have allowed us to remain within our overall budget in capital expenditures.

We will be adjusting budget targets at carryover with regard to increased expenses, for example, funding needed for the added costs of the relocated Reston Multicultural Festival.

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MOTION #4

Approval of the committee reports

Bill B. moved to approve the committee reports. Paul seconded the motion. The motion passed unanimously.

Board Member Input on Activities Attended

Bill P. shared he had COVID-19 and had to cancel a trip to New Zealand. Other than attending meetings, he wasn't doing much.

Dick attended the public engagement meeting and was supposed to attend the Volunteer Appreciation event yesterday, but unfortunately forgot. He has been working on his Western United States History course. It was gone well with 200 people attending over four weeks.

Vicky shared that she has been busy with family this past month.

Lisa enjoyed the community meeting. At the beginning of this week, she participated in the South Lakes High School and Greater Reston Chamber of Commerce Ethics Day event. RCC has been a supporter of that event for more than 30 years. Lisa did the unconscious-bias exercise with the students.

Lisa added that pre-teens and teens really shine when they are asked about who they are. She also welcomed her second grandchild.

Bill B. attended lots of meetings. He sat in his first Park Authority meeting as the Hunter Mill District representative rather than as the Chair. He also served on a review panel for an ArtsFairfax grant program offering pandemic relief funding. It was interesting, especially because of how familiar he was with the many of the organizations.

Bill B. also recently worked on transition activities for the Leadership Fairfax executive director position.

Paul mentioned that his daughter Maggie is at RCC Hunters Woods five days a week as a Reston Swim Team Association coach. Maggie thought Lisa did a great job at Ethics Day. He has attended lots of basketball games, public meetings, and the recent Leadership Fairfax Northern Virginia Leadership Awards that were held at RCC in February.

Paul encouraged everyone to vote in the upcoming Reston Association election.

Shane attended the community engagement event. He attended the Leadership Fairfax awards. He got to experience the "topping off" of Reston Row. There was a huge luncheon for all of the workers on the site. Out of the entire next phase of buildings, they have already fully leased the space, even though some of it will not be available until 2026.

Paul mentioned Reston landscape architect, Guy Rando, who recently passed away.

Bev said she attended the Terri Lyne Carrington Concert. However, she thought it was too loud. Leila added the Carnegie Hall ad featuring Carrington in *The New York Times* Arts and Leisure section was impressive.

Bev performed with the musical director from her church. They did a concert of music by Black composers. There were more people at the concert than go to church on Sunday. Esme's basketball season has ended. They came in second in their tournament, but they were still happy.

Executive Director Report

Leila highlighted that we took Rochelle Rice to Langston Hughes Middle School and SLHS for performances. We are working on *Generations Rise: Reston* performances. Our Tax Aide program is in full swing and is hugely popular.

We have two new yoga classes beginning this spring. She extended her appreciation to everyone, especially Paul, who provided feedback on the new RCC website.

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Kaia Greene has started with us. She was at the recent volunteer event, and she will attend the upcoming board joint committees' meeting next week.

Leila has submitted the final work related to the pay compression study.

Old Business

No old business

New Business

There is new business that requires moving into closed session.

MOTION #5

Bill B. moved that the Board recess and go into closed session for discussion and consideration of matters enumerated in Virginia Code Section 2.2-3711 and listed in the agenda for this meeting as follows: Discussion or consideration of personnel matters pursuant to Virginia Code Section 2.2-3711(A) (1). Bev seconded the motion. The motion carried unanimously. The board moved into closed session to discuss personnel matters.

MOTION #6

Bill Bouie moved that the Board certify that, to the best of its knowledge, only public business matters lawfully exempted from open meeting requirements and only such public business matters as were identified in the motion by which closed session was convened were heard, discussed, or considered by the Board during the closed session. Paul seconded the motion. The motion carried unanimously.

MOTION #7

Bill B. made a motion to take the matters discussed in the closed session to the appropriate county representatives. Paul seconded the motion. The motion carried unanimously.

Bev advised everyone to review the dates at the bottom of the agenda. She adjourned the meeting at 8:43 p.m.



Lise Sechrest-Ehrhardt
Board Secretary

March 15, 2023
Date

BOARD ACTIONS TAKEN AT BOARD OF GOVERNORS MEETING ON March 6, 2023

- 23-0306 -1 Bd That the Board approve the Agenda.
- 23-0306-2 Bd That the Board approve the February 6, 2023 Board Minutes.
- 23-0306-3 Bd That the Board approve the February 6, 2023 Board Actions.
- 23-0306-4 Bd That the Board approve the committee reports.
- 23-0306-5 Bd That the Board go into closed session.
- 23-0306-6 Bd That the Board come out of closed session.
- 23-0306-7 Bd That the Board share matters discussed in closed session with appropriate county representatives.



Lisa Sechrest-Ehrhardt
Board Secretary

March 15, 2023
Date



Executive Director Report February 2023

Pillar I – Facilities

Maintenance work has been done in the past month to address temperature control issues for the Warm Water Pool. The dehumidification unit for the natatorium environment has also been undergoing maintenance work. RCC Lake Anne Fitness Studio thermostats have been repaired. The RCC Hunters Woods energy audit will be presented to the board in March. In the CenterStage, 30 LED lighting instruments were installed, and the scrim was replaced.

Pillar II – Equity

Performances by Rochelle Rice were presented to 1,000 students total at South Lakes High School and Langston Hughes Middle School in February to commemorate Black History Month. Rochelle was the soloist performing with the Mark G. Meadows Group in January's Dr. King Birthday Celebration concert in the CenterStage. *Generations Rise: Reston* rehearsals have been taking place through the month of February.

Free programming for young children continues to be so popular that waitlists are being addressed for both Tot Time and Big Fun for Little Ones. Chess Club and Math Tutoring continue to be offered free of charge. The AARP Tax Aide program has launched and addresses the IRS return preparation needs of older adults and limited income participants. RCC also offered a free class in Tax Aide Strategies.

Pillar III – Community Connections

RCC hosts the Bland Music Competition each year in February. Students compete for music scholarships awarded by the Lions Club. The presentation of Gifts from the HeART proceeds of \$3,237.47 was made to Cornerstones.

Pillar IV – Programs and Services

Fitness and Wellness pass use continues to rise. Program capacities are adjusted to the degree feasible to accommodate waitlisted patrons. Two new yoga offerings are scheduled for the spring cycle. The RCC Current Issues discussion group meets in a hybrid format now using equipment provided by the Department of Information Technology. This serves 20 regular participants total.

Pillar V – Communications

The website launch occurred overnight from February 18 into 19. Upward of 300 feedback issues have been identified: the majority of these involved text or other minor corrections. Functionality issues are few and are in progress for resolution. Cancelling lane or studio reservations was not working but was a Vermont Systems issue. Some of the links on the site lead to "error" messages because they route back to the old website. When all issues are addressed, we will conduct a launch announcement campaign and begin orienting our community partners to the new community events calendar feature.

Pillar VI – Stewardship and Accreditation

Kaia Greene has started as RCC's Community Events Director. The vacant Public Information Officer I position will be advertised in March. The second phase of the pay compression study will impact another five positions across several cost centers. The pay increases related to the first phase were implemented at the end of January.

Executive Director Activity

I attend Greater Reston Chamber of Commerce, Leadership Fairfax, ArtsFairfax and Public Art Reston board meetings. Work on the *Fairfax County Public Art Master Plan* has commenced; I chair that Task Force. I continue to work with county staff and partner organizations involved in the County Arts Committee.



**SUMMARY OF MINUTES
RESTON COMMUNITY CENTER
BOARD OF GOVERNORS
PERSONNEL COMMITTEE MEETING
March 6, 2023
6:30 p.m.**

Present:

- Bill Bouie, Chair
- Lisa Sechrest-Ehrhardt, Vice Chair
- Paul Thomas
- Bill Penniman
- Bev Cosham

Absent and excused:

- Bill Keefe

Attending from RCC Staff:

- Ricki Marion (until the closed session commenced)

Bill called the meeting to order at 6:34. He moved that the Board recess and go into closed session for discussion and consideration of matters enumerated in Virginia Code Section 2.2-3711 and listed in the agenda for this meeting as follows: Discussion or consideration of personnel matters pursuant to Virginia Code Section 2.2-3711(A) (1). Paul seconded the motion. The motion was unanimously approved.

At 6:47 p.m., Paul moved to come out of closed session and that the Board certify that, to the best of its knowledge, only public business matters lawfully exempted from open meeting requirements and only such public business matters as were identified in the motion by which closed session was convened were heard, discussed, or considered by the Board during the closed session. Bill P. seconded the motion. The motion was unanimously approved.

Bill Bouie moved to bring the matter discussed to the full board in the regular monthly meeting on March 6, 2023. Paul seconded the motion. The motion carried unanimously.



**SUMMARY OF MINUTES
RESTON COMMUNITY CENTER
BOARD OF GOVERNORS
FINANCE COMMITTEE MEETING
March 6, 2023
7:00 p.m.**

Present:

- Paul Thomas, Chair
- Bill Bouie, Vice Chair
- Dick Stillson
- Vicky Wingert
- Shane Ziegler
- Bev Cosham

Also attending:

- Bill Penniman

Attending from RCC Staff:

- Leila Gordon
- Ricki Marion

Paul called the meeting to order at 7:01. He shared that there were three main topics for this evening: review of January's financial statement, overview of new costs that may be assigned to the FY24 budget in carryover, and preview of the energy audit to be presented at the March 13 meeting of the Community Relations Committee.

Leila said that Dick's forecasted higher-than-predicted tax revenue has materialized; we are significantly overperforming. Leila said we will achieve a bit more of the tax revenue throughout the year and will adjust the tax revenue target FY24 via carryover as that will similarly come in higher than predicted.

The revenue from interest is very robust and will greatly exceed the target.

The interest overperformance is largely due to the Federal Government's approach to interest rates. As the rates taper off, that revenue performance will normalize.

Leila highlighted a few areas where RCC is underperforming revenue targets:

- Aquatics class enrollment fees and pass purchases. This is largely due to difficulty in hiring sufficient instructors and guards to meet the demand, which is a national issue. The aquatics staff expects to reach their budgeted rental revenue target.
- In Fitness and Lifelong Learning, enrollment continues to lag due to apprehensions about COVID-19 and other communicable respiratory viruses circulating this fall and winter.
- The Reston Community Players cut a show from their season, which impacted our theatre rental revenue.
- Community Events has achieved the full revenue potential for FY23; because food vendors are no longer participants in the event footprint, revenue from those booth fees wasn't realized.

Leila highlighted that the Equity Partnerships revenue line will be zeroed out during FY24 carryover because of the decision to focus on delivery of this content free of charge to the communities that are being served. Similarly, revenue targets for Lifelong Learning offerings will be adjusted to reflect pricing at lower amounts or free offerings moving forward. She also noted the amounts in the Fee Waiver program

March 6, 2023 RCC Board of Governors Finance Committee Meeting

column, and expressed that this is a good news story, and speaks to the expanded work happening in Opportunity Neighborhoods.

Dick asked if the mobile unit would impact the participation interest that we are seeing in Opportunity Neighborhoods. Leila said she thinks it will enhance the engagement that is already happening since much of our content delivery is being done in those locations rather than at RCC facilities. She noted we will develop the systems governing where we deploy and for what pricing or other arrangements prior to launching RCC on Wheels.

Leila shared that it could take up to two years before a mobile unit would be delivered.

In personnel, we are seeing the impact of the pay increases, but for the most part, everything is about as projected in our third quarter review. We will see savings overall in personnel.

Vicky asked about the status of COVID-19 statistics. Leila said that Supervisor Alcorn shares monthly reports, and the County dashboard is still available. Leila said the data is very unreliable because few people are reporting positive cases.

Leila shared that there is a Current Issues discussion group that meets bi-weekly and is comprised of older adults for the most part. They are doing a hybrid arrangement now to accommodate people who are still uncomfortable meeting in person.

Leila and Vicky discussed the sense that we are in a holding pattern, which may last for the next year. Paul shared that as recently as December, the CDC's COVID-19 Community Level for the county was up to "medium."

In operating expenses, Leila shared we will be very close to the budgeted expense total for the agency. This is due to inflation of energy/utility costs, as well as related inflation of transportation and supplies costs. In our IT budget, we are absorbing cloud hosting expenses related to the new website.

Dick asked if the Reston Multicultural Festival relocation had impacted the budget, and Leila said yes. It cost approximately \$60,000 more than in the past years – this was due to a larger footprint, more expensive staging and technical support, as well as new artist fees. We will make additional investments in next year's festival. Paul added that the cost increase was significantly related to program quality. Leila added that the staging costs had also greatly increased, in part because of the requirements of the artists and also due to the venue characteristics.

Leila said that stage labor is quite expensive, and this will continue to be an issue as the field changes and adapts to practices required in response to COVID-19 and the adoption of the county's collective bargaining ordinance. Leila spoke about that impact on the arts industry, with a large number of professionals leaving the field, and scheduling no longer being as draconian in terms of lengths of shifts.

Leila shared we are where we need to be in Capital expenses. Even after reallocating pool renovation savings, we will have funds to restore to the agency bottom line from that project.

Looking ahead to next month, we will be presenting the carryover details in the table format we used last year. We will need to adjust utilities and other anticipated funding levels for FY24 during carryover. Dick asked about the solar panels project. Leila said the energy audit would be presented, and it would prompt board decision-making on what aspects of the recommendations it will make sense to implement.

Bill P. spoke about another county that purchased solar.

Leila said the energy audit presentation would be shared with the full board at an upcoming meeting. She teased that the gas-fueled fireplace will never see flames again!

Summer camps are experiencing increased costs related to inflation. Printing costs have risen. There are new sponsorships we anticipate funding, including a South Lakes High School business partner relationship to capture the various sponsored activities there with an umbrella partnership.

Our partners with the Holiday Parade are increasing their sponsorship level fees.

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Vicky asked about Herndon High School, speaking for the families of North Reston. Leila noted that we occasionally have been able to take artist residency activity there. We also look to the North Reston elementary schools for options to serve those students.

We will bring the mobile unit research to the combined committees' meeting next week, as well as more refined carryover projected costs, revenue adjustments and the results of the energy audit.

Paul adjourned the meeting at 7:42 p.m.



**Joint Meeting - Board of Governors
Program/Policy and Community Relations Meeting
Monday, March 13, 2023
6:30 – 8:00 p.m.**

Present

Dick Stillson, Chair, Community Relations
Vicky Wingert
Shane Ziegler
Paul Thomas
Bev Cosham

Guests

Bennett Brown
Joel Sarmiento, CMTA
Maddie White, Office of Congressman Gerry Connolly

Attending from RCC Staff:

Leila Gordon	BeBe Nguyen	Ricki Marion
Lorna Campbell Clarke	Brian Gannon	Matt McCall
PD Michnewicz	Harunor Rashid	Fred Russo
Kevin Danaher	Maggie Parker	Kaia Greene

Dick called the meeting to order at 6:29 p.m. and thanked everyone for coming. He looks forward to hearing from the staff and the energy audit team.

Leila first had everyone introduce themselves and then highlighted the three items on the agenda:

Mobile Content Delivery System – RCC on Wheels

Leila offered background information on the research conducted and community feedback. She revisited core issues and goals for the project.

The staff explored a new vehicle and found the initial estimated price range to be \$350-550,000 for a customized product. The staff has identified the required features to provide the content of interest to the community.

Leila reviewed options to reduce the environmental impact of the vehicle, including hybrid technology.

The staff also explored a used vehicle option that was available through the county. One major drawback is that the used vehicle uses a diesel engine that is quite loud and emits significant odor. Other pros and cons were discussed, notably the original manufacturer is no longer in business and thus repair and maintenance might be challenging.

Paul asked if a CDL was required to operate the available vehicle, and the answer was yes.

Dick asked if there were other used possibilities. Leila said that there wasn't a large inventory, and the staff has not found a suitable option near us to meet the programming needs.

For next steps, Leila said that they would need to notify the Department of Vehicle Services that we will not pursue the used vehicle they offered to us. Aside from that, Leila said the staff would continue refining their cost estimate and available vendors. The purchase involves a roughly 18-month timeline.

March 13, 2023 RCC Board of Governors Finance Committee Meeting

Motion: Dick moved that the committee notify the board that they should not pursue a used vehicle option. Shane seconded the motion. The motion passed unanimously.

Leila mentioned that they would be looking for a budget allocation for FY25 and that will come to the June meeting.

Paul, Dick and Leila discussed the timing of the project and if the board should consider moving forward since the delivery has an 18-month timeframe. RCC will coordinate with county departments to determine which fiscal year and categories should be assigned to the purchase.

The full presentation report is attached.

Discussion of Upcoming Carryover Items

Leila moved to the draft outline of FY24 Budget Revisions to be requested in the FY23 Carryover process. She reviewed the process and shared the preliminary draft of the table developed last year to outline the requested amounts by cost center and general ledger code. She highlighted some significant issues causing higher costs, e.g., the utility bills, web hosting-related expenses, higher postage rates and printing expenses.

Other new costs included support of public art through an ongoing partnership with PAR. They have an upcoming underpass project that will engage with local communities. There are new expenses associated with moving into Reston Town Center and Reston Town Square Park for the Reston Multicultural Festival.

More details will be presented at the upcoming April 3 Finance Committee meeting.

Leila mentioned that revenue from taxes exceeds the budget projection. BeBe and department managers are working on capital equipment, project and large-ticket operating cost items that will also be coming forward in the April/May cycle of meetings.

Maddie White had to excuse herself and noted that she thought the "RCC on Wheels" vehicle was a great idea, and that Congressman Connolly is also excited about it. They look forward to following our progress on that effort.

Energy Audit Discussion

Leila introduced Joel and Bennett, with CMTA, who conducted the RCC Hunters Woods building energy audit.

CMTA is a national leader in optimizing the energy efficiency of buildings. CMTA has a standing partnership with Fairfax County Office of Environmental and Energy Conservation (OEEC). They have already worked on three buildings for the County.

They offer one point of contact, guarantee the cost of improvements at the time of signing the construction project agreement, and they stand by their cost-saving estimate – they rebate shortfalls in those targets to their client.

Joel and Bennett reviewed the energy audit findings:

- RCC Hunters Woods' Energy Use Indicator (EUI) is ranked 8 out of 10 in local buildings with natatoriums, the higher the ranking, the higher the consumption of energy in the facility.
- Annual utility spending is currently \$273,793.
- Currently 65% of energy use is related to the natatorium.
- Current Conditions:
 - Leila reminded board members that our current situation is similar to when they learned the pool shell needed replacement. The infrastructure that is at the end of its life will need to be replaced regardless, the opportunity we have is to replace equipment with more efficient options and ensure longer and more effective operational life.
- Current systems operate on an energy plateau; we need to move from constant volume to variable to improve efficiency.
- Three different project options are presented in order of cost and energy savings:

March 13, 2023 RCC Board of Governors Finance Committee Meeting

- Solar Only
- LED Upgrades, Hot Water Plant renovation, cooling tower, etc.
- Addition of heat recovery modular chiller
- Project Timeline
 - Would span from now through September 2024.

There was conversation about the amount of time the natatorium would be down, which is currently estimated at 3-5 weeks. Fred and Matt discussed the building impact, and staff highlighted the benefits of timing a shutdown for August to September 2024 to have the least impact on patrons and programs.

Joel and Bennett gave some examples to illustrate the impact of improving the building efficiency. Paul asked about the lifecycle of this equipment and if the next cycle of equipment replacements would be as expensive. Joel responded that right now RCC will be reliant on natural gas, but other, more environmentally friendly technologies might be available in the 20-plus years of lifecycle for new equipment.

Matt asked if the pool plumbing would be impacted, Joel shared that that was not the focus, but there could be minimal impact.

Joel thanked BeBe, Matt and Fred for their support of the audit.

Leila suggested that the finance committee meet prior to the next full board meeting on April 3 to review the project estimates in greater detail.

Dick asked about cost recovery and Joel shared that conservatively, under the Option 3 scenario, it would be 26 years. Conversation took place about the equipment needing to be replaced regardless, so the efficiency-related cost savings represent a big upside.

Vicky spoke about Reston's tradition of being a green community. The group agreed that the carbon offsets envisioned would be important community benefits.

Leila said the full energy audit report would be shared with the board; the slides presentation on March 13, 2023 is attached to this report.

Dick moved to adjourn the meeting at 7:56 p.m.



Enriching Lives. Building Community.



Reston Community Center

**Joint Meeting – Board of Governors
Program/Policy and
Community Relations
Committees**

March 13, 2023

Background

RCC's Board of Governors and staff are pursuing means of increasing our neighborhood presence in Reston by acquiring a large vehicle for program delivery.

Tonight, staff are presenting findings from research on lead times and costs for such a vehicle. Additionally, staff have researched and discussed an adapted used vehicle with our colleague at the Department of Vehicle Services.

RCC Core Issues/Goals

- ▶ RCC will establish a programming approach that is equitable and serves under-resourced neighborhoods.
- ▶ RCC will consider a fee structure that incorporates agency equity goals and outreach objectives.
- ▶ RCC on Wheels offerings will augment (not compete) with current RCC offerings and partnered entertainment series already occurring.
- ▶ RCC will look for offsite programming options that will serve our growing business community and new neighborhoods.
- ▶ RCC will maximize opportunities to increase knowledge about our programs and services with “RCC on Wheels.”

New Vehicle

- ▶ Options suitable for RCC range from \$350-550,000
- ▶ Lead time is 18-plus months
- ▶ Completely customizable
 - ▶ Storage space
 - ▶ Refrigerator/Freezer
 - ▶ Work surfaces
 - ▶ Monitors/Audio-Video Displays and Options
 - ▶ Awnings

Mobile Rec Unit Examples

- ▶ Howard County
 - ▶ 33' coach
 - ▶ \$391,000 in 2021
 - ▶ Current estimate is \$450-500,000
 - ▶ 38' unit: \$530,00-plus
 - ▶ Add \$20,000 or more for slide-outs
- ▶ No CDL required
- ▶ Source:
 - ▶ Farber Specialty Vehicles
 - ▶ OMNIA Contract Vendor



LDV'S MULTI-SOURCE ELECTRIC POWER PLANT

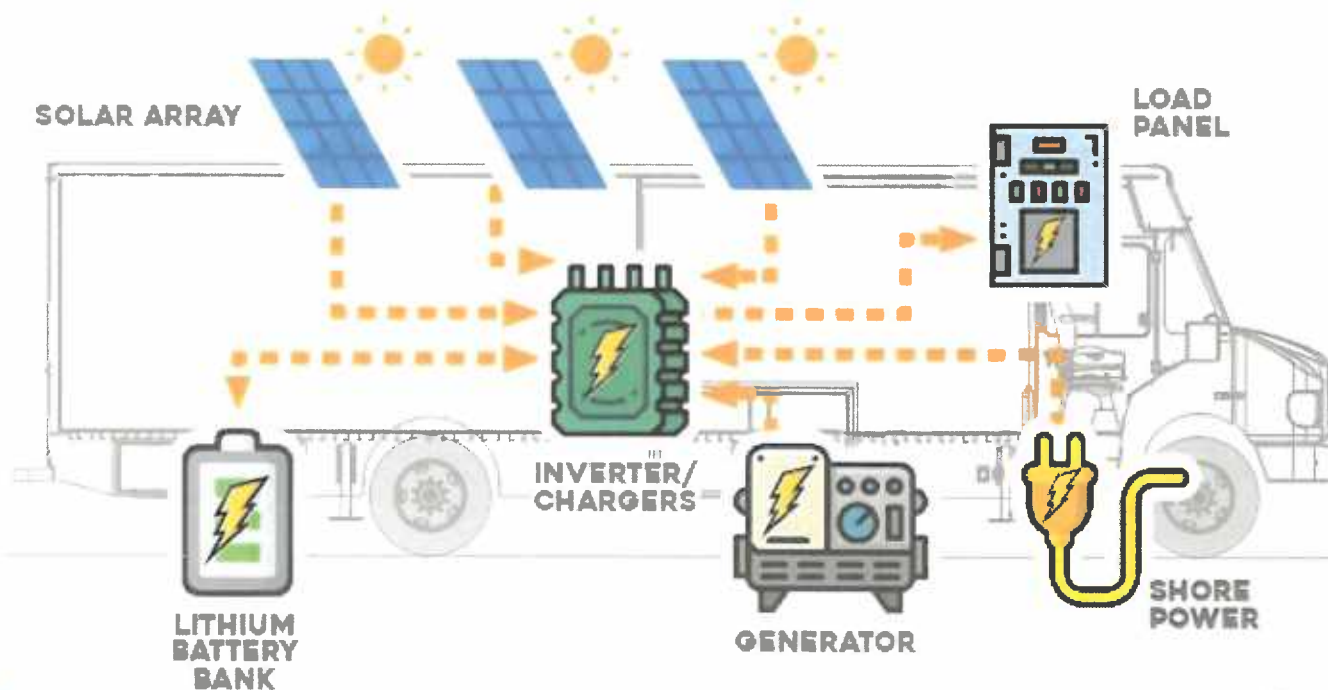
Get on the road to renewable energy with LDV's power generation and distribution system that can seamlessly distribute power from several different sources to the loads on board. The system is almost entirely automatic and requires very little input from the operator.



The Inverter/Chargers monitor power coming in from sources to ensure consistent supply to the load panel. If necessary, it can use power from the Lithium Battery bank to supplement power coming in from other sources for a maximum of 24kW.

Condition of the system and current operation mode can be viewed from the color screen in the load center cabinet.

THE RESULT? GreenPower™ is the most efficient multi-source power plant available in a custom vehicle.



HOW IT WORKS

Adds
\$80,000
to the
base cost

Mobile Rec Unit Hybrid-Electric Vehicle

- ▶ Monterey County
 - ▶ 22' Step van Hybrid Unit
 - ▶ Normal chassis
 - ▶ Battery-powered peripherals (lights, A/C, etc.) - batteries located underneath benches



Used Vehicle Option

- ▶ DVS showed RCC a Health Department mobile lab (originally a vehicle used by Fire & Rescue) that is being retired.
 - ▶ 2001 Freightliner chassis with approximately 20,000 miles on the odometer.
 - ▶ RCC would have unit retrofitted; cost to do so will be significant given the uses are not similar at all; vehicle will require being stripped down to the chassis.



Used Vehicle Option

▶ PROS

- ▶ Would cut several months of lead time - but time would be needed to customize.
- ▶ Could be less expensive than a new vehicle; no specific information yet as to what a total retro-fit would cost.

▶ CONS

- ▶ Unit is approximately 35' long, making it tougher to maneuver, especially in neighborhoods and small parking lots.
- ▶ Diesel engine is extremely noisy and smelly.
- ▶ Retrofit may not be as cost-effective as a new vehicle.
- ▶ Limited opportunities to “go green” given the vehicle chassis age.
- ▶ The original manufacturer is no longer in business; warranties on the retrofit would be limited.

Next Steps

- ▶ Decide on new or used - decision to DVS due in early April regarding the surplus vehicle.
- ▶ Develop planning calendar to accomplish milestones:
 - ▶ Decide on vehicle specs; work with DVS and their county vendor to create layout and features.
 - ▶ Determine best option for parking/storage of vehicle.
 - ▶ Compile best practices for programming, operations and management.
 - ▶ Work with Fairfax County agencies to assure legal compliance, maintenance, fueling and related issues are adequately addressed.
 - ▶ Continue to work with community partners to develop deployment locations, scheduling and content.



TECHNICAL ENERGY AUDIT REPORT HIGHLIGHTS

RESTON COMMUNITY CENTER



MARCH 13TH, 2023





Introduction to CMTA

National Award-Winning Engineering Firm
All-Time Leader in ASHRAE National Technology Awards



50,000+ Members | 132 Countries





The Benefits of our Contract Style

- 1. Existing Contract with Fairfax Co. OEEC*
- 2. One point of contact*
- 3. Total Cost includes...*
- 4. We become a partner for the long haul*

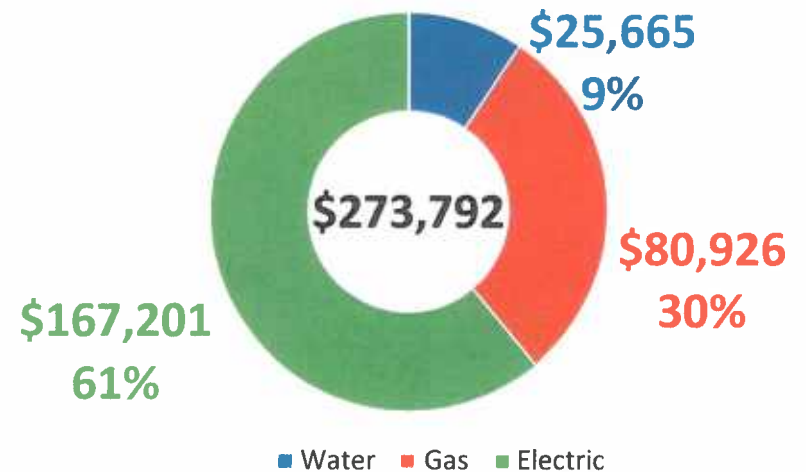


Energy Summary

Facility Baseline Summary

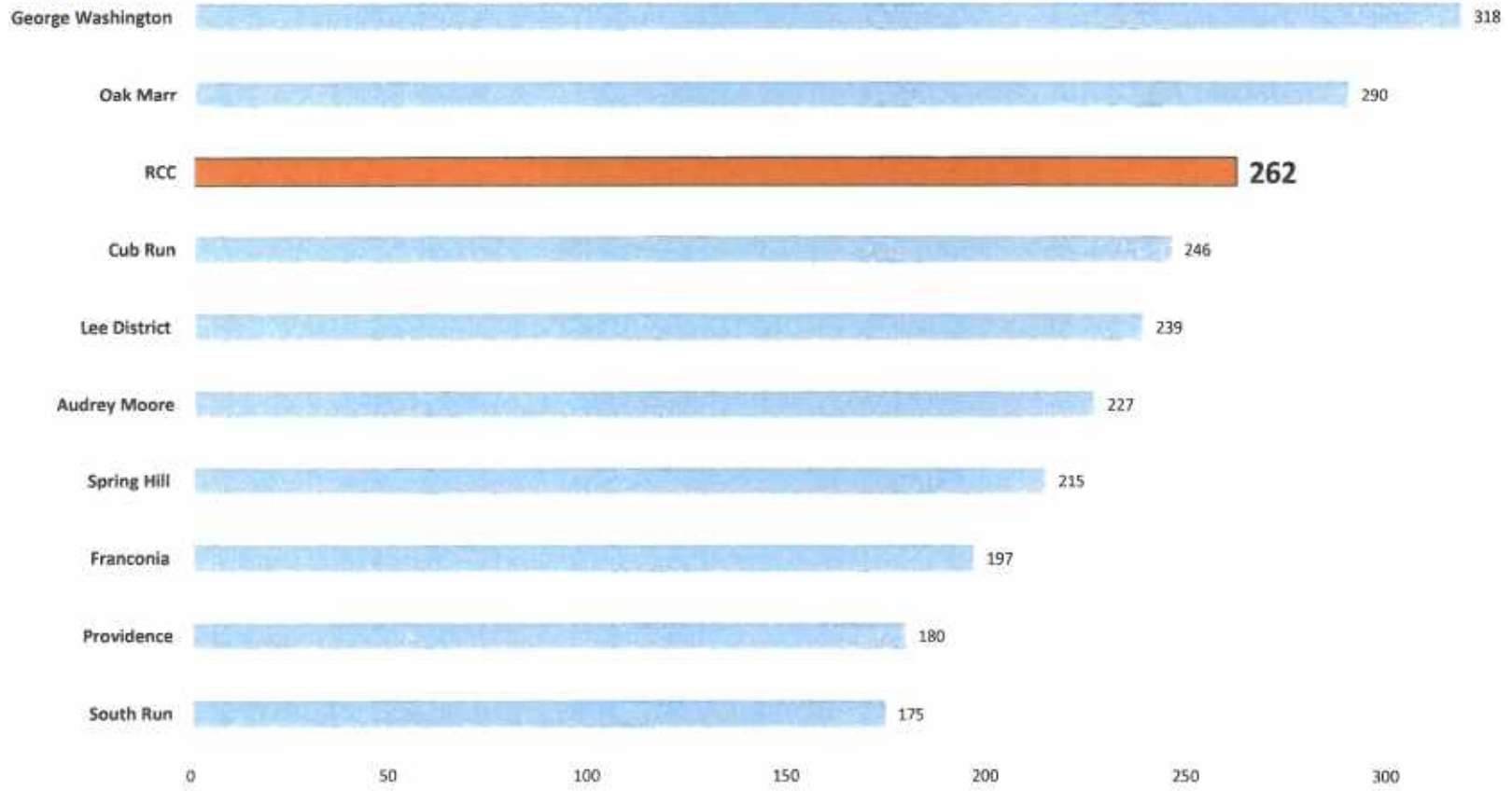
Energy Use	
Total EUI (kBtu/ft ²)	262.1
Annual MT,CO2e	1,590
Elec EUI (kBtu/ft ²)	120.3
Gas EUI (kBtu/ft ²)	141.8

Annual Utility Spend



8/10

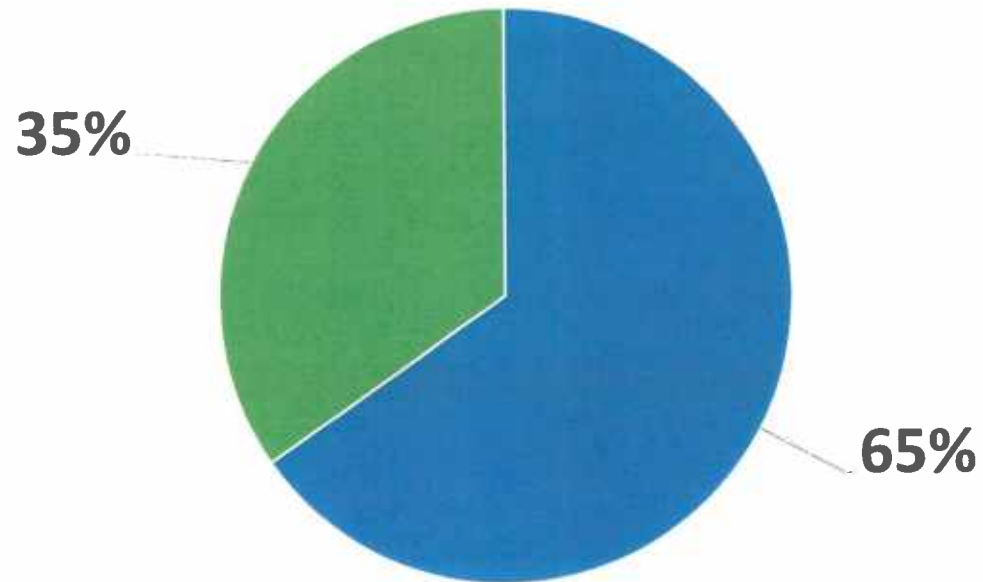
Benchmarking EUI





Energy Summary

Break Out



■ Natatorium ■ Rest of Building



The Current Conditions

Reston Community Center Equipment Age Summary	Current	5 Year Projection
Boilers	16-18 years	21-23 years
Chiller	12 years	17 years
Cooling Tower	12 years	17 years
ERU-A	16 years	21 years
ACCU-A	16 years	21 years
AHUs	15 years	20 years
PDU's	4 years	9 years
Base Mounted Pumps	16 years	21 years
Pipe Mounted Pumps	16 years	21 years
Pool Pumps	4 years	9 years
Fan Coil Units	15-16 years	20-21 years
VAV Terminal Units	15 years	20 years
DWH Plate Heat Exchanger	4 years	9 years
Domestic Water Tank	4 years	9 years
Lighting	2-40 Years	7-45 years
Controls	Computrols (15 yrs)	21 years
Pool Heat Exchangers	4 years	9 years

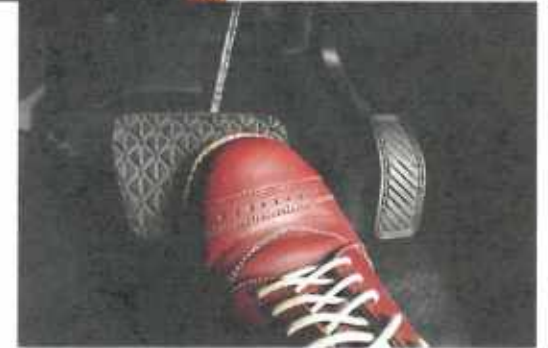
Efficiency Plateau

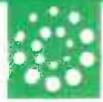
~~Movement I~~

~~Movement II~~

~~Movement III~~

Movement IV





Project Options

Summary Table

TEA Project Options Recommendations				
Project Options	Project Cost	Year 1 Energy Savings (MT, CO ₂ e)	Year 1 Cost Savings	Project Payback
Project #1: Solar Only	\$363,949	77	\$6,538	37 years
Project #2	\$1,522,441	260	\$37,095	26 years
Project #3	\$2,200,535	297	\$45,070	30 years

E2	Solar Photovoltaic
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E1	LED Lighting Upgrades
H2.a	Hot Water Plant Renovation
E2	Solar Photovoltaic
C1	New BAS System with Advanced Energy Strategies
P4	Cooling Tower Sewer Credit

E1	LED Lighting Upgrades
H2.b	Central Plant Renovation and Electrification
E2	Solar Photovoltaic
C1	New BAS System with Advanced Energy Strategies
P4	Cooling Tower Sewer Credit



Project Options

Equipment Condition Summary

Legend
New or acceptable condition for the next 5 years
Within 5 years of the end of projected life
Equipment is past the end of projected life
Equipment is 5+ years past the end of projected life

Reston Community Center Equipment Age Summary	Current	Hot Water Plant Renovation (Project Option# 2)	Central Plant Renovation (Project Option# 3)
Boilers	16-18 years	NEW	NEW
Solar PV System	N/A	NEW	NEW
Chiller	12 years	12 years	12 years
Cooling Tower	12 years	12 years	12 years
ERU-A	16 years	16 years	16 years
ACCU-A	16 years	16 years	16 years
AHUs	15 years	15 years	15 years
PDU's	4 years	4 years	4 years
Base Mounted Pumps	16 years	New-16 years	NEW
Pipe Mounted Pumps	16 years	New-16 years	NEW
Pool Pumps	4 years	4 years	4 years
Fan Coil Units	15-16 years	15-16 years	15-16 years
VAV Terminal Units	15 years	15 years	15 years
DWH Plate Heat Exchanger	4 years	4 years	4 years
Domestic Water Tank	4 years	4 years	4 years
Lighting	2-40 Years	LED	LED
Controls	Computrols (15 yrs)	NEW	NEW
Pool Heat Exchangers	4 years	4 years	4 years

Project #3 Option differs from Project Option #2 because of the additional Chiller and new Chilled Water Pumps





Project Options

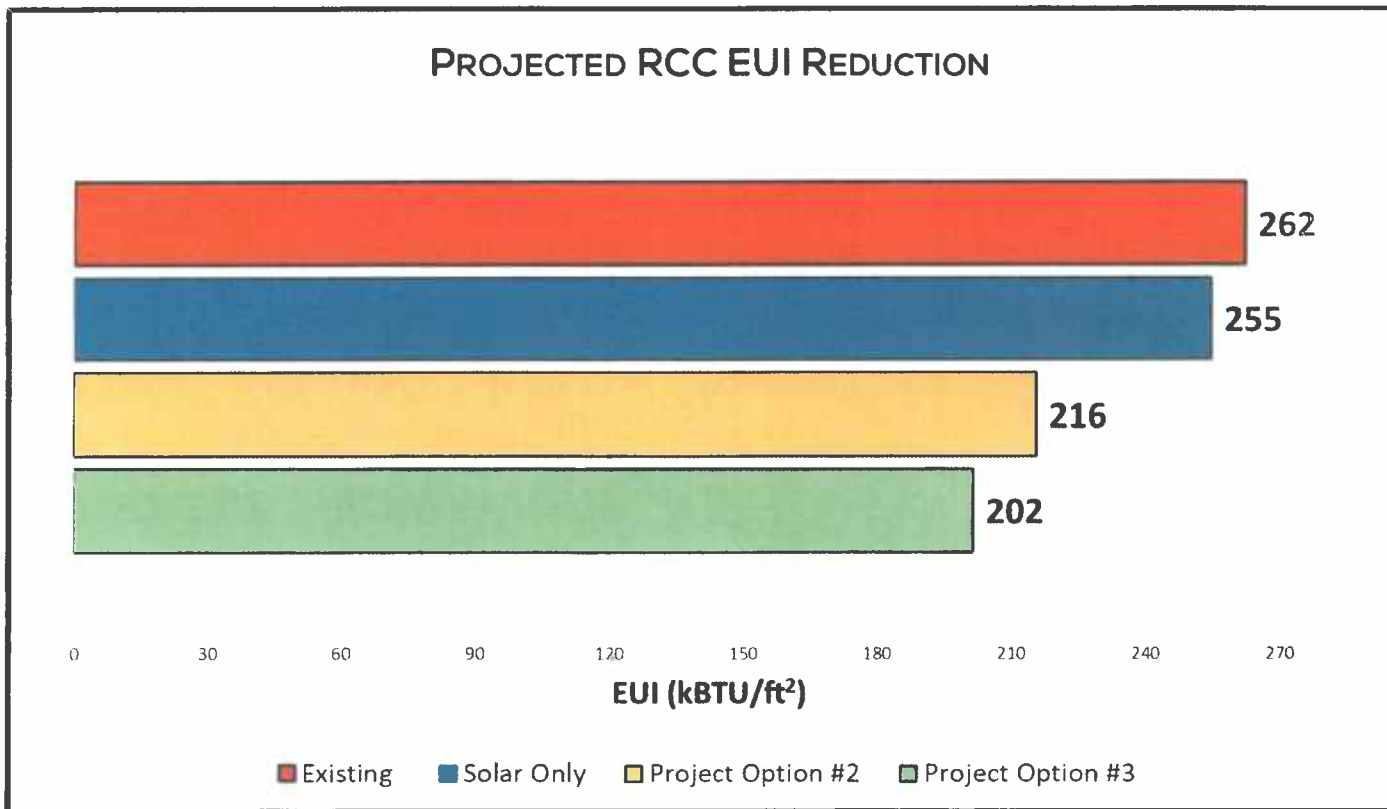
Potential Timeline

- *Development : Now – June 2023*
- *Design and Bidding : June – November 2023*
- *Contract Amendment: November 2023 – February 2024*
- *Ordering Equipment: February – April 2024*
- ***Construction and Commissioning: April – September 2024***

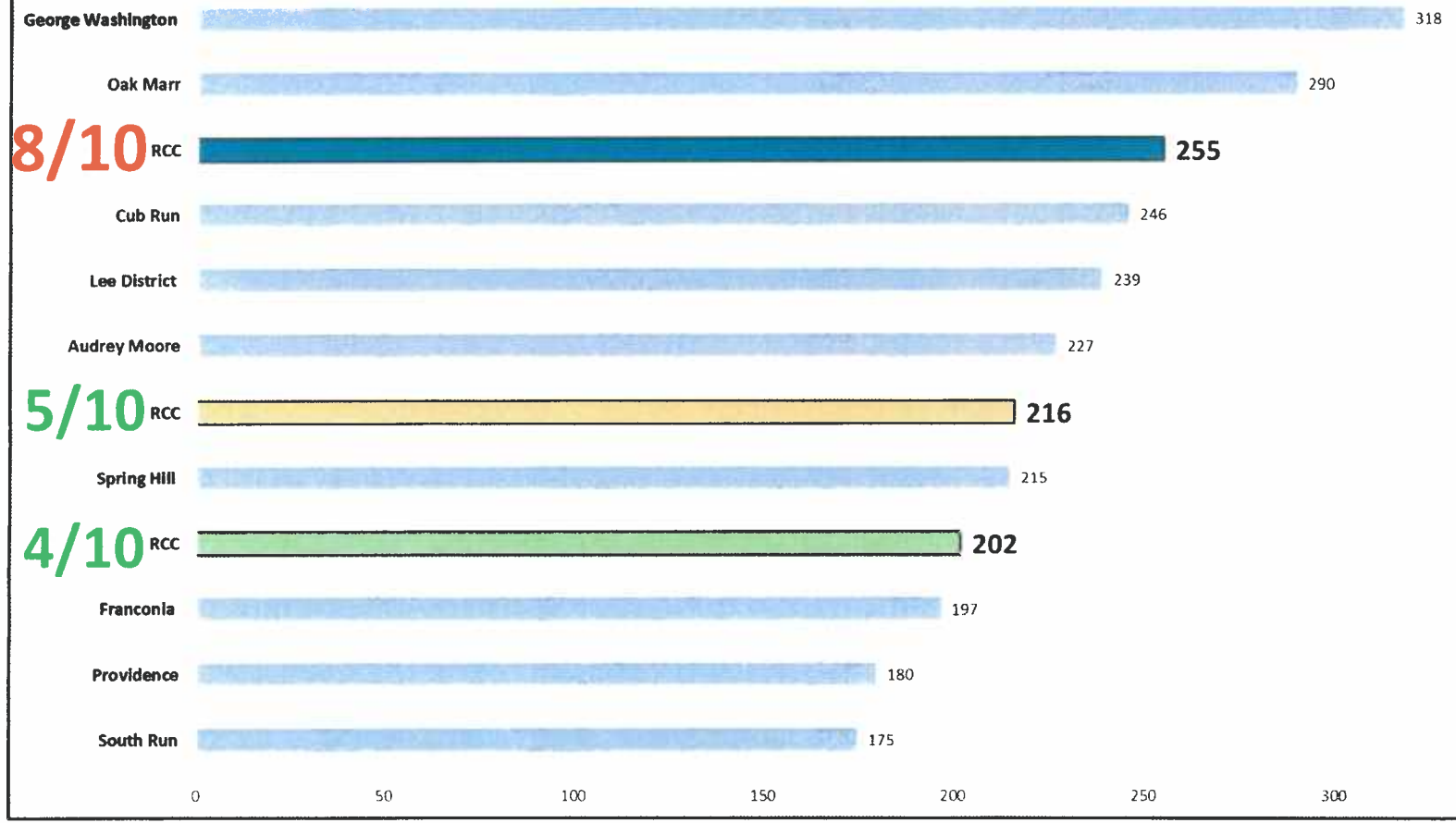
Depending on scope selected the Natatorium spaces would need to be closed only during central plant renovation, a total of 3-5 weeks is expected, similar shut down and central plant renovation work was completed for FCPA

Project Options

Facility EUI Reduction

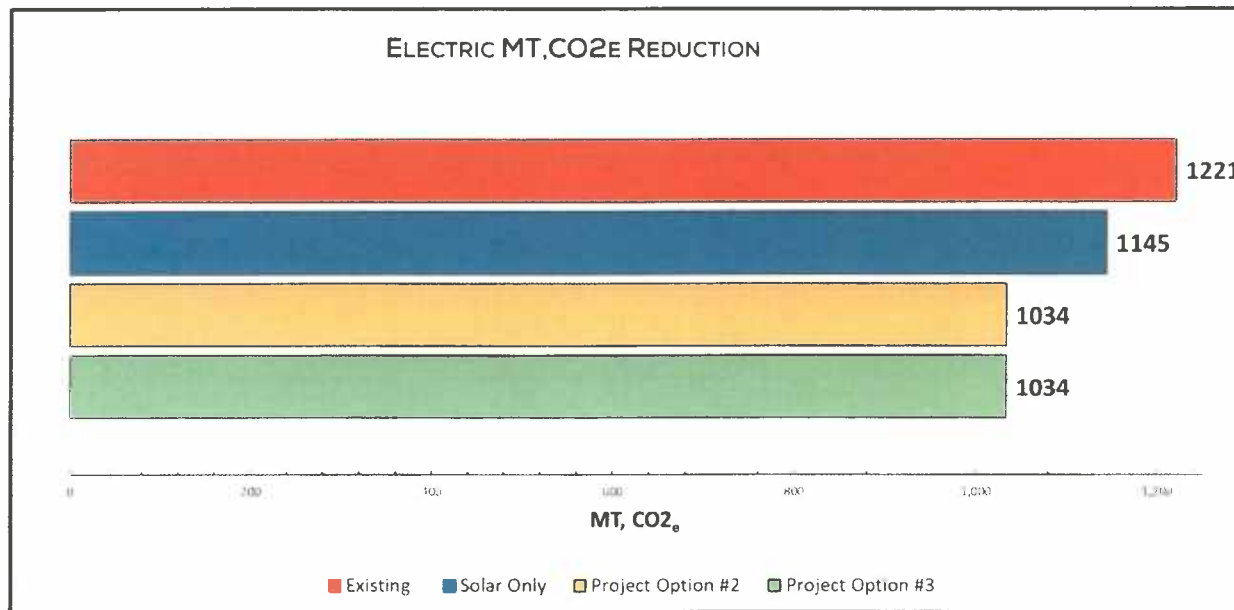


Benchmarking EUI

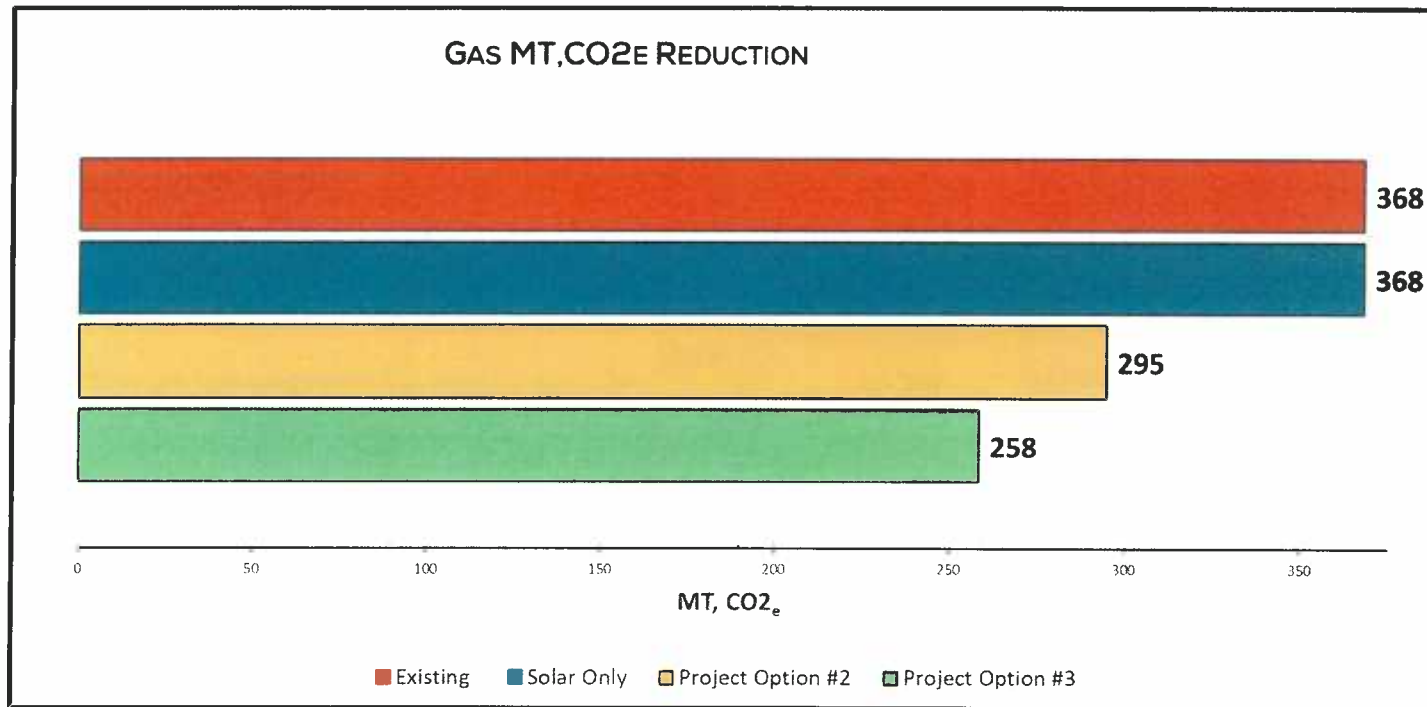


What's at Stake

\$1.1 – 1.3 Million in utility savings



What's at Stake



73 MT CO₂e 110 MT CO₂e



What's at Stake

73 MT CO₂_e

15.7 gasoline-powered passenger vehicles driven for one year ? 

181,201 miles driven by an average gasoline-powered passenger vehicle ? 

This is equivalent to carbon sequestered by:

1,207 tree seedlings grown for 10 years ? 

86.4 acres of U.S. forests in one year ? 

What's at Stake

110 MT CO₂_e

This is equivalent to greenhouse gas emissions from:

23.7 gasoline-powered passenger vehicles driven for one year 

273,043 miles driven by an average gasoline-powered passenger vehicle 

This is equivalent to carbon sequestered by:

1,819 tree seedlings grown for 10 years 

130 acres of U.S. forests in one year 

PROPOSED PROJECT FINANCIAL PRO-FORMA
COUNTY OF FAIRFAX
RESTON COMMUNITY CENTER - SOLAR PV SYSTEM w/ IRA ITC

COST INPUTS				SAVINGS INPUTS				
Project Cost		\$363,949		Year 1 Energy & Water Savings			\$6,538	
Fairfax County Direct Funding		\$363,949		Year 1 O&M Savings			\$0	
Financed Amount		\$0		Annual Energy Escalation Rate			2.50%	
Municipal Advisor & Bond Attorney Fees		\$0		Annual O&M/M&V Escalation Rate			2.50%	
Lease Purchase		\$0		Project Payback Term			37 years	
Interest Rate		0.00%		% of Project Directly Funded			100%	
Financing Term (Years)		0						
Savings Term (Years)		20						
YEAR	LEASE PAYMENT	M&V	TOTAL COST	ENERGY & WATER SAVINGS	O&M SAVINGS	TOTAL COST SAVINGS	ANNUAL CASHFLOW	CUMULATIVE CASHFLOW
Year 1	\$0	\$0	\$0	\$6,538	\$0	\$6,538	\$6,538	\$6,538
Year 2	\$0	\$3,000	\$3,000	\$6,567	\$0	\$6,567	\$3,567	\$10,105
Year 3	\$0	\$3,075	\$3,075	\$6,694	\$0	\$99,501	\$96,426	\$106,532
Year 4	\$0	\$3,167	\$3,167	\$6,824	\$0	\$6,824	\$3,657	\$110,189
Year 5	\$0	\$3,262	\$3,262	\$6,956	\$0	\$6,956	\$3,694	\$113,883
Year 6	\$0	\$3,360	\$3,360	\$7,091	\$0	\$7,091	\$3,731	\$117,613
Year 7	\$0	\$3,461	\$3,461	\$7,228	\$0	\$7,228	\$3,767	\$121,381
Year 8	\$0	\$3,565	\$3,565	\$7,368	\$0	\$7,368	\$3,803	\$125,184
Year 9	\$0	\$3,672	\$3,672	\$7,511	\$0	\$7,511	\$3,839	\$129,023
Year 10	\$0	\$3,782	\$3,782	\$7,656	\$0	\$7,656	\$3,874	\$132,898
Year 11	\$0	\$3,895	\$3,895	\$7,805	\$0	\$7,805	\$3,909	\$136,807
Year 12	\$0	\$4,012	\$4,012	\$7,956	\$0	\$7,956	\$3,943	\$140,750
Year 13	\$0	\$4,133	\$4,133	\$8,110	\$0	\$8,110	\$3,977	\$144,727
Year 14	\$0	\$4,257	\$4,257	\$8,267	\$0	\$8,267	\$4,010	\$148,738
Year 15	\$0	\$4,384	\$4,384	\$8,427	\$0	\$8,427	\$4,043	\$152,780
Year 16	\$0	\$4,516	\$4,516	\$8,590	\$0	\$8,590	\$4,074	\$156,854
Year 17	\$0	\$4,651	\$4,651	\$8,756	\$0	\$8,756	\$4,105	\$160,959
Year 18	\$0	\$4,791	\$4,791	\$8,926	\$0	\$8,926	\$4,135	\$165,094
Year 19	\$0	\$4,934	\$4,934	\$9,099	\$0	\$9,099	\$4,164	\$169,259
Year 20	\$0	\$5,083	\$5,083	\$9,275	\$0	\$9,275	\$4,192	\$173,451
TOTAL	\$0	\$74,999	\$74,999	\$155,643	\$0	\$248,450	\$173,451	



PROPOSED PROJECT FINANCIAL PRO-FORMA
COUNTY OF FAIRFAX
RESTON COMMUNITY CENTER - Project Option #2

COST INPUTS				SAVINGS INPUTS				
Project Cost			\$1,522,440	Year 1 Energy & Water Savings			\$37,094	
Fairfax County Direct Funding			\$1,522,440	Year 1 O&M Savings			\$6,281	
Financed Amount			\$0	Annual Energy Escalation Rate			2.50%	
Municipal Advisor & Bond Attorney Fees			\$0	Annual O&M/M&V Escalation Rate			2.50%	
Lease Purchase			\$0	Project Payback Term			26 years	
Interest Rate			0.00%	%				
Financing Term (Years)			0	Project Directly Funded			100%	
Savings Term (Years)			20					
YEAR	LEASE PAYMENT	M&V / SERVICE AGREEMENT	TOTAL COST	ENERGY & WATER SAVINGS	O&M SAVINGS	TOTAL COST SAVINGS	ANNUAL CASHFLOW	CUMULATIVE CASHFLOW
Year 1	\$0	\$0	\$0	\$37,094	\$6,281	\$43,375	\$43,375	\$43,375
Year 2	\$0	\$3,000	\$3,000	\$37,887	\$6,438	\$53,325	\$50,325	\$93,700
Year 3	\$0	\$3,075	\$3,075	\$38,797	\$6,599	\$138,203	\$135,128	\$228,828
Year 4	\$0	\$3,167	\$3,167	\$39,730	\$6,764	\$46,493	\$43,326	\$272,155
Year 5	\$0	\$3,262	\$3,262	\$40,684	\$6,933	\$47,617	\$44,355	\$316,510
Year 6	\$0	\$3,360	\$3,360	\$41,662	\$7,106	\$48,769	\$45,408	\$361,918
Year 7	\$0	\$3,461	\$3,461	\$42,664	\$7,284	\$49,948	\$46,487	\$408,405
Year 8	\$0	\$3,565	\$3,565	\$43,690	\$7,466	\$51,156	\$47,591	\$455,996
Year 9	\$0	\$3,672	\$3,672	\$44,740	\$7,653	\$52,393	\$48,721	\$504,717
Year 10	\$0	\$3,782	\$3,782	\$45,817	\$7,844	\$53,661	\$49,879	\$554,596
Year 11	\$0	\$3,895	\$3,895	\$46,919	\$8,040	\$54,959	\$51,064	\$605,660
Year 12	\$0	\$4,012	\$4,012	\$48,048	\$8,241	\$56,289	\$52,277	\$657,937
Year 13	\$0	\$4,133	\$4,133	\$49,204	\$8,447	\$57,651	\$53,519	\$711,455
Year 14	\$0	\$4,257	\$4,257	\$50,388	\$8,658	\$59,047	\$54,790	\$766,246
Year 15	\$0	\$4,384	\$4,384	\$51,602	\$8,875	\$60,476	\$56,092	\$822,338
Year 16	\$0	\$4,516	\$4,516	\$52,844	\$9,097	\$61,941	\$57,425	\$879,763
Year 17	\$0	\$4,651	\$4,651	\$54,117	\$9,324	\$63,441	\$58,790	\$938,553
Year 18	\$0	\$4,791	\$4,791	\$55,420	\$9,557	\$64,978	\$60,187	\$998,740
Year 19	\$0	\$4,934	\$4,934	\$56,756	\$9,796	\$66,552	\$61,617	\$1,060,357
Year 20	\$0	\$5,083	\$5,083	\$58,123	\$10,041	\$68,164	\$63,082	\$1,123,438
TOTAL	\$0	\$74,999	\$74,999	\$936,186	\$160,445	\$1,198,438	\$1,123,438	



PROPOSED PROJECT FINANCIAL PRO-FORMA
COUNTY OF FAIRFAX
RESTON COMMUNITY CENTER - Project Option # 3

COST INPUTS				SAVINGS INPUTS				
Project Cost		\$2,200,535		Year 1 Energy & Water Savings			\$45,070	
Fairfax County Direct Funding		\$2,200,535		Year 1 O&M Savings			\$6,281	
Financed Amount		\$0		Annual Energy Escalation Rate			2.50%	
Municipal Advisor & Bond Attorney Fees		\$0		Annual O&M/M&V Escalation Rate			2.50%	
Lease Purchase		\$0		Project Payback Term			30 years	
Interest Rate		0.00%		% of Project Directly Funded			100%	
Financing Term (Years)		0						
Savings Term (Years)		20						
YEAR	LEASE PAYMENT	M&V / SERVICE AGREEMENT	TOTAL COST	ENERGY & WATER SAVINGS	O&M SAVINGS	TOTAL COST SAVINGS	ANNUAL CASHFLOW	CUMULATIVE CASHFLOW
Year 1	\$0	\$0	\$0	\$45,070	\$6,281	\$51,351	\$51,351	\$51,351
Year 2	\$0	\$3,000	\$3,000	\$46,063	\$6,438	\$61,501	\$58,501	\$109,851
Year 3	\$0	\$3,075	\$3,075	\$47,177	\$6,599	\$146,583	\$143,508	\$253,360
Year 4	\$0	\$3,167	\$3,167	\$48,319	\$6,764	\$55,083	\$51,916	\$305,275
Year 5	\$0	\$3,262	\$3,262	\$49,488	\$6,933	\$56,421	\$53,159	\$358,434
Year 6	\$0	\$3,360	\$3,360	\$50,686	\$7,106	\$57,793	\$54,433	\$412,867
Year 7	\$0	\$3,461	\$3,461	\$51,914	\$7,284	\$59,198	\$55,737	\$468,603
Year 8	\$0	\$3,565	\$3,565	\$53,171	\$7,466	\$60,637	\$57,072	\$525,675
Year 9	\$0	\$3,672	\$3,672	\$54,458	\$7,653	\$62,111	\$58,439	\$584,115
Year 10	\$0	\$3,782	\$3,782	\$55,777	\$7,844	\$63,622	\$59,840	\$643,954
Year 11	\$0	\$3,895	\$3,895	\$57,129	\$8,040	\$65,169	\$61,274	\$705,228
Year 12	\$0	\$4,012	\$4,012	\$58,513	\$8,241	\$66,754	\$62,742	\$767,970
Year 13	\$0	\$4,133	\$4,133	\$59,931	\$8,447	\$68,378	\$64,246	\$832,215
Year 14	\$0	\$4,257	\$4,257	\$61,383	\$8,658	\$70,042	\$65,785	\$898,001
Year 15	\$0	\$4,384	\$4,384	\$62,871	\$8,875	\$71,746	\$67,362	\$965,363
Year 16	\$0	\$4,516	\$4,516	\$64,396	\$9,097	\$73,492	\$68,977	\$1,034,340
Year 17	\$0	\$4,651	\$4,651	\$65,957	\$9,324	\$75,281	\$70,630	\$1,104,970
Year 18	\$0	\$4,791	\$4,791	\$67,557	\$9,557	\$77,114	\$72,323	\$1,177,293
Year 19	\$0	\$4,934	\$4,934	\$69,195	\$9,796	\$78,992	\$74,057	\$1,251,350
Year 20	\$0	\$5,083	\$5,083	\$70,874	\$10,041	\$80,915	\$75,833	\$1,327,183
TOTAL	\$0	\$74,999	\$74,999	\$1,139,930	\$160,445	\$1,402,182	\$1,327,183	



Before and After LED Lighting



BEFORE



AFTER



Before and After LED Lighting



BEFORE



AFTER



Thank You!
Q&A and Open
Discussion

