



Reno Public Art Sculpture: Cecilia Lueza



CITY OF
RENO

City of Reno

2023-24

**FACILITY CONDITION
ASSESSMENT REPORT**

[Reno.gov](https://www.reno.gov)

ABOUT THIS DOCUMENT

The City of Reno operates and maintains a large number of buildings and facilities. These facilities provide a wide variety of public services that range from public safety to recreation. As with any asset, it is important that the City has a plan for taking care of these facilities and to keep them in good working condition. This document aims to be helpful in informing capital maintenance budget decisions based on actual observed conditions at each of these facilities.

This document presents an inventory of buildings and facilities. While not an exhaustive list yet at this point, the goal is to improve upon this process in the coming years. It also includes information related to the current condition of these facilities based on information collected by the respective department subject matter experts.

The categories of facilities you will find in this document are:

- Buildings
- Parks
- Parking Lots
- Public Art
- Other Facilities
 - Downtown Lighting—Arches and Alleyways
 - Electric Vehicle Charging Stations
 - Parking Meters
 - ReTRAC and RiverWalk
 - Trash Receptacles
 - Vehicle Fuel Tanks

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Fire Station #8	3600 Kings Row	BLDG 28
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Virginia Lake Park	1980 Lakeside Drive	PARKS 11
Mira Loma Park	3000 McCarran Blvd.	PARKS 12
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Brodhead Park	5 South Park St.	PARKS 24
Sky Country Park	3290 Snake River Drive	PARKS 25
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Cyan Park	2121 Long Meadow Drive	PARKS 31
Hilltop Park	3950 Buckingham	PARKS 32
Huffaker Park	1160 E Huffaker Lane	PARKS 33
Jack Tighe Park	325 Burris Lane	PARKS 34
Jamaica Park	1000 South McCarran Blvd.	PARKS 35
Lake Park	40 Coleman Drive	PARKS 36
Manzanita Park	630 Manzanita Lane	PARKS 37
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Northwest Park	2775 Apollo Way	PARKS 39
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Stewart Park	400 Stewart St	PARKS 45
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Fire Station #6	1500 Mayberry	PRKG 17
Fire Station #5	3970 Mira Loma	PRKG 19
Reno Sports Complex	2975 N. Virginia St.	PRKG 21
Fire Station #2	2500 Sutro	PRKG 23
Fishermans Park 1 &2	495 Galletti Way	PRKG 25
Hilltop Park	3950 Buckingham	PRKG 27
Paradise Park	2745 Elementary Dr .	PRKG 29
John Champion Park	967 Kuenzli St.	PRKG 31
Dick Taylor Park	1140 Beech St.	PRKG 33
Miguel Ribera Park	3925 Neil Road	PRKG 35
Idlewild Pool	1805 Idlewild Drive	PRKG 39
Jamaica Park	1000 South McCarran Blvd.	PRKG 41
Sky Tavern	21130 Sky Tavern Rd	PRKG 43
Neil Road Recreation Center	3925 Neil Rd	PRKG 45
Idlewild Park	Idlewild Drive	PRKG 47
McKinley Art Center	925 Riverside Dr	PRKG 51
Crissie Caughlin Park	3415 Idlewild Dr	PRKG 53
Mira Loma Park Shop	3000 McCarran Blvd.	PRKG 55
Northwest Pool	2925 Apollo Way	PRKG 57
Corporation Yard	1640 E Commercial Row	PRKG 59
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ReTRAC and RiverWalk	Various	MISC 31
Trash Receptacles	Various	MISC 32
Vehicle Fuel Tanks	Various	MISC 33



BUILDINGS AND FACILITIES

CITY OF RENO BUILDING FACILITIES

BUILDING NAME	FACILITY CONDITION	USE	STRATEGIC PLAN ELEMENTS					
			FISCAL RESPONSIBILITY	POLICE & FIRE SERVICES	HOUSING AFFORDABILITY	MASTER PLAN IMPLEMENTATION	COMMUNITY SUSTAINABILITY	DOWNTOWN REVITALIZATION
CITY-OWNED FACILITIES - USED FOR CITY SERVICES								
<i>General City Facilities</i>								
City Hall - 1 E 1st Street	FAIR					✓	✓	
City Hall - Parking Garage	FAIR					✓	✓	
Corporation Yard	GOOD						✓	
<i>Fire Stations</i>								
Fire Station # 4 Ralston	CRITICAL			✓			✓	
Fire Station # 5 Mayberry	CRITICAL			✓			✓	
Fire Station # 7 Skyline	POOR			✓			✓	
Fire Station # 6 Mira Loma	FAIR			✓			✓	
Fire Station # 8 Kings Row	FAIR			✓			✓	
Fire Station #10 North Virginia	FAIR			✓			✓	
Fire Station # 1 East 4th	FAIR			✓			✓	
Fire Station # 9 Mt. Vida	FAIR			✓			✓	
Fire Station # 2 Sutro	FAIR			✓			✓	
Fire Station # 3 West Moana	GOOD			✓			✓	
Fire Station #11 Mae Anne	GOOD			✓			✓	
Fire Station #12 Steamboat Parkway	GOOD			✓			✓	
Fire Station #19 Hawk Meadows	GOOD			✓			✓	
<i>Police Facilities</i>								
RPD Main Station	POOR			✓			✓	
RPD Evidence	POOR			✓			✓	
RPD Central Station & BID Office	GOOD			✓			✓	
<i>Pools</i>								
Idlewild Pool	POOR		✓	✓			✓	
Traner Pool	GOOD		✓				✓	
Northwest Pool	GOOD		✓				✓	
<i>Community/Recreation Centers</i>								
California Building	POOR		✓				✓	
Plumas Gym	POOR		✓				✓	
Evelyn Mount Northeast Community Center (also known as)	FAIR	HIGH USE	✓				✓	
McKinley Arts & Culture	FAIR		✓				✓	
Neil Road Bldg 2 HAWC Center	FAIR	VERY HIGH USE	✓				✓	
Neil Road Bldg 3 Gym / Senior Addition	GOOD	VERY HIGH USE	✓				✓	
Neil Road Bldg 1 Boys & Girls Club	GOOD	VERY HIGH USE	✓				✓	
Paradise Park Activity Center	GOOD		✓				✓	

BUILDING NAME	FACILITY CONDITION	USE	STRATEGIC PLAN ELEMENTS					
			FISCAL RESPONSIBILITY	POLICE & FIRE SERVICES	HOUSING AFFORDABILITY	MASTER PLAN IMPLEMENTATION	COMMUNITY SUSTAINABILITY	DOWNTOWN REVITALIZATION
<i>Other Parks Facilities</i>								
Park Office & Urban Forest	FAIR						✓	
Greenhouse	FAIR						✓	
Mira Loma Maintenance Bldg	FAIR						✓	
Rosewood Cart Building	GOOD						✓	
<i>Other City Facilities</i>								
AMTRAK	GOOD						✓	✓
Stead WWTP	GOOD						✓	
River Walk	FAIR					✓	✓	✓
Lear Theater							✓	
Raven Hangar							✓	
CITY OWNED FACILITIES - VACANT								
RCAC Drop-In Center							✓	
RCAC Family Shelter							✓	
CITY OWNED FACILITIES - LEASED OR OPERATED BY A 3RD PARTY								
Southside School	CRITICAL						✓	
Idlewild Park Office Space - Truckee Meadows Park Foundation	POOR						✓	
Rosewood Lakes Clubhouse	FAIR						✓	
Reno Ballroom	GOOD						✓	✓
National Bowling Stadium	GOOD						✓	✓
Reno Events Center	GOOD						✓	✓
Sky Tavern	GOOD						✓	
Neil Road Family Service Center							✓	
ReTrac Locomotion Plaza							✓	
Rosewood Lakes							✓	
John Champion Park							✓	
Brodhead Park						✓	✓	
Reno Tennis Center							✓	
NON-CITY OWNED FACILITIES MAINTAINED BY CITY OF RENO								
Oxbow Park (NV Department of Wildlife)	POOR						✓	
Horseman's Park (Washoe County)	FAIR						✓	
Fire Station #21 Mill Street	GOOD			✓			✓	
Innovation Center							✓	
Reno Sports Complex							✓	

City-Owned Buildings - Operated by the City and Used for City Services



Facility Condition Analysis

**CITY HALL #216
BUILDING REPORT
142,641 Square Feet
1963**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$13,600,000.00
Currently Critical	Immediate	

ASBESTOS ABATEMENT & FLOOR REMODEL **Cost: \$5,600,000.00**

Major remodel and abatement of floors 10,11, 14 & 16. Remodel to include, electrical, mechanical, plumbing, fire sprinkler, and architectural changes.

Floors 3, 4, 5, 6, 7, 8, 9, 10,11,12 14 & 15 need new carpet, paint, window blinds and audio/visual upgrades.

Floors 5, 12, 14 & 16 need new furniture

HEATING AND COOLING - INDUCTION UNIT PIPING **Cost: \$1,000,000.00**

Add piping to the existing heating and cocooling system to split the building from 1 zone to 2 zones. This will allow for more options for heating an cooling of the builidng.

REMODEL 2ND FLOOR FOR BETTER SERVICES DELIVERY & ACCESS TO 1ST FLOOR **Cost: \$7,000,000.00**

The purpose of this project is to remodel the enitre floor to make it more convenient for the public, but will also increase security for employees and tenants of 1 East 1st by giving greater control over the elevators.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$450,000.00
Necessary	Not Yet Critical	

ROOFING UPGRADE **Cost: \$150,000.00**

The roof located over the 3rd floor has significant wear and is starting to leak often. The roof is such condition that a complete removal and replacement of the membrane is required.

TREATMENT OF BUILDING ENVELOPE **Cost: \$300,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. The exterior of this building is windows. The seals around the windows and the mullions on the exterior are failing. Some of the windows allow wind to pass into the building adding to the cost of heating and cooling the interior environment. The repairing of the seals around the windows and repair of the mullions on the exterior is encouraged.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$400,000.00
Needs	Long - Term	

MECHANICAL UPGRADE **Cost: \$300,000.00**

The de-ariating (DA) tank that services the boilers is inefficient and does not keep up with demand on days that get below 30 degrees in the winter. Cost include engineering and construction for the design and installation.

ELECTRICAL UPGRADE **Cost: \$40,000.00**

With a couple of exceptions, the electrical systems in the City Hall are in good condition. Upgrades occur with the remodeling of each floor.

PLUMBING UPGRADE **Cost: \$30,000.00**

The plumbing in the building is in average condition; however, with the continuous use of the fixtures, a plan for replacing them in the future is needed.

LONG TERM NEEDS **Cost: \$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

Total estimated cost of priority 1 projects:	\$13,600,000.00
Total estimated cost of priority 2 projects:	\$450,000.00
Total estimated cost of priority 3 projects:	<u>\$400,000.00</u>

Total estimated cost of all projects: **\$14,450,000.00**

Total restoration cost \$101.30 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

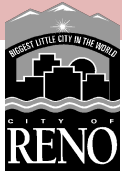
\$92,716,650.00

\$650.00 per Sq. Ft.

Facility Condition Index 15.59%

CITY HALL #216





Facility Condition Analysis

**CITY HALL PARKING GARAGE #259
BUILDING REPORT
210,000 Square Feet
1965**

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects: \$2,045,000.00**
Currently Critical **Immediate**

FULL-DEPTH STRUCTURAL SLAB REPAIR - RAMPS 2-4 **Cost: \$1,850,000**

Ramp/Beam replacement and re-coating of ramps (up): base,ment to 1, ground to 1, and 1 to 2. In addition, floort repairs to ground floor at the bottom of the ramp. Ramp/Beam replacement and re-coating of Ramps (down); floors 5 to 4, 4 to 3, 2 to 1 and 1 to ground.

The concrete structural slab is only 4 to 4 1/2 inches thick between the joists (i.e. ribs) of the waffle slab, which will require that the entire depth of the slab will need to be removed between joists and replaced to provide a proper and effective repair. In a few isolated areas the slab can be seen "lifting off" the joists from the expansive force of the corroding steel reinforcement.

VERTICAL AND OVERHEAD REPAIRS **Cost: \$14,000**

The stem of the two-way joists are cracked and delaminated at limited areas of the garage. Most of the joist stem deterioration occurs along leaking construction joints. Most of these beams are in good conditions, but we did observe cracking and deterioration of some of the beams. The concrete walls and columns are in good condition with only a few isolated areas of deterioration.

WATERPROOFING **Cost: \$106,000**

Parking structures require regular repair and maintenance of the various waterproofing systems to prevent ingress of chloride-contaminated water and minimize leaks within the facility. Cracking and open construction joints allows salt-laden water to penetrate and promote corrosion of the reinforcing steel. Routing and sealing of these cracks and joints is essential for protecting the structure. Maintenance of the deck and the application of new traffic coating is essential.

FACADES AND FINISHES **Cost: \$25,000**

The South and East sides of the garage at Level 1 are enclosed with an aluminum storefront system. Several of the mullions are buckled and glass missing from the pressure of the deflection of the Level 2 cantilevered deck. We recommend removing the storefront system and installing another type of facade system.

PLUMBING **Cost: \$25,000**

The concrete around many of the drains is deteriorated which makes the drain bodies suspect. Drain bodies will need to be replaced during the concrete work.

STAIRWELL CODE ISSUES **Cost: \$25,000**

The southwest stairwell currently does not meet building codes requirements. Handrails have too large of openings, most doors at each level do not have fire rating tags and the door closers open and close at different pressures.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects: \$910,000**
Necessary **Not Yet Critical**

FULL-DEPTH STRUCTURAL SLAB REPAIR - LEVELS 4 - 5 **Cost: \$800,000**

The concrete structural slab is only 4 to 4 1/2 inches thick between the joists (i.e. ribs) of the waffle slab, which will require that the entire depth of the slab will need to be removed between joists and replaced to provide a proper and effective repair. In a few isolated areas the slab can be seen "lifting off" the joists from the expansive force of the corroding steel reinforcement.

PLUMBING SUPPLEMENTAL DRAINS

Cost: \$110,000

Slab staining indicates several areas of ponding water, particularly on Level 7. Spacing between some of these drains is excessive and the installation of supplemental floor drains at these areas is recommended.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects: \$907,500**
Needs Long - Term

SPEED RAMPS (ONE-WAY SLAB & BEAM SYSTEM)

Cost: \$14,000

On going repairs and maintenance.

VERTICAL AND OVERHEAD

Cost: \$135,000

On going repairs and maintenance.

TOPPING SLAB & WATERPROOFING SYSTEM

Cost: \$211,500

On going repairs and maintenance.

WATERPROOFING

Cost: \$477,000

On going repairs and maintenance.

FACADES AND FINISHES

Cost: \$10,000

On going repairs and maintenance.

HOUSEKEEPING

Cost: \$60,000

On going repairs and maintenance.

Total estimated cost of priority 1 projects: **\$2,045,000**

Total estimated cost of priority 2 projects: **\$910,000**

Total estimated cost of priority 3 projects: **\$907,500**

Total estimated cost of all projects: **\$3,862,500**

Total restoration cost \$39.88 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$39,391,400.00

\$187.58 per Sq. Ft.

Facility Condition Index 11.33%





Facility Condition Analysis

CORPORATION YARD #240
BUILDING REPORT
96,848 Square Feet
1979

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$650,000.00
Currently Critical	Immediate	

TREATMENT OF BUILDING ENVELOPE **Cost: \$600,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition. The Equipment Barn's exterior siding has been backed into and damaged in several areas. The Corp Yard main building needs exterior repair and painting.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$50,000.00**

The main men's restroom is past its useful life and needs a complete remodel.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$100,000.00
Necessary	Not Yet Critical	

ELECTRICAL UPGRADE **Cost: \$100,000.00**

With a couple of exceptions, the electrical systems at the Corp Yard are in good condition. One concern is the electrical system is at 95% of capacity. As the Fleet operations expands into electric vehicles, an upgrade to the electrical service is needed.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$145,000.00
Needs	Long - Term	

MECHANICAL UPGRADE **Cost: \$75,000.00**

The majority of the mechanical system is in good working order. The building air compressor is old and needs to be replaced. An update of the burners on the old boilers for diesel is needed.

PLUMBING UPGRADE **Cost: \$10,000.00**

The plumbing in the building is in average condition; however, with the continuous use of the fixtures, a plan for replacing them in the future is needed.

LONG TERM NEEDS

Cost: \$60,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$650,000.00
Total estimated cost of priority 2 projects:	\$100,000.00
Total estimated cost of priority 3 projects:	<u>\$145,000.00</u>

Total estimated cost of all projects: **\$895,000.00**

Total restoration cost \$9.24 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

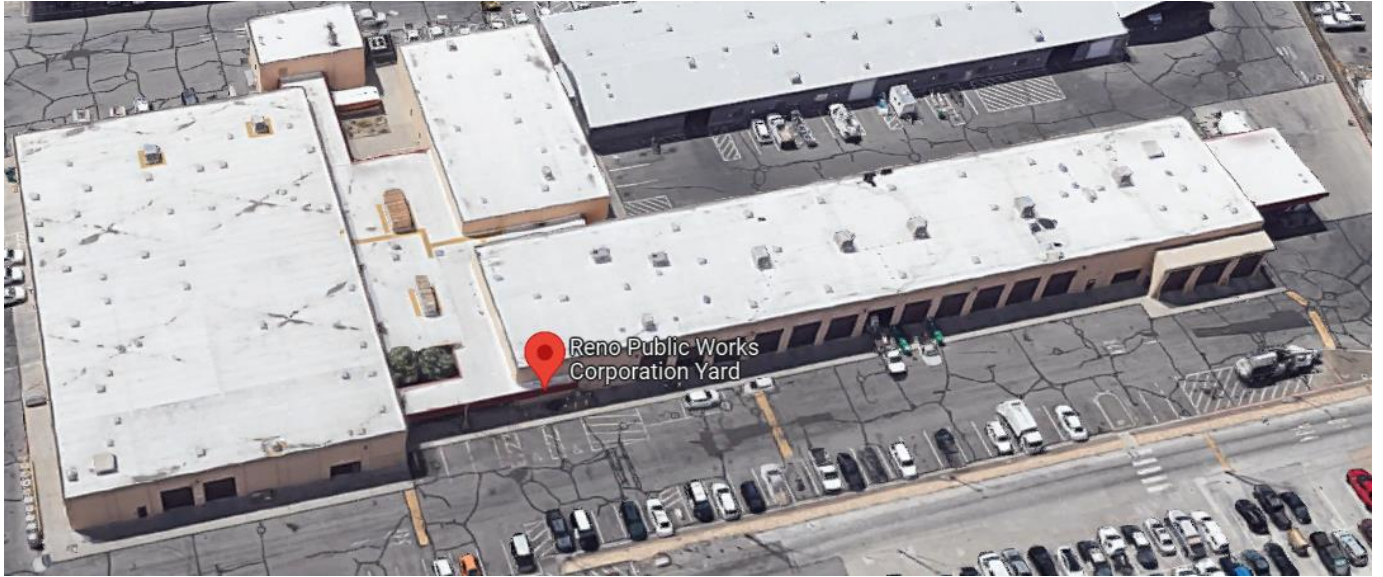
RSMeans Construction Estimator 2023

\$26,454,032.20

\$273.15 per Sq. Ft.

Facility Condition Index 3.38%

CORPORATION YARD #240





Facility Condition Analysis

**FIRE STATION 4 #033
BUILDING REPORT
5,602 Square Feet
Year Built 1986**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$115,000.00
Currently Critical	Immediate (0-2 years)	

TREATMENT OF BUILDING ENVELOPE **Cost: \$25,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

The majority of the exterior of the building is in average condition; however, a few items need to be addressed. There are a number of cracks in the building's envelope that will need to be repaired after the foundation has been stabilized. A hole was drilled near the front entrance through the wood fascia to run a large RF cable, which needs to be sealed to prevent moisture intrusion into the building. The concrete steps and railing at the northeast corner of the building needs to be repaired.

ASPHALT/CONCRETE **\$75,000.00**

The concrete apron and driveway at the back of the building is spalling and chipping and needs repair or replacement

PATIO AWNING COVER **\$15,000.00**

The awning cover over the patio is beginning to deteriorate and requires replacement.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$1,065,000.00
Necessary	Not Yet Critical (2-4 years)	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$75,000.00**

Recently in the living quarters the interior walls were painted and are in good condition. The light fixtures in the living quarters are old and need to be replaced. At the time of this survey the station's carpeting was in poor condition and should be replaced in the next 2 to 4 years. In the hallway the bi-fold doors are in poor condition and need to be replaced. Upon stabilization of the building's foundation numerous cracks in the masonry and sheetrock walls will need to be addressed.

None of the doors for the shower stalls or toilet partitions are closing properly and need to be repaired or replaced. Another item of concern is the kitchen cabinet doors and drawers. The heavy use has put a strain on the hinges and rollers, not allowing them to close properly. Replacing the cabinets is suggested. The wood island counter top is heavily used and needs to be resurfaced. The blinds in the TV room are damaged and need to be replaced. The shifting of the building has left a gap between the door and frame in the TV room; this will need to be repaired after the foundation has been stabilized. The double doors to the slop sink do not close properly and need to be repaired.

FOUNDATION STABILIZATION **Cost: \$850,000.00**

Cracks in the masonry have been monitored since 2008 and have not grown. A Certified Structural Engineer briefly examined the building to prioritize the needs in determining the cause and proposed solution to stabilize the station's foundation. The foundation must be stabilized before other improvements can be made to roofing, treatment of building envelope, interior fixtures, and mechanical/plumbing.

MECHANICAL UPGRADE

Cost: \$30,000.00

The mechanical systems serving this building will need an upgrade. The system controls are older and inefficient. This project recommends the installation of Energy Management System controls in the building. It is suggested that the radiant unit heaters in the apparatus bay be replaced with more energy efficient infrared heaters.

LANDSCAPING

Cost: \$50,000.00

In the interest of reducing water usage and maintenance costs, the grass should be removed and replaced with xeriscape, and the existing sprinkler system should be replaced with a drip-irrigation system.

PLUMBING UPGRADE

Cost: \$10,000.00

The plumbing in this building is in good condition; however, with continuous use of the fixtures a plan for replacing them in the future is needed. Also, many of the bathroom sink basins have chips in the porcelain creating sharp edges. Replacing the damaged sink basins should be considered.

NEDERMAN EXHAUST EXTRACTION

Cost: \$50,000.00

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$35,000.00
Needs	Long-Term (4-10 years)	

ELECTRICAL UPGRADE

Cost: \$5,000.00

For the most part the electrical system is in good condition. Currently there is TV coaxial and communication cabling loosely installed. This cabling should be reinstalled according to applicable code requirements.

RECURRING LONG-TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$25,000.00
Total estimated cost of priority 2 projects:	\$1,065,000.00
Total estimated cost of priority 3 projects:	<u>\$35,000.00</u>

Total estimated cost of all projects: **\$1,125,000.00**

Total restoration cost \$200.82 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

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\$.00 per Sq. Ft.

Facility Condition Index . 3%

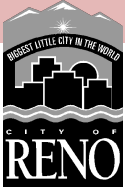
FIRE STATION 4 #033



Due to poor soil conditions the foundation of the building is unevenly settling. This is leading to cracking and separation down the north-south middle of the building.



Pictured is Fire Station 4's neighbor and the fence that we replaced a couple of years ago is already seeing the effects of the settling.



Facility Condition Analysis

FIRE STATION 5 #034 BUILDING REPORT 2,897 Square Feet Year Built 1960

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$335,000.00
Currently Critical	Immediate (0-2 years)	

TREATMENT OF BUILDING ENVELOPE **Cost: \$20,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

ASPHALT/CONCRETE **Cost: \$150,000.00**

The driveway grade to Mayberry Drive is too steep for a number of the city's fire engines and the concrete aprons adjacent to the apparatus bay are cracked and in need of repair. The asphalt and driveway contains some pot holes and also requires chip seal/repair.

BATHROOM REPAIRS AND FIXTURE UPGRADE **Cost: \$90,000.00**

The ceramic floor and wall tiling in the men's and captain's bathrooms needs to be replaced. The tile is old and has a number of broken, chipped, missing, or mismatched tiles. The wall separating the men's and women's showers is missing baseboard and subsequently has water damage at the base requiring repair. New vinyl flooring is needed in the women's bathroom. The building is poorly insulated and could be improved. The doors for the shower stalls are not closing properly and need to be repaired or replaced. The metal partitions in the men's bathroom are beginning to rust and need to be replaced (asbestos and abatement will be necessary). The bathroom walls next to the showers in both bathrooms have water damage and need to be repaired. A concern regarding the presence of asbestos and/or lead has been expressed and an asbestos and lead survey should be conducted. The wall separating the men's and women's showers is missing baseboard and subsequently has water damage at the base requiring repair.

PLUMBING UPGRADE **Cost: \$75,000.00**

The plumbing in this building is old but working. With the continuous use of the fixtures, a plan for replacing them in the near future is needed. Cast iron pipes throughout the facility are worn out and in danger of leaking due to thinning walls. Additional repair will require wall removal.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$160,000.00
Necessary	Not Yet Critical (2-4 years)	

INTERIOR FINISHES AND FIXTURE & INSULATION UPGRADE **Cost: \$75,000.00**

Heavy use on the kitchen cabinets doors and drawers have put a strain on the hinges and rollers, not allowing them to close properly. Replacing the cabinets is suggested. In the lounge area, an air supply diffuser is missing and needs to be replaced. Existing carpet is worn out and should be replaced within the next two to three years; however, it was installed over existing asbestos containing flooring so there is a good possibility that when the glued down carpet is pulled up it will disturb the asbestos and abatement will be necessary.

LANDSCAPING **Cost: \$25,000.00**

In the interest of reducing water usage and maintenance costs, the grass should be removed and replaced with xeriscape, and the existing sprinkler system should be replaced with a drip-irrigation system.

ELECTRICAL UPGRADE **Cost: \$10,000.00**

For the most part the electrical system is in good condition. The major problem is the installation of the TV coaxial cable to the fire station. Currently a number of coaxial cables run along the exterior face of the building. Penetrations through the wall were made so the TV cable could be delivered to each dorm room. Running cables this way has the potential for damage to the cables and the aesthetic look of the building has been compromised. A solution to this problem is to run the cable through the attic space and drop leads into each dorm room. The lighting in the captain's and women's bathrooms as well as the exterior lighting is insufficient and needs to be upgraded.

NEDERMAN EXHAUST EXTRACTION **Cost: \$50,000.00**

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$65,000.00
Needs	Long-Term (4-10 years)	

MECHANICAL UPGRADE **Cost: \$10,000.00**

The package unit was replaced recently but will need continued maintenance.

HOSE & TRAINING TOWER **Cost: \$10,000.00**

The exterior masonry block on the tower is in good condition but needs continued maintenance.

ROOF REPAIR **Cost: \$15,000.00**

All roofs were replaced in 2014, some funding may be needed for repair.

RECURRING LONG TERM NEEDS **Cost: \$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

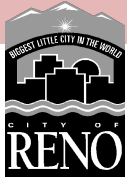
Total estimated cost of priority 1 projects:	\$335,000.00
Total estimated cost of priority 2 projects:	\$160,000.00
Total estimated cost of priority 3 projects:	\$65,000.00
	\$560,000.00
Total restoration cost \$193.30 per Sq. Ft.	

REPLACEMENT BUILDING CONSTRUCTION COST
RSMMeans Construction Estimator 2023

per s ft
 Facility Condition nde

FIRE STATION 5 #034





Facility Condition Analysis

FIRE STATION 7 #036
BUILDING REPORT
4,592 Square Feet
Year Built 1965

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects: \$195,000.00**

Currently Critical **Immediate (0-2 years)**

TREATMENT OF BUILDING ENVELOPE **Cost: \$40,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a weather tight condition.

The majority of the exterior of this building is in average condition; however, a few items need to be addressed. In addition, the weather stripping and door sweeps need to be replaced on the exterior doors. A set of double doors at the hose tower has a large gap where the doors meet requiring repairs. The metal screen door at the front entrance is rusted and needs to be replaced. The brick walls of the hose tower need to be cleaned and resealed. The metal trim along the building roof-line is peeling and needs to be repainted.

ASPHALT/CONCRETE **Cost: \$150,000.00**

The apparatus bay concrete slab has a significant number of cracks that should be sealed/repaired. On the west side of the building, there are several concrete slabs that are separating and some concrete benches that are failing. There is also a concrete slab patio area and a concrete pad adjacent to the man-door on the east side of the building that are cracking and in need of repair. The asphalt driveway and east side parking area appear to have been repaved within the past few years. The rear apron and rear parking area appears to be older and has extensive cracks forming a natural drainage. One solution to this problem would be to install a concrete valley gutter to channel the water to the curb and gutter. The run off would then follow the slope to a storm drain located in the southeast corner of the property.

OVERHEAD DOORS **Cost: \$5,000.00**

The overhead doors on the apparatus floor have recently been replaced. However, due to the frequent use some adjustments are needed. The rear doors are showing signs of rubbing on the top panels and the front doors are sitting at an angle.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects: \$340,000.00**

Necessary **Not Yet Critical (2-4 years)**

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$50,000.00**

At the time of this survey the station's carpeting was in good condition but areas are beginning to unravel. With some repairs and routine cleaning the carpet should last for another 2 to 3 years. The vinyl baseboard is in poor condition and will need to be replaced with the carpet. The ceramic tile floors and baseboard in the bathrooms are in good condition with the exception of a few broken or missing tiles. The toilet partitions will need to be replaced in the near future. The kitchen and dining room are heavily used and the condition reflects that; the cabinets, counter top, sink, and floor are all in poor condition. It is suggested that the kitchen and dining room be considered for remodel.

The final concern in regard to interior finishes and fixtures is the potential this facility has to contain asbestos containing materials. Given the age and the presence of 9" x 9" vinyl floor tiles (which were commonly manufactured with asbestos) this building should be considered "Hot". It is recommended that the building be tested for asbestos containing materials prior to any remodel work or any work that has the potential to create airborne asbestos particles.

WINDOWS UPGRADE

Cost: \$50,000.00

The windows and sliding glass door are of single pane construction. An upgrade of the window treatments with double paned windows will increase the energy efficiency of the facility and result in energy savings.

NEDERMAN EXHAUST EXTRACTION

Cost: \$50,000.00

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

ROOFING UPGRADE

Cost: \$140,000.00

The roofing membrane on this building was installed several years ago and is in good condition; however, there are areas of the roof where the metal flashing has separated. With proper maintenance this roof can last for a few more years. In the next three to five years the roofing membrane will need to be replaced.

EXTERIOR PLUMBING

Cost: \$50,000.00

The installation of a Sand Oil Separator is required at this fire station.

PRIORITY CLASS 3 PROJECTS

Total Cost for Priority 3 Projects:

\$65,000.00

Needs

Long-Term (4-10 years)

PLUMBING UPGRADE

Cost: \$10,000.00

The plumbing in this building is in good condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed.

ELECTRICAL UPGRADE

Cost: \$15,000.00

With the exception of a couple of issues the electrical system is in good condition. The lighting in the living area of the facility needs to be upgraded. The fixtures are old and inefficient and in some areas provide poor illumination.

MECHANICAL UPGRADE

Cost: \$10,000.00

Continuing HVAC maintenance needed.

RECURRING LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$195,000.00
Total estimated cost of priority 2 projects:	\$340,000.00
Total estimated cost of priority 3 projects:	\$65,000.00

Total estimated cost of all projects: **\$600,000.00**

Total restoration cost \$130.66 per Sq. Ft.

**REPLACEMENT BUILDING CONSTRUCTION COST
RSMMeans Construction Estimator 2023**

\$2,066,400.00
\$450.00 per Sq. Ft.

Facility Condition Index 29.04%

FIRE STATION 7 #036





Facility Condition Analysis

**FIRE STATION 6 #035
BUILDING REPORT
5,781 Square Feet
Year Built 1984**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$225,000.00
Currently Critical	Immediate (0-2 years)	

TREATMENT OF BUILDING ENVELOPE **Cost: \$25,000.00**

In most areas of the exterior there is a 1/2" gap where the stucco meets the masonry block. The wall and soffit outside the captain's quarters on the east side of the station has heavy water damage, allowing moisture to seep into the masonry block and eventually into the captain's room. If left unattended these items could lead to potential indoor air quality issues and structural damage.

APP BAY UPGRADES **Cost: \$50,000.00**

The overhead doors on the apparatus floor are in working condition but need to be replaced. The two overhead doors in front are made of all glass panels. This makes the doors very heavy to raise and lower. The stress that is being put on the rollers and railing is showing. Small cracks in the welds are beginning to develop where the railing is attached to the wall. The installation of insulated door panels is suggested because the weight of the doors would be greatly reduced, minimizing the stress applied to the openers, rollers, and rails. The unit heaters for the apparatus bay run constantly during the winter; however, insulated door panels would be more efficient and therefore less expensive.

ASPHALT/CONCRETE **Cost: \$150,000.00**

The concrete apron adjacent to apparatus bay is spalling and the concrete floor in the apparatus bay cracking significantly and should be repaired/replaced. The asphalt driveway and parking lot also needs to be chip sealed.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$221,000.00
Necessary	Not Yet Critical (2-4 years)	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$80,000.00**

A number of the light fixtures have broken or discolored diffusers and need to be replaced and the remainder need to be cleaned. The acoustical ceiling tiles need to be replaced. Many of them have water damage and all are discolored due to age. At the time of this survey the station's carpeting was in poor condition and needs to be replaced. Another item of concern is the kitchen cabinet doors and drawers. The heavy use has put a strain on the hinges and rollers, not allowing them to close properly. Replacing the cabinets is suggested.

The restroom and shower area is in average condition, but does have a few maintenance needs. Some ceramic tiles are cracked in the shower area. In the dry-off area there is a separation of the wall and ceiling. Also, there are some broken ceramic baseboard tiles. The toilet partitions require repairs and all of the restroom fixtures need new caulking. It is the recommendation of this survey that the showers and bathrooms be remodeled to provide a more functional condition for the personnel (individual shower stalls and toilet areas).

MECHANICAL UPGRADE **Cost: \$60,000.00**

Some of the mechanical systems serving this building will be in need of an upgrade. It is suggested that the radiant unit heaters on the apparatus floor be replaced with a more energy efficient infrared heater. The existing emergency generator is close to the end of its useful life and should be replaced within the next 2 to 4 years with a new 35-40K unit.

ELECTRICAL UPGRADE **Cost: \$1,000.00**
 For the most part the electrical system is in good condition. There are some communication cables that have been loosely ran and should be installed in a raceway.

NEDERMAN EXHAUST EXTRACTION **Cost: \$50,000.00**
 Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

LANDSCAPING **Cost: \$30,000.00**
 In the interest of reducing water usage and maintenance costs, the grass should be removed and replaced with xeriscape, and the existing sprinkler system should be replaced with a drip-irrigation system.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$50,000.00
Needs	Long-Term (4-10 years)	

PLUMBING UPGRADE **Cost: \$10,000.00**
 The plumbing in this building is in good condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed.

MECHANICAL UPGRADE **Cost: \$10,000.00**
 Continuing HVAC maintenance needed.

RECURRING LONG TERM NEEDS **Cost: \$30,000.00**
 Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

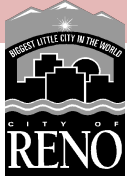
Total estimated cost of priority 1 projects:	\$225,000.00
Total estimated cost of priority 2 projects:	\$221,000.00
Total estimated cost of priority 3 projects:	\$50,000.00
	<hr/>
Total estimated cost of all projects:	\$496,000.00
 Total restoration cost	 \$85.80 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST
RSMeans Construction Estimator 2023
\$2,601,450.00
\$450.00 per Sq. Ft.

Facility Condition Index 19.07%

FIRE STATION 6 #035





Facility Condition Analysis

FIRE STATION 8 #037 BUILDING REPORT 4,137 Square Feet Year Built 1969

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$130,000.00
Currently Critical	Immediate (0-2 years)	

LANDSCAPE DRAINAGE **Cost: \$5,000.00**
After the installation of the generator, the north lawn irrigation water puddles against the north wall causing damage. Redirecting of irrigation water is needed.

ROOFING UPGRADE **Cost: \$75,000.00**
The roofing membrane on this building was installed several years ago and is in good condition; however, there are areas of the roof where the metal flashing has separated. With proper maintenance this roof can last for a few more years. In the next three to five years the roofing membrane will need to be replaced.

ASPHALT/CONCRETE **Cost: \$50,000.00**
The parking lot needs to be chip sealed.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$155,000.00
Necessary	Not Yet Critical (2-4 years)	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$50,000.00**
The kitchen and dining area are heavily used areas at any fire station and the condition often reflects that. The cabinets, counter top, sink, and floor are all in poor condition. It is suggested that the kitchen and dining area be considered for remodel.

TREATMENT OF BUILDING ENVELOPE **Cost: \$10,000.00**
The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a weather tight condition. The majority of the exterior of this building is in good condition and the exterior of the building was painted seven years ago; however, a few items need to be addressed, to include bubbling of the paint on the northwest corner of the building.

ELECTRICAL UPGRADE **Cost: \$10,000.00**
With the exception of a couple of issues the electrical system is in good condition. The pole lighting at the driveway and the cement stub where the call box stood needs attention. In December of 1998 a car took out one of the pole lights. Since then only a safety cone sits over of the exposed wires. A suggestion is to remove the wiring or replace the pole light. The call box was removed a long time ago but the cement base still remains. This is a trip and fall hazard and needs to be removed.

NEDERMAN EXHAUST EXTRACTION **Cost: \$50,000.00**
Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

LANDSCAPING and DRAINAGE

Cost: \$35,000.00

In the interest of reducing water usage and maintenance costs, the grass should be removed and replaced with xeriscape, and the existing sprinkler system should be replaced with a drip-irrigation system. After the installation of the generator, the north lawn irrigation water puddles against the north wall causing damage. Redirecting of irrigation water is needed.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$50,000.00
Needs	Long-Term (4-10 years)	

PLUMBING UPGRADE

Cost: \$10,000.00

The plumbing in this building is in good condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

MECHANICAL UPGRADE

Cost: \$10,000.00

Continuing HVAC maintenance needed.

RECURRING LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$130,000.00
Total estimated cost of priority 2 projects:	\$155,000.00
Total estimated cost of priority 3 projects:	<u>\$50,000.00</u>

Total estimated cost of all projects: **\$335,000.00**

Total restoration cost \$80.98 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

\$1,861,650.00

\$450.00 per Sq. Ft.

Facility Condition Index 17.99%

FIRE STATION 8 #037





Facility Condition Analysis

FIRE STATION 10 #039 BUILDING REPORT 6,192 Square Feet Year Built 1982

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$200,000.00
Currently Critical	Immediate (0-2 years)	

ASPHALT/CONCRETE **Cost: \$175,000.00**

The concrete drive pad nearest the street is cracked and falling apart, along with most of the asphalt driveway and staging area. The concrete apron on the north side of the app bay is also spalling. The existing asphalt driveway approaching the north side of the building should be reconstructed with concrete. The existing gravel parking lot on the west side of the station needs to be asphalt surfaced.

TREATMENT OF BUILDING ENVELOPE **Cost: \$25,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

In most areas of the exterior there is a 1/2" wide gap where the stucco meets the masonry block. If left unattended water infiltration could lead to potential indoor air quality issues and structural damage. The front overhead doors on the apparatus floor have recently been replaced; however, due to frequent use some adjustments are needed. One of the doors is showing signs of rubbing on the top panel and another is sitting at an angle.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$180,000.00
Necessary	Not Yet Critical (2-4 years)	

LANDSCAPING **Cost: \$50,000.00**

In the interest of reducing water usage and maintenance costs, the grass should be removed and replaced with xeriscape, and the existing sprinkler system should be replaced with a drip-irrigation system. Landscaping around the station needs to be moved away from the walls and replaced with decorative rock.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$80,000.00**

Many of the light fixtures in the facility have broken, worn or missing diffusers that need to be replaced. Some of the acoustical ceiling tiles have been stained due to roof leaks and need to be replaced. At the time of this survey the station's carpeting was in fair condition but in the next 2 to 3 years will need to be replaced. The restroom and shower area is in average condition, but does have a few maintenance needs. Kitchen cabinetry is delaminating and due to on-going wear and tear, the cabinets need to be repaired/replaced. The floor tiles in the kitchen are also cracked and require replacement.

NEDERMAN EXHAUST EXTRACTION **Cost: \$50,000.00**

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$55,000.00
Needs	Long-Term (4-10 years)	

MECHANICAL UPGRADE	Cost:	\$10,000.00
Continuing HVAC maintenance needed.		

ELECTRICAL UPGRADE	Cost:	\$10,000.00
For the most part the electrical system is in good condition. In the front office an amplifier was mounted to the wall with an extension cord; a wall outlet closer to the amplifier needs to be installed. There are some communication cables that have been loosely ran and should be installed in raceway.		

ROOF REPAIR	Cost:	\$5,000.00
All roofs was replaced in 2014, some funding may be needed for repair.		

RECURRING LONG TERM NEEDS	Cost:	\$30,000.00
Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.		

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$200,000.00
Total estimated cost of priority 2 projects:	\$180,000.00
Total estimated cost of priority 3 projects:	\$55,000.00

Total estimated cost of all projects:	\$435,000.00
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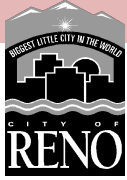
Total restoration cost \$70.25 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST
RSMMeans Construction Estimator 2023
\$2,786,400.00
\$450.00 per Sq. Ft.

Facility Condition Index	15.61%
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FIRE STATION 10 #039





Facility Condition Analysis

FIRE STATION 1 #030 BUILDING REPORT 6,192 Square Feet Year Built 2008

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$232,000.00
Currently Critical	Immediate (0-2 years)	

EXISTING ROOFS **Cost: \$217,000.00**
The roof on the modular building and maintenance is all that is required, however, the apparatus tent is past its useful life and needs to be replaced.

TREATMENT OF BUILDING ENVELOPE **Cost: \$15,000.00**
The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$80,000.00
Necessary	Not Yet Critical (2-4 years)	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$30,000.00**
The flooring in the dayroom and kitchen areas is cracking due to heavy use and settling or shifting of the foundation and should be replaced with a more flexible surface. On-going maintenance shall continue.

PLYMOVENT EXHAUST EXTRACTION **Cost: \$50,000.00**
Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$50,000.00
Needs	Long-Term (4-10 years)	

ELECTRICAL UPGRADE **Cost: \$5,000.00**
At this time maintenance is all that is required.

PLUMBING UPGRADE **Cost: \$5,000.00**
The plumbing in this building is in good condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed.

MECHANICAL UPGRADE **Cost: \$10,000.00**
Most of the mechanical systems serving this building has received an upgrade. Continued maintenance of the mechanical system will help achieve its maximum life cycle.

RECURRING LONG-TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$232,000.00
Total estimated cost of priority 2 projects:	\$80,000.00
Total estimated cost of priority 3 projects:	<u>\$50,000.00</u>
Total estimated cost of all projects:	\$362,000.00
Total restoration cost	\$58.46 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$1,702,800.00

\$275.00 per Sq. Ft.

Facility Condition Index 21.26%

FIRE STATION 1 #030





Facility Condition Analysis

**FIRE STATION 9 #038
BUILDING REPORT
5,233 Square Feet
Year Built 1986**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$125,000.00
Currently Critical	Immediate (0-2 years)	

ROOFING UPGRADE **Cost: \$75,000.00**

The roofing membrane on this building was installed twenty-five years ago. The station's roof is in poor condition; however, with proper maintenance it may last a few more years. Most roofing membranes have a useful life of twenty-five years and will quickly deteriorate after that time. The roofing membrane needs to be replaced.

ASPHALT/CONCRETE **Cost: \$50,000.00**

The parking lot and driveway needs to be chip sealed.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$135,000.00
Necessary	Not Yet Critical (2-4 years)	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$75,000.00**

Recently the interior walls in the living quarters were painted and are in good condition. The light fixtures in the living quarters are old and need to be replaced. In the next 2 to 4 years the carpeting should be replaced. In the hallway the bi-fold doors are in poor condition and need to be replaced.

The toilet partitions are not closing properly and need to be repaired or replaced. Another item of concern is the kitchen cabinet doors and drawers. The heavy use has put a strain on the hinges and rollers, not allowing them to close properly. Replacing the cabinets is suggested. The wood island counter top is heavily used and needs to be resurfaced. The double paned windows on the French doors need replacing. The ceiling in the generator room is water damaged and needs to be repaired.

PLUMBING UPGRADE **Cost: \$10,000.00**

The plumbing in this building is in good condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, many of the bathroom sink basins have chips in the porcelain creating sharp edges. Replacing the damaged sink basins is recommended.

NEDERMAN EXHAUST EXTRACTION **Cost: \$50,000.00**

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$45,000.00
Needs	Long-Term (4-10 years)	

ELECTRICAL UPGRADE **Cost: \$5,000.00**

For the most part the electrical system is in good condition. Cabling was improperly installed and should be reinstalled according to applicable code requirements.

MECHANICAL UPGRADE

Cost: \$10,000.00

Continuing HVAC maintenance needed.

LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$125,000.00
Total estimated cost of priority 2 projects:	\$135,000.00
Total estimated cost of priority 3 projects:	<u>\$45,000.00</u>

Total estimated cost of all projects: **\$305,000.00**

Total restoration cost \$58.28 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

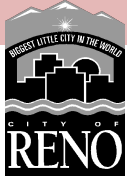
\$2,354,850.00

\$450.00 per Sq. Ft.

Facility Condition Index 12.95%

FIRE STATION 9 #038





Facility Condition Analysis

**FIRE STATION 2 #031
BUILDING REPORT
7,350 Square Feet
Year Built 1987**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$160,000.00
Currently Critical	Immediate (0-2 years)	

ASPHALT/CONCRETE **Cost: \$150,000.00**

The concrete drive pad nearest the street is cracked and falling apart, along with most of the asphalt driveway and staging area.

RETAINING WALL, STAIRS & COURTYARD SLAB **Cost: \$10,000.00**

The retaining wall near the south parking lot has been damaged and needs repair. The lights on the south exterior stairs need to be replaced and the courtyard concrete slab is damaged (the broken section can be saw cut and removed).

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$130,000.00
Necessary	Not Yet Critical (2-4 years)	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$50,000.00**

A number of the light fixtures are in poor condition and an update of the entire lighting system is suggested. A couple of the interior door frames have been damaged and need to be replaced. At the time of this survey the station's carpeting is in good condition. The station's carpeting is in fair condition; however, in the next 2 to 4 years should be replaced. Recently in the kitchen the Wolf Range and new counter tops were installed. One item of concern is the kitchen cabinet doors and drawers. The heavy use has put a strain on the hinges and rollers, not allowing them to close properly. Replacing the cabinets is suggested.

NEDERMAN EXHAUST EXTRACTION **Cost: \$50,000.00**

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

LANDSCAPING **Cost: \$30,000.00**

In the interest of reducing water usage and maintenance costs, the grass should be removed and replaced with xeriscape, and the existing sprinkler system should be replaced with a drip-irrigation system.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$55,000.00
Needs	Long-Term (4-10 years)	

MECHANICAL UPGRADE	Cost:	\$10,000.00
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Most of the mechanical systems serving this building has received an upgrade. Continued maintenance of the mechanical system will help achieve its maximum life cycle.

PLUMBING UPGRADE	Cost:	\$10,000.00
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The plumbing in this building is in good condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

EXISTING ROOFS	Cost:	\$5,000.00
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All roofs were replaced in 2014, however, some funding needed for on-going maintenance and repair.

RECURRING LONG TERM NEEDS	Cost:	\$30,000.00
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Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$160,000.00
Total estimated cost of priority 2 projects:	\$130,000.00
Total estimated cost of priority 3 projects:	<u>\$55,000.00</u>

Total estimated cost of all projects:	\$345,000.00
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Total restoration cost	\$46.94 per Sq. Ft.
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REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

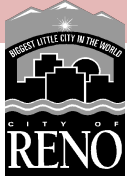
\$3,307,500.00

\$450.00 per Sq. Ft.

Facility Condition Index	10.43%
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FIRE STATION 2 #031





Facility Condition Analysis

FIRE STATION 3 #032 BUILDING REPORT 13,851 Square Feet Year Built 1989

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$130,000.00
Currently Critical	Immediate (0-2 years)	

ASPHALT/CONCRETE **Cost: \$50,000.00**

The asphalt driveway and parking areas require crack/chip sealing.

OVERHEAD DOORS **Cost: \$80,000.00**

The apparatus floor at Fire Station 3 utilizes ten overhead doors for their emergency response vehicles. In 2012, six of the doors were replaced. Continued maintenance of the overhead doors, rails and operators is needed and eight of the doors on the western end (four on the north side and four on the south side) may need replacement within the next 3 years.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$250,000.00
Necessary	Not Yet Critical (2-4 years)	

LANDSCAPING **Cost: \$30,000.00**

In the interest of reducing water usage and maintenance costs, the grass should be removed and replaced with xeriscape, and the existing sprinkler system should be replaced with a drip-irrigation system.

TREATMENT OF BUILDING ENVELOPE **Cost: \$20,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

The majority of the exterior of the building is in average condition; however, a few items need to be addressed. The foundation on the southeast corner is exposed because the landscaping has been removed. Some of the white metal siding is flaking and needs to be replaced.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$75,000.00**

A number of the light fixtures have broken or worn diffusers and need to be replaced and the remainder need to be cleaned. All of the ceiling tiles on the first floor need to be replaced. There are several areas in the apparatus bay where the sheetrock ceiling needs to be repaired due to a previously leaking deck which was repaired in 2022. The station's carpeting is in fair condition; however, in the next 2 to 4 years should be replaced. Most of the interior doors have scuff marks on them and need to be repainted. The ceramic tile throughout most of the station is in good condition but the grout needs to be cleaned and resealed. Another item of concern is the kitchen cabinet doors and drawers. The heavy use has put a strain on the hinges and rollers, not allowing them to close properly. Replacing the cabinets is suggested. The island wood counter top is heavily used and needs to be resurfaced.

NEDERMAN EXHAUST EXTRACTION

Cost: \$50,000.00

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

ELECTRICAL UPGRADE

Cost: \$5,000.00

For the most part the electrical system is in good condition. Improper installation of the cable in areas of the fire station need to be run in conduit to protect from damage, and prevent potential trip and fall hazards.

MECHANICAL UPGRADE

Cost: \$70,000.00

The mechanical systems serving this building will be in need of an upgrade. It is suggested that the radiant unit heaters on the apparatus floor be replaced with more energy efficient infrared heaters. Also recommended is a reconfiguration for easier access to the heating units above the second floor dorms. Currently little room is available for maintenance and repairs.

PRIORITY CLASS 3 PROJECTS

Total Cost for Priority 3 Projects:

\$40,000.00

Needs

Long-Term (4-10 years)

PLUMBING UPGRADE

Cost: \$10,000.00

The plumbing in this building is in good condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

RECURRING LONG-TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects: **\$130,000.00**

Total estimated cost of priority 2 projects: **\$250,000.00**

Total estimated cost of priority 3 projects: **\$40,000.00**

Total estimated cost of all projects: **\$420,000.00**

Total restoration cost \$30.32 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMean Construction Estimator 2023

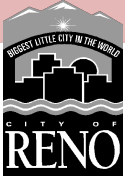
\$3,809,025.00

\$275.00 per Sq. Ft.

Facility Condition Index 11.03%

FIRE STATION 3 #032





Facility Condition Analysis

FIRE STATION 11 #200 BUILDING REPORT 14,202 Square Feet Year Built 1999

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$35,000.00
Currently Critical	Immediate (0-2 years)	

ASPHALT/CONCRETE **Cost: \$35,000.00**

The parking lot and driveway contain cracks that need to be repaired/sealed.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$100,000.00
Necessary	Not Yet Critical (2-4 years)	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$20,000.00**

The carpeting, painting, ceiling tiles and other interior finishes and fixtures need to be replaced within the next 2 to 3 years.

NEDERMAN EXHAUST EXTRACTION **Cost: \$50,000.00**

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

LANDSCAPING **Cost: \$30,000.00**

In the interest of reducing water usage and maintenance costs, the grass should be removed and replaced with xeriscape, and the existing sprinkler system should be replaced with a drip-irrigation system. In the areas already consisting of xeriscape, repairs and completion is still required.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$45,000.00
Needs	Long-Term (4-10 years)	

PLUMBING UPGRADE **Cost: \$10,000.00**

The plumbing in this building is in good condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

MECHANICAL UPGRADE **Cost: \$5,000.00**

Continuing HVAC maintenance needed.

RECURRING LONG TERM NEEDS **Cost: \$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$35,000.00
Total estimated cost of priority 2 projects:	\$100,000.00
Total estimated cost of priority 3 projects:	<u>\$45,000.00</u>

Total estimated cost of all projects: **\$180,000.00**

Total restoration cost \$12.67 per Sq. Ft.

**REPLACEMENT BUILDING CONSTRUCTION COST
RSMMeans Construction Estimator 2023**

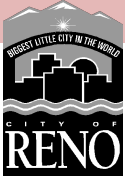
\$6,390,900.00

\$450.00 per Sq. Ft.

Facility Condition Index 2.82%

FIRE STATION 11 #200





Facility Condition Analysis

FIRE STATION 12 #258 BUILDING REPORT 7,035 Square Feet Year Built 2014

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$69,500.00
Currently Critical	Immediate (0-2 years)	

TREATMENT OF BUILDING ENVELOPE **Cost: \$7,500.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project consists of sealing the concrete wall on the south side of the station to prevent water intrusion.

ASPHALT/CONCRETE **Cost: \$50,000.00**

The concrete floor of the App Bay is cracking and settling and needs repair.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$12,000.00**

The south double doors need to be modified due to wind damage, resulting on the frame binding. Panic hardware needs to be added to the door during the modification. On-going maintenance of the facility shall continue.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$50,000.00
Necessary	Not Yet Critical (2-4 years)	

NEDERMAN EXHAUST EXTRACTION **Cost: \$50,000.00**

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$105,000.00
Needs	Long-Term (4-10 years)	

EXISTING ROOF **Cost: \$10,000.00**

The roof at this station is only a few years old. At this time maintenance is all that is required.

ELECTRICAL UPGRADE **Cost: \$5,000.00**

At this time maintenance is all that is required.

PLUMBING UPGRADE **Cost: \$5,000.00**

The plumbing in this building is in good condition, however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

MECHANICAL UPGRADE **Cost: \$5,000.00**

Continuing HVAC maintenance needed.

RECURRING LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very import to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$69,500.00
Total estimated cost of priority 2 projects:	\$50,000.00
Total estimated cost of priority 3 projects:	<u>\$105,000.00</u>

Total estimated cost of all projects: **\$224,500.00**

Total restoration cost \$30.73 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

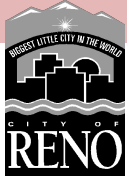
\$3,165,750.00

\$450.00 per Sq. Ft.

Facility Condition Index 7.09%

FIRE STATION 12 #258





Facility Condition Analysis

FIRE STATION 19 #229 BUILDING REPORT 6,116 Square Feet Year Built 2007

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$15,000.00
Currently Critical	Immediate (0-2 years)	

TREATMENT OF BUILDING ENVELOPE **Cost: \$15,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project includes repainting the wood trim on the south and east sides of the building.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$65,000.00
Necessary	Not Yet Critical (2-4 years)	

NEDERMAN EXHAUST EXTRACTION **Cost: \$50,000.00**

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust

LANDSCAPING **Cost: \$15,000.00**

Repair existing xeriscape landscape areas.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$60,000.00
Needs	Long-Term (4-10 years)	

EXISTING ROOFS **Cost: \$5,000.00**

The roof at this station is only a few years old. At this time maintenance is all that is required.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$10,000.00**

At this time maintenance is all that is required.

ELECTRICAL UPGRADE **Cost: \$5,000.00**

At this time maintenance is all that is required.

MECHANICAL UPGRADE **Cost: \$5,000.00**

Continuing HVAC maintenance needed.

PLUMBING UPGRADE **Cost: \$5,000.00**

The plumbing in this building is in good condition, however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

RECURRING LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$15,000.00
Total estimated cost of priority 2 projects:	\$65,000.00
Total estimated cost of priority 3 projects:	<u>\$60,000.00</u>
Total estimated cost of all projects:	\$140,000.00
Total restoration cost	\$22.89 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$2,752,200.00

\$450.00 per Sq. Ft.

Facility Condition Index 5.09%

FIRE STATION 19 #229





Facility Condition Analysis

RENO POLICE DEPARTMENT #091
BUILDING REPORT
61,635 Square Feet
1965

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$5,010,000.00
Currently Critical	Immediate	

ASBESTOS & LEAD ABATEMENT **\$2,500,000.00**

In many cases before maintenance and repair projects can begin, areas of asbestos and lead need to be removed, delaying and adding to the cost. The majority of RPD and portions of the Old Municipal Court were built with these products in them.

ELECTRICAL UPGRADE **\$1,000,000.00**

For the Old Municipal Court side of the building, with the exception of a couple of issues the electrical system is in good condition. On the RPD side, the electrical system is original to the building and is at max capacity. This equipment is original and past it's useful life and needs to be replaced before any increase to the load can occur with a remodel.

SEWER MAIN AND INTERIOR CAST-IRON PIPE **\$1,500,000.00**

The sewer main coming into the building is original from 1947 and needs to be replaced. On the interior, the cast iron sewer pipes are original as well and are splitting at the seams and are releasing sewer gases into the facility. All of these pipes need to be replaced and can only be done after asbestos abatement because of their location.

SEISMIC GAS SHUT-OFF VALVE **\$10,000.00**

A safety shut-off valve should be provided for the natural gas line that is subject to rupture at the facility due to a possible earthquake.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$2,620,000.00
Necessary	Not Yet Critical	

INTERIOR FINISHES AND FIXTURE UPGRADE **\$75,000.00**

The majority of the interior has been recently painted and is in good condition. Most of the ceiling tiles are either stained, dirty, broken or missing and need to be replaced. The area where reports are written is in poor condition and needs to be remodeled. Restroom partitions need replacing. Computer cable needs to be in a raceway.

PLUMBING UPGRADE **\$20,000.00**

The plumbing in these buildings is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed.

TREATMENT OF BUILDING ENVELOPE **\$25,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

The exterior paint is in good condition. The windows are single-paned and should be considered for replacement. An upgrade to double-pane would help with energy costs. The concrete for the front entrance steps and ramp is severely cracked and needs to be repaired.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects: \$220,000.00**
Needs **Long - Term**

MECHANICAL UPGRADE **\$10,000.00**

The mechanical systems serving these buildings were recently upgraded. This project recommends continued maintenance.

LONG TERM NEEDS **\$210,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$5,010,000.00
Total estimated cost of priority 2 projects:	\$2,620,000.00
Total estimated cost of priority 3 projects:	<u>\$220,000.00</u>

Total estimated cost of all projects: **\$7,850,000.00**

Total restoration cost **\$170.07 per Sq. Ft.**

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

\$16,783,826.85

\$272.31 per Sq. Ft.

Facility Condition Index **46.77%**

RENO POLICE DEPARTMENT #091





Facility Condition Analysis

RPD EVIDENCE - R.O.P.
264 KEYSTONE AVE. #180
BUILDING REPORT
32,821 Square Feet
1952

The RPD Evidence building is the proposed location for a new forensics laboratory. This project, if approved, will require a detailed needs analysis and preliminary design to obtain accurate cost estimates for required facility improvements. In the meantime, the following projects have been identified to improve the current conditions at this building:

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$780,000.00
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EXISTING ROOF	Cost:	\$500,000.00
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The roof needs to be repaired/replaced. The front portion of the roof adjacent to Keystone will require modification to prevent unauthorized individuals from gaining access to the roof.

HVAC PACKAGE UNITS	Cost:	\$70,000.00
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Currently there are four package units that supply the heating and cooling to the building's forward areas. The useful life cycle of a roof top package unit is around 25 years. Although all four of the package units will need to be replaced in the future, two of the units are in need of replacement within the next 2-3 years.

SECURITY IMPROVEMENTS	Cost:	\$60,000.00
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The glass double doors adjacent to Keystone Avenue is used by unauthorized individuals for camping, which creates constant safety/security concerns. This area should be enclosed with security gates and crash bars for emergency egress. The vehicle gates on the Vine Street side of the building need motorized openers. They are currently manual locked with chains and padlocks.

ASPHALT/CONCRETE	Cost:	\$150,000.00
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The asphalt parking lot and driveways contain some pot holes and also require chip seal/repair.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$32,000.00
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Necessary	Not Yet Critical
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TREATMENT OF BUILDING ENVELOPE	Cost:	\$30,000.00
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The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition. Most of the exterior is in good condition, although painting will be needed in the next 3 - 4 years.

ELECTRICAL UPGRADE	Cost:	\$2,000.00
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For the most part the electrical system is in fair condition. There are some communication cables that have been loosely ran and should be installed in a raceway.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects:** **\$3,055,000.00**

Needs **Long - Term**

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$500,000.00**

The inside is a remodeled hodge-podge of spaces and could use a full interior remodel depending on how the space plans to be fully utilized. A plan for the normal wear and tear will be needed.

MECHANICAL UPGRADE **Cost: \$2,500,000.00**

The mechanical systems serving this building are in need of an upgrade. The system controls are older and inefficient. This upgrade would include installation of Energy Management System controls in the building. If this facility is used as a forensics lab, there will need to be a complete HVAC redesign and installation to care for sensitive forensic equipment and evidence processing. At a minimum, the addition of a make up air type unit capable of heating and cooling the garage area as RPD currently processes all of their evidence there, and the need for fresh air changeover is required for the current evidence operations.

PLUMBING UPGRADE **Cost: \$25,000.00**

The plumbing in this building is in fair condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed.

LONG TERM NEEDS **Cost: \$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$780,000.00
Total estimated cost of priority 2 projects:	\$32,000.00
Total estimated cost of priority 3 projects:	<u>\$3,055,000.00</u>

Total estimated cost of all projects: **\$3,867,000.00**

Total restoration cost \$117.82 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

\$11,428,928.62

\$348.22 per Sq. Ft.

Facility Condition Index 33.84%





Facility Condition Analysis

**RPD CENTRAL SUB
STATION #095 AND BUSINESS IMP. DISTRICT #253
BUILDING REPORT
7,193 Square Feet
1995**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$10,000.00
Currently Critical	Immediate	

MECHANICAL UPGRADE **Cost: \$10,000.00**
The mechanical systems serving the Central Station will be in need of an upgrade.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$30,000.00
Necessary	Not Yet Critical	

INTERIOR FINISHES AND UPGRADES **Cost: \$30,000.00**
Interior painting, window tinting and general interior finishes and fixtures require some repair and replacement.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$25,000.00
Needs	Long - Term	

PLUMBING UPGRADE **Cost: \$5,000.00**
The plumbing in these buildings is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

ELECTRICAL UPGRADE **Cost: \$5,000.00**
With the exception of a couple of issues the electrical systems in these buildings are in good condition.

LONG TERM NEEDS **Cost: \$15,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very import to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$10,000.00
Total estimated cost of priority 2 projects:	\$30,000.00
Total estimated cost of priority 3 projects:	<u>\$25,000.00</u>

Total estimated cost of all projects:	\$65,000.00
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Total restoration cost	\$5.33 per Sq. Ft.
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REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$1,958,725.83

\$272.31 per Sq. Ft.

Facility Condition Index	3.32%
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Facility Condition Analysis

IDLEWILD POOL BUILDING REPORT 6,505 Square Feet 1966

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$230,000.00
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TREATMENT OF BUILDING ENVELOPE	Cost:	\$80,000.00
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The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

The north facing wall has a line of windows and metal louvers. Currently water is leaking around one of the framed windows in the locker room area. The metal louvers in this area were designed to allow fresh air into the building but did not take into account that our winters can be very cold and cause pipes to freeze. Wooden shutters are now in place but are difficult and dangerous to open for the summer months. A new design of the windows and metal louvers is recommended. All of the exterior doors and door frames have been vandalized and need to be replaced.

BOILER REPLACEMENT	\$150,000.00
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The boiler is past it's useful life and is becoming more difficult to maintain. A new system needs to be designed with an engineering firm to replace the current system.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$925,000.00
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Necessary	Not Yet Critical
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INTERIOR FINISHES AND FIXTURE UPGRADE	Cost:	\$50,000.00
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The ceilings in the mechanical and locker rooms need attention as they were damaged from water leaks from the previous roof. The toilet partitions in both locker rooms are in need of major repair or replacement. The tile in both the men's and women's shower areas needs to be replaced. The counter tops and storage spaces in the office area are in poor condition and need to be repaired or replaced.

ELECTRICAL UPGRADE	Cost:	\$60,000.00
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The chemicals used as a sanitizer for the swimming pools, are very corrosive to the ferrous metals in the building. The majority of the electrical EMT conduit and metal boxes are slowly rusting away. The replacement to PVC conduit and boxes is recommended. An electrical run to the life guard's staging area was added recently and does not meet code requirements. This should be addressed.

MECHANICAL UPGRADE	Cost:	\$40,000.00
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Some of the mechanical systems will be in need of an upgrade. Installation of Energy Management System controls are recommended. The 110v Barber Colman electrical system that controls the swimming pool heat and temperature for the showers is outdated. A new low voltage (24v) system is recommended. The unit heaters in the locker and training pool mechanical rooms need to be replaced. The boiler stacks in the mechanical room are in poor condition. All of the metal support hangers are rusting away and metal straps on the no hub couplings have broken apart.

PLUMBING UPGRADE **Cost: \$60,000.00**

The recessed ground hydrants on the swimming pool deck haven't worked in years. Currently staff must use long sections of hose to perform maintenance duties. The multi-person shower columns in both locker rooms are in need of replacement; however, that type of shower column is no longer manufactured and the replacement parts are expensive and may be difficult to find.

FIRE PROTECTION SYSTEM AND EGRESS **Cost: \$60,000.00**

This facility does have a fire protection system in place; however, it is recommended that the fire protection system be updated. A new design to the perimeter fencing of the swimming pool area is needed to be brought up to code. If the aquatic facilities are in use and an emergency were to occur, the only egress for the swimmers is through the locker rooms and the building exit. Some type of egress at the fencing perimeter is required.

SWIMMING POOL DECK REPLACEMENT **Cost: \$650,000.00**

The environment in this region is taking a toll on this facility. With summer temperatures reaching into the 100's and winter temperatures lowering to the single digits, a number of concrete and tile problems are occurring.

The seven sets of grab rails that swimmers use to exit the pool are in average condition after staff made repairs. In time, the concrete that holds the anchors for the grab rails will break apart. Staff made repairs to portions of the swimming pool concrete deck after it had broken away and all of the expansion joints were also repaired. In the future the deck and expansion joints will need replacing. For a number of years the pool's underwater lighting system has been inoperable, leaving the evening aquatic programs without proper illumination. This interferes with the lifeguard's ability to see swimmers in trouble. Washoe County Health has expressed concerns about this area.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$45,000.00
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Needs **Long - Term**

EXISTING ROOF **Cost: \$5,000.00**

The roof is in sound condition; however, a preventive maintenance program that includes patching and coating is needed.

LONG TERM NEEDS **Cost: \$40,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very import to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$230,000.00
Total estimated cost of priority 2 projects:	\$925,000.00
Total estimated cost of priority 3 projects:	\$45,000.00

Total estimated cost of all projects: **\$1,200,000.00**

Total restoration cost \$184.47 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST **\$1,200,000.00**

RSMMeans Construction Estimator 2023

\$2,273,367.00

\$349.48 per Sq. Ft.

Facility Condition Index 52.79%

IDLEWILD POOL





Facility Condition Analysis

**TRANER POOL #128
BUILDING REPORT
4,618 Square Feet
1970**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$80,000.00
Currently Critical	Immediate	

Pool Cover **Cost: \$80,000.00**

The pool is left with water when not in service which attracts water foul. A cover would greater reduce the unwanted material from collecting in the pool.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$30,000.00
Needs	Long - Term	

LONG TERM NEEDS **Cost: \$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very import to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$80,000.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$30,000.00
	\$110,000.00
Total estimated cost of all projects:	
	\$110,000.00

Total restoration cost \$33.68 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST
RSMeans Construction Estimator 2023
\$1,613,898.64
\$349.48 per Sq. Ft.

Facility Condition Index 6.82%

TRANER POOL #128





Facility Condition Analysis

**NORTHWEST POOL #078
BUILDING REPORT
22,754 Square Feet
1976**

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects:** **\$100,000.00**

BLOCK WALL REPAIR **\$100,000.00**

Over the past three decades, the Northwest Pool has provided a venue of aquatic recreational opportunities. Its popularity has taken a toll on the swimming pool infrastructure and safety issues are arising. The block walls are deteriorating, causing cracking

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects:** **\$115,000.00**

Necessary **Not Yet Critical**

ELECTRICAL UPGRADE **Cost:** **\$25,000.00**

As time has progressed, the building's electrical demand has changed and is currently utilized to its current maximum potential. The electrical panels and receptacles are at their limit. The system should be upgraded to meet the evolving needs of the building. The computer network and phone cabling does not meet code requirements in many instances and should also be upgraded.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost:** **\$20,000.00**

The ceilings in the mechanical and locker rooms are damaged from leaks in the metal roof. The interior doors, frames, and closers are rusted. The toilet partitions in both locker rooms are in need of major repair or replacement.

MECHANICAL UPGRADE **Cost:** **\$50,000.00**

The mechanical systems serving this building are in need of continuous maintenance because of the harsh chemicals used for the swimming pool operation. Air handler, HVU-1, needs to be replaced because it has become unable to maintain temperatures during the winter.

SWIMMING POOL, DECK AND TILE REPAIRS **Cost:** **\$20,000.00**

Over the past three decades, the Northwest Pool has provided a venue of aquatic recreational opportunities. Its popularity has taken a toll on the swimming pool infrastructure and safety issues are arising. The concrete pool deck is deteriorating, causing cracking and is currently exposing the edges of the metal deck drains. The metal deck drains are rusting, leaving sharp edges.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$70,000.00
Needs	Long - Term	

ROOFING NEEDS	Cost:	\$10,000.00
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The roof is in sound condition; however, a preventive maintenance program is needed.

LONG TERM NEEDS	Cost:	\$50,000.00
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Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very import to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

TREATMENT OF BUILDING ENVELOPE	Cost:	\$10,000.00
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The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

The east and west masonry walls were recently stripped to bare surface, primed, and recoated. The fiberglass 2' x 1' panels that fill in the remainder of the walls are old and have been the target for many rocks and baseballs leaving several cracks and holes. Replacing or remodeling the fiberglass wall is recommended.

On the west side of the building two sets of double metal doors are rusted and need to be replaced. On the east wall, hidden from view, the exterior wall exhaust fan cover has been vandalized and should be replaced. It is also recommended that a metal guard be installed to prevent future vandalism.

Total estimated cost of priority 1 projects:	\$100,000.00
Total estimated cost of priority 2 projects:	\$115,000.00
Total estimated cost of priority 3 projects:	\$70,000.00

Total estimated cost of all projects:	\$285,000.00
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Total restoration cost \$12.53 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMans Construction Estimator 2023

\$7,952,068.00

\$349.48 per Sq. Ft.

Facility Condition Index	3.58%
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NORTHWEST POOL #078





Facility Condition Analysis

CALIFORNIA BUILDING #052 BUILDING REPORT 9,874 Square Feet 1926

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects: \$1,325,000.00**

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$200,000.00**

The kitchen has an old exhaust fan and underneath storage areas that need to be cleaned up, painted and replaced. The boiler room also needs painting. The VFW office is in need of new carpeting and the bathroom remodeled. The main floor at the California Building is in good condition, but needs to be painted. The tile floor and columns just outside the restrooms are in poor condition. The storage area that is used for tables and chairs needs painting.

HVAC UPGRADE - HEATING & COOLING **Cost: \$800,000.00**

Repair entry steps that have deteriorated through time and use. Ramp and door opener needs to meet ADA requirements.

ROOF REPLACEMENT AND BELL TOWER REPAIR **Cost: \$175,000.00**

The tile roof is original to the building and is past its service life. It is suggested that all of the roofing be replaced with an historic approved tile to prevent further moisture damage. Scope of work to include fascia and flashing repair and/or replacement as well as corrective measures for the structural integrity of the bell tower.

TREATMENT OF BUILDING ENVELOPE **Cost: \$150,000.00**

There was some exterior remodeling done in late 1997 but the exterior paint is beginning to fade on the south side. The metal gutters and down spouts on the front of the building need addressing. The exterior concession stand at the rear of the building needs to be remodeled or removed. It is in very poor condition. In 1997 the California Building was re-roofed; however, the fascia board was not repaired or re-painted. The mortar around the chimneys is beginning to fail and will need repairing in the near future.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects: \$90,000.00**

Necessary **Not Yet Critical**

ASBESTOS ABATEMENT **Cost: \$40,000.00**

In 2002 asbestos abatement was performed on a portion of the California Building in the kitchen and VFW areas. There is a concern that this facility may still contain asbestos materials. Given the age of the building and the presence of floor tiles, plus the mastic that was used to bond this material (which was commonly manufactured with asbestos), these areas should be considered "Hot". It is recommended that these areas be tested for asbestos-containing materials prior to any remodel work or any work that has the potential to create airborne asbestos particles.

MAIN ELECTRICAL SERVICE **Cost: \$50,000.00**

The main electrical service has been tapped to provide power to the police memorial and other additions. Though still safe, the main service is in need of attention. If additions are made in the future, the service should be upgraded at that time.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$45,000.00
Needs	Long - Term	

LONG TERM NEEDS **Cost: \$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

MECHANICAL UPGRADE **Cost: \$10,000.00**

The mechanical system serving this building was upgraded in 2000. Energy Management System controls were installed at that time.

PLUMBING UPGRADE **Cost: \$5,000.00**

In 2004, an ADA remodeling of the restrooms was performed; however, with the continuous use of the fixtures, a plan for replacing them in the future is needed.

Total estimated cost of priority 1 projects:	\$1,325,000.00
Total estimated cost of priority 2 projects:	\$90,000.00
Total estimated cost of priority 3 projects:	<u>\$45,000.00</u>

Total estimated cost of all projects: **\$1,460,000.00**

Total restoration cost \$147.86 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

\$2,119,256.62

\$214.63 per Sq. Ft.

Facility Condition Index 68.89%

CALIFORNIA BUILDING #052





Facility Condition Analysis

**PLUMAS GYM #009
BUILDING REPORT
10,960 Square Feet
1960**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$520,000.00
Currently Critical	Immediate	

ROOFING UPGRADE **Cost: \$170,000.00**

This building had a new roof installed 12 years ago and over this short period of time the expansion and contraction from our weather has caused the roof to leak. Major repair to the roof is encouraged.

ASPHALT/CONCRETE **Cost: \$200,000.00**

Concrete is heaving, chipping, and cracking on the South entrance. The concrete on the North side of the building has deteriorated beyond repair. The asphalt parking lot needs slurry seal, additionally, the parking is not ADA accessible.

TREATMENT OF BUILDING ENVELOPE **Cost: \$150,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a weather tight condition. The majority of the exterior of this building is in average condition; however, a few items need to be addressed.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$155,000.00
Necessary	Not Yet Critical	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$90,000.00**

Most of the interior walls of this building have recently been painted; however, some rooms need wall repairs and painting. Carpeting in some areas is old and needs replacing.

MECHANICAL UPGRADE **Cost: \$30,000.00**

Some of the mechanical systems serving this building are in need of an upgrade. An Energy Management System is currently being used for this building; however, the majority of the mechanical equipment has reached the end of its useful life cycle. A plan for upgrading the mechanical system in the future is encouraged.

PLUMBING UPGRADE **Cost: \$30,000.00**

The plumbing in this building is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

ELECTRICAL UPGRADE **Cost: \$5,000.00**

The electrical system in this building is in fair condition and some upgrades will be needed in the future.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$30,000.00
Needs	Long - Term	

LONG TERM NEEDS **Cost: \$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$520,000.00
Total estimated cost of priority 2 projects:	\$155,000.00
Total estimated cost of priority 3 projects:	<u>\$30,000.00</u>
 Total estimated cost of all projects:	 \$705,000.00
 Total restoration cost	 \$64.32 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

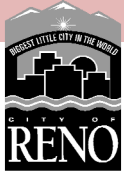
\$2,352,344.80

\$214.63 per Sq. Ft.

Facility Condition Index **29.97%**

PLUMAS GYM #009





Facility Condition Analysis

NORTHEAST COMMUNITY CENTER #182 BUILDING REPORT 39,419 Square Feet 1998

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$700,000.00
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TREATMENT OF BUILDING ENVELOPE	Cost:	\$300,000.00
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The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project includes items to protect the exterior building envelope other than the roof. This can include repairing mortar joints in areas where necessary and sealing the building exterior. This sealing can include applying a clear sealer to the masonry, repainting, or reapplying any other type of a building exterior treatment. Upon completion of repairs, the exterior needs to be painted and a new mural needs replace the existing art.

ASPHALT/CONCRETE	Cost:	\$200,000.00
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The asphalt driveway and parking lot has extensive cracking and spalling requiring repair and replacement. Much of the sidewalks, especially on the North side of the building are deteriorated beyond repair and will need to be removed and replaced. There is a dumpster on the North side that needs a concrete pad and concrete block enclosure with gates.

EAST WING RESTROOM REMODEL ON 1ST FLOOR	Cost:	\$200,000.00
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The restrooms on the 1st floor in the East wing are original to the building and need to be completely remodeled to bring up to ADA standards. The tile is either chipped or missing and the fixtures need to be replaced. This area test positive for lead and asbestos.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$417,000.00
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Necessary	Not Yet Critical
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FIRE PROTECTION UPGRADE	Cost:	\$170,000.00
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In the 2000 remodel only portions of the NECC complex were installed with a new Fire Sprinkler Protection System. NECC is still using an older type sprinkler head system in the Swimming Pool Area, Locker Rooms, Workout, Jiggs & Eureka Rooms. The East Wing of NECC is only protected by an old heat detection system, for which replacement is suggested.

ASBESTOS ABATEMENT	Cost:	\$100,000.00
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There is a need to abate the asbestos in the East Wing and Boiler room. In many cases before maintenance and repair projects can begin, areas of asbestos need to be removed, delaying and adding cost to the task.

INTERIOR FINISHES AND FIXTURE UPGRADE	Cost:	\$25,000.00
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The East Wing at NECC was not part of the 2000 remodel. A new front counter and upgrades to the interior finishes have occurred since 2010.

PLUMBING UPGRADE	Cost:	\$120,000.00
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The integrity of the plumbing in the East Wing serving this building is questionable and needs to meet water conservation and ADA regulations.

ELECTRICAL MAINTENANCE

Cost: \$2,000.00

The primary use of the Eureka Room is for computer class training. As new equipment has come online, additional data cable has been installed and in some cases creates a potential trip and fall hazard and damage to the data cable. A new raceway for electrical and data cable is recommended.

PRIORITY CLASS 3 PROJECTS

Total Cost for Priority 3 Projects:

\$415,000.00

Needs

Long - Term

LONG TERM NEEDS

Cost: \$345,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

If no major reconstruction plans are anticipated and the City of Reno plans to keep the Northeast Community Center in its similar fashion, an Exterior Insulation and Finish System (EIFS) is suggested for examination. EIFS is a multi-layered exterior wall system that is used in both commercial buildings and homes, providing superior energy efficiency.

EIFS reduces air infiltration, stabilizes the interior environment and reduces energy consumption. The perimeter wall at the NECC is masonry block allowing cold and hot air to enter into the interior environment.

MECHANICAL UPGRADE

Cost: \$70,000.00

The East Wing at NECC was not part of the 2000 remodel. (Doesn't include pool upgrades). Boiler Plant Replacement w/DHW and system controls in 2010

Total estimated cost of priority 1 projects: **\$700,000.00**

Total estimated cost of priority 2 projects: **\$417,000.00**

Total estimated cost of priority 3 projects: **\$415,000.00**

Total estimated cost of all projects: **\$1,532,000.00**

Total restoration cost \$38.86 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

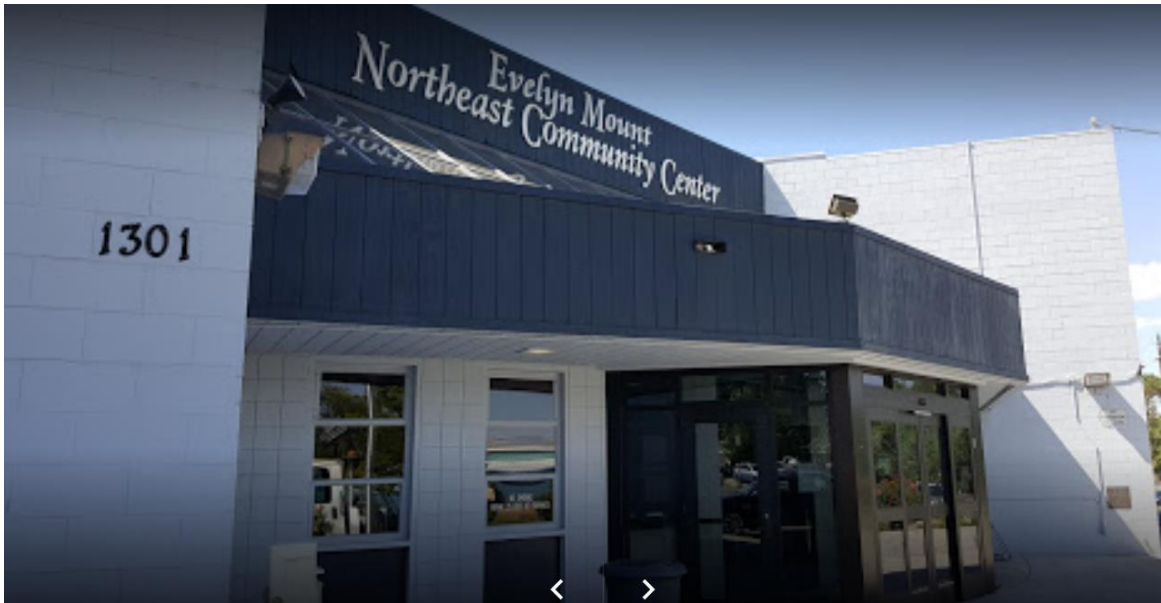
\$13,776,152.12

\$349.48 per Sq. Ft.

Facility Condition Index

18.86%

NORTHEAST COMMUNITY CENTER #182





Facility Condition Analysis

MCKINLEY ARTS & CULTURE CENTER #069 BUILDING REPORT 22,093 Square Feet 1935

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects:** **\$790,000.00**

ELEVATOR MODERNIZATION **\$140,000.00**

The age and type elevator is outdated making it harder to maintain. The elevator call buttons need to be replaced and the elevator contractor that maintains this equipment can no longer find the parts needed. It has become necessary to modernize the elevator in order to safely operate this equipment.

ASPHALT/CONCRETE **Cost:** **\$100,000.00**

The parking lot and driveway contain cracks that need to be repaired/sealed and re-striped. The concrete steps to the front of the building are cracked and spalling and need to be replaced before the nose edge fails.

TREATMENT OF BUILDING ENVELOPE **Cost:** **\$250,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

Exterior remodeling was done to the majority of the building in 2000 but some areas were not addressed. The cement steps to the Philharmonic's Office are breaking apart along with the wood frame to the front entrance door. Some of the exterior stairwell areas were retrofitted with floodgates and other areas were not. During the flood of 2005, staff was able to sand bag around the boiler room stairwell; however, water seeped through a window on the northwest side and flooded a storage area beneath the stage. The cement on the exterior of the boiler room is failing and needs to be repaired and the door sweeps on most of the exterior doors need replacing. Finally, the exterior needs to be completely painted.

BOILER REPLACEMENT **\$200,000.00**

The boiler is past it's useful life and is becoming more difficult to maintain. A new system needs to be designed with an engineering firm to replace the current system.

WOODEN WINDOW RESTORATION **\$60,000.00**

The wooden windows are original to the building and are in needed of restoration. Scope to include refinishing the wood as well as repairing the hardware and seals to prevent further damage.

WOOD FLOOR REFINISHING **\$40,000.00**

The wood floors show signs of significant wear and tear and will need to be completely stripped, sanded, and refinished. Best practices suggest this be done every 7-10 years and it has been 15+ since this was done last.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects:** **\$10,000.00**

Necessary **Not Yet Critical**

INTERIOR FINISHES AND FIXTURE UPGRADE

Cost: \$10,000.00

In a number of areas low voltage wire is ran along the existing piping and around door casings. This low voltage wire can be easily damaged if not installed in conduit. The vinyl flooring in the restrooms next to the auditorium needs repairing or replacing and the floor leading to the restrooms needs painting and cover base. The janitor's area in the rear next to the auditorium needs to be repaired and repainted.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$40,000.00
Needs	Long - Term	

LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

ROOFING UPGRADE

Cost: \$5,000.00

During the 2000 remodel, McKinley Arts & Culture Center was re-roofed. A plan for continued maintenance of the roof and drainage system is needed.

ELECTRICAL UPGRADE

Cost: \$3,000.00

With the exception of a couple of issues, the electrical system is in good condition.

PLUMBING UPGRADE

Cost: \$2,000.00

In 2000 the restrooms were remodeled; however, with the continuous use of the fixtures replacing them in the future is needed.

Total estimated cost of priority 1 projects:	\$790,000.00
Total estimated cost of priority 2 projects:	\$10,000.00
Total estimated cost of priority 3 projects:	<u>\$40,000.00</u>

Total estimated cost of all projects: **\$840,000.00**

Total restoration cost \$38.02 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$4,268,604.00

\$193.21 per Sq. Ft.

Facility Condition Index 19.68%

MCKINLEY ARTS & CULTURE CENTER #069



Facility Condition Analysis



NEIL ROAD BUILDING #1
WOMEN'S & CHILDREN'S CENTER #196, BOY'S & GIRL'S CLUB #110 AND RPD SOUTH SUB #094
BUILDING REPORT
8,357 Square Feet
1998

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$30,000.00
Necessary	Not Yet Critical	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$30,000.00**
 The RPD sub-station is showing wear and needs new flooring and interior painting.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$172,000.00
Needs	Long - Term	

MECHANICAL UPGRADE **Cost: \$4,000.00**
 The mechanical systems serving these buildings are in need of continued preventive maintenance.

PLUMBING UPGRADE **Cost: \$4,000.00**
 The plumbing in this building is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

ELECTRICAL UPGRADE **Cost: \$4,000.00**
 With the exception of a couple of issues the electrical system in this building is in good condition.

ROOFING UPGRADE **Cost: \$150,000.00**
 The roof on the Gym building is in good condition. The Gym received a "Liquitech" coating in 2021. For the most part this roof has about five to six years left. The Senior Center roof is in good condition. A plan to replace the older roof is encouraged.

LONG TERM NEEDS **Cost: \$10,000.00**
 Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$30,000.00
Total estimated cost of priority 3 projects:	<u>\$172,000.00</u>

Total estimated cost of all projects:	\$202,000.00
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Total restoration cost	\$24.17 per Sq. Ft.
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REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$2,924,950.00

\$350.00 per Sq. Ft.

Facility Condition Index	6.91%
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NEIL ROAD BUILDING #1

WOMEN'S & CHILDREN'S CENTER #196, BOY'S & GIRL'S CLUB #110 AND RPD SOUTH SUB #094





Facility Condition Analysis

**NEIL ROAD BUILDING #2
COMMUNITY HEALTH ALLIANCE #203
BUILDING REPORT
4,484 Square Feet
1998**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$2,500.00
Necessary	Not Yet Critical	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$2,500.00**
The interior finishes at the CHA building are in good condition with only a few minor problems. There is some wall damage due to chairs, which could be helped by installing chair rails.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$170,000.00
Needs	Long - Term	

MECHANICAL UPGRADE **Cost: \$4,000.00**
The mechanical systems serving these buildings will be in need of continued preventive maintenance.

PLUMBING UPGRADE **Cost: \$3,000.00**
The plumbing in this building is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

ELECTRICAL UPGRADE **Cost: \$3,000.00**
With the exception of a couple of issues the electrical system in this building is in good condition.

ROOFING UPGRADE **Cost: \$150,000.00**
The roof on the Gym building is in good condition. The Gym received a "Liquitech" coating in 2021. For the most part this roof has about five to six years left. The Senior Center roof is in good condition. A plan to replace the older roof is encouraged.

LONG TERM NEEDS **Cost: \$10,000.00**
Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very import to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$2,500.00
Total estimated cost of priority 3 projects:	<u>\$170,000.00</u>

Total estimated cost of all projects: **\$172,500.00**

Total restoration cost \$38.47 per Sq. Ft.

**REPLACEMENT BUILDING CONSTRUCTION COST
RSMMeans Construction Estimator 2023**

\$400.01 per Sq. Ft.

Facility Condition Index 9.62%

NEIL ROAD BUILDING #2
COMMUNITY HEALTH ALLIANCE #203





Facility Condition Analysis

**NEIL ROAD BUILDING #3
GYM SENIOR ADDITION #204
BUILDING REPORT
14,681 Square Feet
1998**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$50,000.00
Currently Critical	Immediate	

PROGRAMMABLE LED LIGHTING - GYMNASIUM **\$50,000.00**

This space is home to many different sports and events which could benefit greatly with new LED lighting that is programmable. Senior citizens use the gym for pickleball and the youth use the gym for basketball and the stage area is used for different non-sport activities, all of which could benefit from the option to either dim or brighten the lights as needed.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$4,000.00
Necessary	Not Yet Critical	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$4,000.00**

The Gym is in good condition and is showing normal wear.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$148,000.00
Needs	Long - Term	

MECHANICAL UPGRADE **Cost: \$7,000.00**

The mechanical systems serving this building are in need of an upgrade. This project recommends the installation of Energy Management System controls in the building. The updating of the controls to the four HVAC units for the Gym would increase the building's efficiency.

ROOFING UPGRADE **Cost: \$125,000.00**

The roof on the Gym building is in good condition. The Gym received a "Mule Hide" coating. For the most part this roof has about five to six years left. The Senior Center roof is in good condition. A plan to replace the older roof is encouraged.

PLUMBING UPGRADE **Cost: \$3,000.00**

The plumbing in this building is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

ELECTRICAL UPGRADE **Cost: \$3,000.00**

With the exception of a couple of issues the electrical systems in this building are in good condition.

LONG TERM NEEDS

Cost: \$10,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$50,000.00
Total estimated cost of priority 2 projects:	\$4,000.00
Total estimated cost of priority 3 projects:	<u>\$148,000.00</u>

Total estimated cost of all projects: **\$202,000.00**

Total restoration cost \$13.76 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$3,150,983.03

\$214.63 per Sq. Ft.

Facility Condition Index 6.41%

NEIL ROAD BUILDING #3
GYM SENIOR ADDITION #204





Facility Condition Analysis

PARADISE PARK ACTIVITY CENTER #083 BUILDING REPORT 3,160 Square Feet 1960

PRIORITY CLASS 1 PROJECTS:	Total Cost for Priority 1 Projects:	\$50,000.00
Currently Critical	Immediate	

ASPHALT/CONCRETE **Cost: \$50,000.00**

Rodents have undermined the North side of the parking lot causing the curbing and asphalt to fail. The rest of the parking lot is cracked and needs slurry seal.

PRIORITY CLASS 2 PROJECTS:	Total Cost for Priority 2 Projects:	\$25,000.00
Necessary	Not Yet Critical	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$20,000.00**

The interior walls of this building have recently been painted. The vinyl tile floor is in good shape except in the area at the front door entrance. The vinyl baseboard is in poor condition and needs to be replaced. The toilet partitions will need to be replaced in the near future.

There is a concern that this facility may contain asbestos materials. Given the age of the building and the presence of the 12" x 12" ceiling tiles in the meeting room and the mastic that was used to bond these materials (which were both commonly manufactured with asbestos) this facility should be considered "Hot". It is recommended that the building be tested for asbestos containing materials prior to any remodel work or any work that has the potential to create airborne asbestos particles.

PLUMBING UPGRADE **Cost: \$5,000.00**

The plumbing in this building is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

PRIORITY CLASS 3 PROJECTS:	Total Cost for Priority 3 Projects:	\$65,000.00
Needs	Long - Term	

MECHANICAL UPGRADE **Cost: \$20,000.00**

Some of the mechanical systems serving this building are in need of an upgrade. The furnace is reaching the end of its life cycle. A plan for upgrading the mechanical system in the near future is encouraged.

ELECTRICAL UPGRADE **Cost: \$15,000.00**

With the exception of a couple of issues the electrical system is in good condition. However, some time in the future, the lighting fixtures at this facility need to be upgraded.

LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$50,000.00
Total estimated cost of priority 2 projects:	\$25,000.00
Total estimated cost of priority 3 projects:	<u>\$65,000.00</u>

Total estimated cost of all projects: **\$140,000.00**

Total restoration cost \$44.30 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

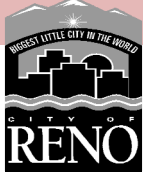
\$678,230.80

\$214.63 per Sq. Ft.

Facility Condition Index 20.64%

PARADISE PARK ACTIVITY CENTER #083





Facility Condition Analysis

**PARKS OFFICE #055 URBAN FOREST #054
BUILDING REPORT
8,733 Square Feet - Both Buildings
1970**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$25,000.00
Currently Critical	Immediate	

TREATMENT OF BUILDING ENVELOPE **Cost: \$15,000.00**

The mechanical roll up doors in both buildings are in good condition but will need to be replaced in the near future. A corner of the urban forest building has been damaged and needs to be repaired.

ROOFING UPGRADE **Cost: \$10,000.00**

The metal roofs with skylights on these buildings were installed about 30 years ago. Over time the expansion and contraction of the metal have loosened the roofing fasteners and the water tight sealant around the skylights, which has resulted in roof leaks. It is suggested that a metal roofing contractor be hired to make the repairs.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$45,000.00
Necessary	Not Yet Critical	

MECHANICAL UPGRADE **Cost: \$20,000.00**

Some of the mechanical systems serving these buildings are in need of an upgrade. In the office building the evaporating coolers, unit heaters, water heater and air compressor will soon need replacing. In the urban forest building the window air conditioner, unit heaters, water heater and air compressor will soon need to be replaced.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$15,000.00**

Interior painting is needed in both buildings. The restrooms in the both buildings are in poor condition and need remodeling. The women's restroom at the office building is currently being used as storage for boxes of paper work. A proper storage area needs to be added in order to make a path for the women's restroom. Portions of the cement floors in both buildings need repairing.

PLUMBING UPGRADE **Cost: \$5,000.00**

The plumbing in these building is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

ELECTRICAL UPGRADE **Cost: \$5,000.00**

With the exception of a couple of issues the electrical systems in these buildings are in good condition.



Facility Condition Analysis

ROSEWOOD LAKES CLUBHOUSE #112 BUILDING REPORT 4,935 Square Feet 1990

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$50,000.00
Currently Critical	Immediate	

ASPHALT/CONCRETE **Cost: \$50,000.00**

The parking lot and driveway contain cracks that need to be repaired/sealed and re-stripped.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$75,000.00
Necessary	Not Yet Critical	

ROOFING UPGRADE **Cost: \$20,000.00**

Over time with a metal roof the expansion and contraction will loosen the roofing fasteners and the water tight sealant around the skylights. Most of the roof leaks occur around the skylights; however, leaks can happen around the fasteners and seams. It is suggested that a roofing contractor provide maintenance. The mechanical well roof was replaced in 2012.

MECHANICAL UPGRADE **Cost: \$30,000.00**

The mechanical systems serving this building will be in need of an upgrade. This project recommends the installation of Energy Management System controls in the buildings. The water heater in the clubhouse was recently replaced. The HVAC equipment located on the roof and on the side of the building is 16 years old. The life span for this type of equipment is 20 to 25 years so a plan for replacing the equipment is needed. The clubhouse has a full-size working kitchen and most of the food service equipment is also 16 years old. Again, a plan for replacing the food service equipment is needed.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$25,000.00**

The interior walls of this building have recently been painted. At the time of this survey the clubhouse carpeting was in average condition; however, a plan should be made for replacing the carpet in the next 2 to 3 years. Replacement of the older light fixtures with new might save costs in the long-term. The counter tops and sinks in the restrooms are in poor condition and need replacing.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$75,000.00
Needs	Long - Term	

ELECTRICAL UPGRADE **Cost: \$5,000.00**

With the exception of a couple of issues, the electrical system is in good condition.

PLUMBING UPGRADE **Cost: \$10,000.00**

The plumbing in this building is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

TREATMENT OF BUILDING ENVELOPE

Cost: \$30,000.00

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$50,000.00
Total estimated cost of priority 2 projects:	\$75,000.00
Total estimated cost of priority 3 projects:	<u>\$75,000.00</u>

Total estimated cost of all projects: **\$200,000.00**

Total restoration cost \$40.53 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

\$1,059,199.05

\$214.63 per Sq. Ft.

Facility Condition Index 18.88%

ROSEWOOD LAKES CLUBHOUSE #112





3,528 Square Feet

Facility Condition Analysis

GREENHOUSE #129 BUILDING REPORT

1996

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$50,000.00
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ROOFING UPGRADE		\$50,000.00
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The roof and siding on this structure is comprised of a multiwall polycarbonate sheeting known as Lexan. Currently holes are beginning to develop in the sheeting. South facing done in 2009, but remaining still needs to be done.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
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Necessary	Not Yet Critical	
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$10,000.00
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Needs	Long - Term	
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LONG TERM NEEDS	Cost:	\$10,000.00
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future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$50,000.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$10,000.00

Total estimated cost of all projects:	\$60,000.00
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Total restoration cost \$17.01 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

\$351,984.00

\$99.77 per Sq. Ft.

Facility Condition Index	17.05%
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Facility Condition Analysis

MIRA LOMA MAINTENANCE BUILDING #163 BUILDING REPORT 2,936 Square Feet 1987

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects:** **\$40,000.00**

ROOFING UPGRADE **Cost:** **\$40,000.00**

The metal building and roof was constructed about 20 years ago. Over time the expansion and contraction of the metal has loosened the roofing fasteners and the water tight sealant around the unit heater's chimney stacks. Most of the roof leaks are occurring around the chimney stacks after snow has built up and begins melting. Attempts have been made, but leaking still occurs. It is suggested that a metal roofing contractor be contacted to make the repairs.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects:** **\$60,000.00**

Necessary **Not Yet Critical**

TREATMENT OF BUILDING ENVELOPE **Cost:** **\$35,000.00**

The roll up doors on this building are in good condition but will need to be replaced in the near future. Updating the exterior lighting is encouraged.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost:** **\$5,000.00**

For the most part the interior of this building is well-maintained and in good condition. The office is in need of extra shelving and general remodeling.

MECHANICAL UPGRADE **Cost:** **\$10,000.00**

Some of the mechanical systems serving these buildings will be in need of an upgrade. The unit heaters, water heater and air compressor will need replacing in the near future.

PLUMBING UPGRADE **Cost:** **\$10,000.00**

The plumbing in the building is in average condition; however, with the continuous use of fixtures a plan for replacing them in the future is needed. Also, there is a question on the backflow preventer that protects this building. A new backflow preventer might need to be installed.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects:** **\$35,000.00**

Needs **Long - Term**

ELECTRICAL UPGRADE **Cost:** **\$5,000.00**

With the exception of a couple of issues the electrical systems in this building is in good condition.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$30,000.00
Needs	Long - Term	

LONG TERM NEEDS **Cost: \$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$25,000.00
Total estimated cost of priority 2 projects:	\$45,000.00
Total estimated cost of priority 3 projects:	<u>\$30,000.00</u>
 Total estimated cost of all projects:	 \$100,000.00
 Total restoration cost	 \$11.45 per Sq. Ft.

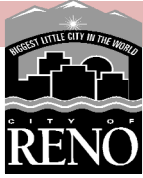
REPLACEMENT BUILDINGS CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$1,874,363.79

\$214.63 per Sq. Ft.

Facility Condition Index **5.34%**



Facility Condition Analysis

**ROSEWOOD LAKES GOLF COURSE
CART BUILDING #113
BUILDING REPORT
5,168 Square Feet
1,990**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$5,000.00
Currently Critical	Immediate	

TREATMENT OF BUILDING ENVELOPE **Cost: \$5,000.00**

The roll up doors in the cart building need replacing and the door frame opening and repairs are needed. There is some damage to the exterior metal siding. The cart building was built with a 3' concrete block foundation and the landscaping runs up against the block and water leaches through the concrete block and in to the building. Failure to the building's foundation might occur. Repairs are needed

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$25,000.00
Necessary	Not Yet Critical	

MECHANICAL UPGRADE **Cost: \$5,000.00**

The mechanical systems serving these buildings will be in need of an upgrade. In the cart building the wall mounted heat pump, unit heaters and water heater will soon need replacing.

ROOFING UPGRADE **Cost: \$5,000.00**

Over time the expansion and contraction of the metal have loosen the roofing fasteners and the water tight sealant around the skylights. Most of the roof leaks are occurring around the skylights. The gutters and downspouts on both building need to be addressed. It is suggested a metal roofing contractor be contacted to make the repairs.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$5,000.00**

The interior walls and insulation of the cart building are in terrible condition and in need of repair and painting.

PLUMBING UPGRADE **Cost: \$5,000.00**

The plumbing is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

ELECTRICAL UPGRADE **Cost: \$5,000.00**

With the exception of a couple of issues the electrical systems in these buildings are in good condition.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$30,000.00
Needs	Long - Term	

LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$5,000.00
Total estimated cost of priority 2 projects:	\$25,000.00
Total estimated cost of priority 3 projects:	<u>\$30,000.00</u>

Total estimated cost of all projects: **\$60,000.00**

Total restoration cost \$6.08 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

\$848,947.36

\$848,947.36

\$164.27 per Sq. Ft.

Facility Condition Index 7.07%

**ROSEWOOD LAKES GOLF COURSE
CART BUILDING #113**





Facility Condition Analysis

**AMTRAK OLD SIDE #231
BUILDING REPORT
11,307 Square Feet
1937/2005**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$110,000.00
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CONCRETE/SIDEWALK REPAIR		\$10,000.00
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The North side of the building has a concrete slab that is deteriorating from age and needs to be replaced.

EAST WING RENOVATION		\$100,000.00
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The Northeast most section of the building has an unfished space that needs wall and floor repairs in order for a tenant to move into this space.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$30,000.00
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Necessary	Not Yet Critical	
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ENTRY DOORS		\$30,000.00
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All entry doors have been vandalized over the years and are in need of replacing with a type of door that will deter further damage.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
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Needs	Long - Term	
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This building has a section that is very old and may have some unforeseen long-term needs.

Total estimated cost of priority 1 projects:	\$110,000.00
Total estimated cost of priority 2 projects:	\$30,000.00
Total estimated cost of priority 3 projects:	\$0.00
	\$140,000.00

Total estimated cost of all projects:	\$140,000.00
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Total restoration cost	\$12.38	per Sq. Ft.
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REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

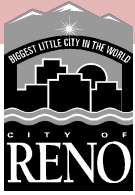
\$2,267,143.00

\$200.51 per Sq. Ft.

Facility Condition Index	6.18%
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AMTRAK OLD SIDE #231





Facility Condition Analysis

LEAR THEATER BUILDING REPORT 18,758 Square Feet 1939

PRIORITY CLASS 1 PROJECTS	Total Cost for Projects:	\$15,000,000.00
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IMPROVEMENTS/RESTORATION	Cost:	\$15,000,000.00
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The Lear Theater building, formerly the First Church of Christ, Scientist, was originally constructed in 1939. In 1998, the building was donated to the Ren-Sparks Theater Coalition and in 2000, Phase I Tenant Improvements (mechanical, plumbing, and electrical) were started under building permit LDP02-06482.

In 2002, Phase II Construction Documents for additions to the building were submitted and work was started in approximately 2008, but were never finished. In 2022, the building was repainted. In the interest of determining what improvements remain unfinished, the following input was provided by the Department of Development Services:

Determination of Future Use - 1) If the building is going to be used as a theater, all of the unfinished work identified in the Phase II design plans must still be accomplished, 2) If any other businesses, other than a theater is going to occupy this building, fire separation will need to be constructed between each of the businesses.

Current Design Plans and Building Codes – The current Phase II design plans dated August 26, 2002 do not meet current building design standards/codes. Therefore, before any other work can be accomplished in this building, a new engineer of record must be identified, a full analysis to determine existing construction and required changes to meet current building codes, and a structural redesign is required.

Outstanding Work (Major Issues) - 1) The HVAC system, as designed, is approximately 50% complete with ductwork and heating/cooling units must be purchased and installed; 2) The elevator car, controls, cables, brakes, and associated electronics and hardware must be purchased and installed; 3) The fire riser has been brought into the building, but all interior improvements (i.e., controls, sprinklers, etc.) must be purchased and installed; 4) In addition to an elevator, all other ADA accessibility improvements (interior and exterior) must also be constructed; 5) Basement improvements, as designed, are approximately 10% complete. If the basement is going to be used for different uses, other than ancillary space for a theater as originally designed, a 1-hour separation between the basement and upper floor must be constructed; 6) All exterior concrete upgrades and improvements must be constructed; 7) All landscaping improvements must be installed.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
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Necessary	Not Yet Critical
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
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Needs	Long - Term
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Total estimated cost of priority 1 projects:	\$15,000,000.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$0.00

Total estimated cost of all projects:	\$15,000,000.00
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\$450.00 per Sq. Ft.

Facility Condition Index 42.96%

LEAR THEATER



City-Owned Buildings - Currently Vacant

Facility Condition Analysis



**RENO COMMUNITY ASSISTANCE CENTER
MEN'S & WOMEN'S DROP-IN CENTER, WEST CARE TRIAGE #221
BUILDING REPORT
21,937 Square Feet
2005**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$775,000.00
Currently Critical	Immediate	

ELEVATOR CONTROLS UPGRADE **\$300,000.00**

The elevator that serves the Men's Shelter is out of compliance and can only be worked on by Thyssen-Krupp Elevators. It is consistently out of service and must be replaced with a non-proprietary elevator controls.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$475,000.00**

The interiors of these buildings are heavily used. Recent repairs have been made; however, additional repairs are needed. The men's shelter restroom and other areas need to be rebuilt to "institutional grade". There is significant damage to the interior walls which need repairs and a full interior painting. The flooring is past it's useful life and needs to be fully replaced.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$225,000.00
Needs	Long - Term	

TREATMENT OF BUILDING ENVELOPE **Cost: \$125,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

EXISTING ROOF - MDIC, WDIC AND WEST CARE TRIAGE **Cost: \$60,000.00**

The roof is in sound condition; however, a preventive maintenance program that includes patching and coating is needed.

MECHANICAL UPGRADE **Cost: \$5,000.00**

Finish installation of Energy Management System controls for this building is recommended.

ELECTRICAL UPGRADE **Cost: \$5,000.00**

With the exception of a couple of issues the electrical system is in good condition.

LONG TERM NEEDS **Cost: \$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Maintenance Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather

Total estimated cost of priority 1 projects:	\$775,000.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	<u>\$225,000.00</u>

Total estimated cost of all projects: **\$1,000,000.00**

Total restoration cost \$45.59 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$6,266,671.91

\$285.67 per Sq. Ft.

Facility Condition Index 15.96%

Facility Condition Analysis



RENO COMMUNITY ASSISTANCE CENTER - FAMILY SHELTER #241 BUILDING REPORT 49,315 Square Feet 2007

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$550,000.00
Currently Critical	Immediate	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$400,000.00**

The interiors of these buildings are heavily used. Recent repairs have been made; however, additional repairs are needed. Several restroom and other areas are damaged/vandalized and need to be rebuilt to "institutional grade". There is significant damage to the interior walls which need repair and a full interior painting. The flooring is past it's useful life and needs to be fully replaced.

ROOFING UPGRADE **\$150,000.00**

The roofing membrane has been damaged by staff and clients. It has been patched numerous times, but is now at the point where it needs to be replaced.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$570,000.00
Needs	Long - Term	

TREATMENT OF BUILDING ENVELOPE **Cost: \$35,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

MECHANICAL UPGRADE **Cost: \$500,000.00**

Boiler and chiller equipment is beyond their service life which is causing costly repairs. These units need to be replaced

ELECTRICAL UPGRADE **Cost: \$5,000.00**

With the exception of a couple of issues the electrical system is in good condition.

LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$550,000.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	<u>\$570,000.00</u>
Total estimated cost of all projects:	\$1,120,000.00
Total restoration cost	\$22.71 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST
RMeans Construction Estimator 2023
\$13,569,939.14

\$275.17 per Sq. Ft.

Facility Condition Index 8.25%

City-Owned Buildings - Leased or Operated by a Third Party



Facility Condition Analysis

SOUTHSIDE SCHOOL #017 BUILDING REPORT 9,583 Square Feet 1936

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects: \$475,000.00**

FIRE SUPPRESSION SYSTEM **Cost: \$250,000.00**

Southside School currently has no fire suppression system which is needed to best prepare for the event of a fire.

TREATMENT OF BUILDING ENVELOPE **Cost: \$225,000.00**

The brick wall and foundation are cracking. Also on the opposite side of the building, a number of bricks are missing from the chimney. The majority of the building's brick wall needs the mortar replaced and the dryvit coating on the cement foundation replaced. During the past renovation, 11 of the 49 windows were replaced. Replacing the remaining 38 windows and drip ledges will need the approval of the Historic Register Buildings Committee. Replace the front and rear entrance doors and the exterior wood door for the electrical main.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects: \$1,660,500.00**

Necessary **Not Yet Critical**

STRUCTURAL ENGINEERING **Cost: \$1,492,500.00**

The cost for stabilizing the structural components is referenced in a study by Toby Wade Structural Engineers.

ASBESTOS & LEAD ABATEMENT **Cost: \$130,000.00**

In many cases before maintenance and repair projects can begin, areas of asbestos and lead need to be removed, delaying and adding cost to the task. The majority of Southside School was built with these products.

WOOD FLOOR STRIPING, SAND AND REFINISHING **Cost: \$18,000.00**

The wooden floors in this building are in need of maintenance. Refinishing the floors by sanding, sealing and 2 coats of polyurethane is encouraged.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$10,000.00**

After the remodel, the first floor and basement are in good shape. There are a few concerns but nothing major. One of the concerns is the hallway lighting. If staff works late during the winter season the hallway lighting is off, making it difficult to egress the building. Some of the small internal offices do not have proper air flow and the HVAC system needs rebalancing. Removal of the old plumbing in the hallway is suggested.

ELECTRICAL UPGRADE **Cost: \$10,000.00**

During the remodeling, most of the first floor electrical was upgraded. The hallway and closets are still serviced by an old screw-in fuse type electrical panel located in the janitor's closet. An upgrade is encouraged.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$50,000.00
Needs	Long - Term	

EXISTING ROOFS **Cost: \$10,000.00**
 The roof at this facility is only a few years old. At this time maintenance is all that is required.

LONG TERM NEEDS **Cost: \$30,000.00**
 Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

MECHANICAL UPGRADE **Cost: \$5,000.00**
 The installation of Energy Management System controls for this building is recommended.

PLUMBING UPGRADE **Cost: \$5,000.00**
 All of the plumbing fixtures were replaced during the remodels; however, with the continuous use a plan for replacing them in the future is needed.

Total estimated cost of priority 1 projects:	\$475,000.00
Total estimated cost of priority 2 projects:	\$1,660,500.00
Total estimated cost of priority 3 projects:	\$50,000.00

Total estimated cost of all projects:	\$2,185,500.00
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Total restoration cost \$228.06 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST
RSMeans Construction Estimator 2023
\$2,246,542.69
\$234.43 per Sq. Ft.

Facility Condition Index 102.79%

SOUTHSIDE SCHOOL #017





Facility Condition Analysis

**TRUCKEE MEADOWS PARK ASSN. #056
BUILDING REPORT
937 Square Feet
1970**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$10,000.00
Currently Critical	Immediate	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$10,000.00**

The interior of this building has recently been painted. However, the men's and women's restrooms need to be remodeled for ADA compliance. The vinyl flooring in both restrooms need replacing.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$39,000.00
Necessary	Not Yet Critical	

PLUMBING UPGRADE **Cost: \$5,000.00**

The plumbing in this building is old. A plan for replacing the fixtures in the near future is needed.

MECHANICAL UPGRADE **Cost: \$5,000.00**

The mechanical systems serving this building will be in need of an upgrade. This project recommends the installation of Energy Management System controls in the building. A new furnace was installed in the mid-1980s, and will need to be replaced in the near future.

ELECTRICAL UPGRADE **Cost: \$4,000.00**

The breaker box cover is missing and needs to be replaced. Updated interior lighting is suggested.

ASBESTOS ABATEMENT **Cost: \$25,000.00**

There is a concern that this facility may contain asbestos materials, given the age of the building. In the furnace room the presence of 9" x 9" floor tiles and the mastic that was used to bond these materials (which was commonly manufactured with asbestos) in this building should be considered "Hot". The remainder of the building might be "Hot" as well. It's been a common practice to overlay the 9" x 9" tile with carpeting or vinyl. It is recommended that the building be tested for asbestos containing materials prior to any remodel work or any work that has the potential to create airborne asbestos particles.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$22,000.00
Needs	Long - Term	

TREATMENT OF BUILDING ENVELOPE **Cost: \$5,000.00**

The exterior of the building was recently painted.

ROOFING UPGRADE

Cost: \$2,000.00

On-going roof maintenance is needed.

LONG TERM NEEDS

Cost: \$15,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$10,000.00
Total estimated cost of priority 2 projects:	\$39,000.00
Total estimated cost of priority 3 projects:	<u>\$22,000.00</u>

Total estimated cost of all projects: **\$71,000.00**

Total restoration cost \$75.77 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

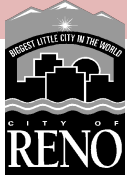
\$201,108.32

\$214.63 per Sq. Ft.

Facility Condition Index 35.30%

TRUCKEE MEADOWS PARK ASSN. #056





Facility Condition Analysis

RENO BALLROOM #244 BUILDING REPORT 54,765 Square Feet 2007

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects:** **\$7,000.00**

SEISMIC GAS SHUT-OFF VALVE **Cost:** **\$5,000.00**

A safety shut-off valve should be provided for the natural gas line that is subject to rupture at the facility due to a possible earthquake.

TILE AND WALKING MAT DAMAGE **Cost:** **\$2,000.00**

The yellow stone tile and walking mat at the NE entry are damaged and repair is needed.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects:** **\$460,000.00**

Necessary **Not Yet Critical**

ROOFING UPGRADE **Cost:** **\$270,000.00**

The roof is in good condition and a preventive maintenance program is suggested. In the next 5 to 7 years an aggressive plan for repairing and/or replacing the roof is encouraged.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost:** **\$190,000.00**

The interior of the building has carpeting, wall covering, lighting, sound system and retractable room dividers. Overall the interior is in good condition. In 3 to 5 years an aggressive plan to repair, replace and upgrade the interior finishes and fixtures is encouraged.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects:** **\$890,000.00**

Needs **Long - Term**

TREATMENT OF BUILDING ENVELOPE **Cost:** **\$150,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

The exterior front of this building consists of windows and doors. The seals around the windows and the mullions on the exterior may begin to fail. If window and door openings allow wind to pass into the building, this will add to the cost of controlling the internal environment. The repairing of the seals around the exterior windows and doors is encouraged.

ELECTRICAL UPGRADE **Cost:** **\$40,000.00**

Continuous electrical upgrades at this facility will be needed.

KITCHEN EQUIPMENT UPGRADES**Cost: \$50,000.00**

Continuous kitchen equipment upgrades at this facility will be needed.

MECHANICAL UPGRADE**Cost: \$500,000.00**

The mechanical systems serving this building are in average condition. This building has Energy Management System controls in the building. However, upgrades will be needed in the future.

PLUMBING UPGRADE**Cost: \$60,000.00**

The plumbing in the building is in average condition; however, with the continuous use of the fixtures, a plan for replacing them in the future is needed.

LONG TERM NEEDS**Cost: \$90,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$7,000.00
Total estimated cost of priority 2 projects:	\$460,000.00
Total estimated cost of priority 3 projects:	\$890,000.00

Total estimated cost of all projects:	\$1,357,000.00
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Total restoration cost	\$24.78 per Sq. Ft.
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REPLACEMENT BUILDING CONSTRUCTION COST
RSMMeans Construction Estimator 2023

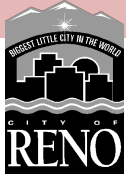
\$21,906,000.00

\$400.00 per Sq. Ft.

Facility Condition Index	6.19%
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RENO BALLROOM #244





Facility Condition Analysis

NATIONAL BOWLING STADIUM #043 BUILDING REPORT 384,390 Square Feet 1995

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$1,450,000.00
Currently Critical	Immediate	

TREATMENT OF BUILDING ENVELOPE **Cost: \$500,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

After 28 years of operation (opened 1995) the exterior of this building is in need of maintenance and repairs. The seals around the windows and the mullions on the exterior may begin to fail. If window and door openings allow wind to pass into the building this will add to the cost of controlling the internal environment. The repairing of the seals around the exterior windows and doors is encouraged. Exterior coating was applied to most of the building at its inception, but not all. There is an area at the southern end of the Stadium that was never coated. A new coating will enhance the building's protection and appearance.

Several areas of the stucco exterior finish are in need of repair and or replacement.

ELEVATORS & ESCALATORS UPGRADE **Cost: \$150,000.00**

The three elevators and two escalators serving this building are in constant use. An upgrade to the mechanical system to bring it up to code requirements is suggested

PLAZA STREET BLOCK IMPROVEMENTS **Cost: \$400,000.00**

The unfinished area of the parcel under the NBS along Plaza Street has been identified for needed improvements including paving the unfinished surface and installing a fence around the perimeter for safety and security.

EXTERIOR LIGHTING AND SIGNAGE IMPROVEMENTS **Cost: \$400,000.00**

The exterior band light was removed in 2022 due to its inefficiency and obsolete technology. An updated LED lighting technology and improved signage will enhance and attract attention to this facility at night.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects: \$5,630,000.00**
Necessary **Not Yet Critical**

ROOFING UPGRADE **Cost: \$2,500,000.00**

The roofs are in sound condition. The 3rd, 4th and 5th (top) levels of the roof were replaced in 2008. The 1st and 2nd levels of the roof were replaced in 2014. A preventive maintenance program is suggested. In the next 10 to 15 years an aggressive plan for replacing the roof is encouraged.

EXTERIOR PAINTING UPPER LEVELS **Cost: \$400,000.00**

The lower portion of the exterior (ground level to 31' above grade) was painted in 2022 prior to the mural installation. The remainder of the building was last painted in 2014. In the next 5 to 10 years the remaining exterior stucco surfaces are recommended to be painted.

ENTRANCE DOORWAY REFRESH **Cost: \$350,000.00**

The original revolving door is no longer functioning as intended and doesn't serve the bowlers and other users of the facility. A sliding door or glass storefront could replace the revolving door and provide more usable space in the lobby to activate for other uses.

4TH FLOOR GREENHOUSE REPLACEMENT **Cost: \$1,500,000.00**

The south and west facing exteriors of the 4th floor have inefficient greenhouse glass exterior. The Squad Room upgrade in 2014 was a successful replacement of the greenhouse glass exterior on the east facing side of the building. The south and west sections of the 4th floor experience extreme temperatures in the summer. Replacing the greenhouse windows with typical walls and ceiling with standard windows will create more useable space in the building.

LANES, APPROACHES & SCORING SYSTEM UPGRADES **Cost: \$880,000.00**

USBC will hold tournament's at NBS in 2023, 2025, 2026, 2029, 2030, and 2032, with the understanding that upgrades to the 88 lanes and approaches would occur prior to 2029.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects: \$3,790,000.00**
Needs **Long - Term**

BALL RETURN COVERS AND RACKS **Cost: \$40,000.00**

Over the past 17 years, the extensive use of the fiberglass ball return covers and ball racks have left them in poor condition. Replacement of these items is encouraged.

ELECTRICAL UPGRADE **Cost: \$50,000.00**

Continuous electrical upgrades at this facility will be needed.

CONCESSION EQUIPMENT UPGRADES **Cost: \$30,000.00**

Continuous concession equipment upgrades at this facility will be needed.

MECHANICAL UPGRADE **Cost: \$50,000.00**

The mechanical systems serving this building are in average condition. This building is in need of an Energy Management System control system.

PLUMBING UPGRADE**Cost: \$60,000.00**

The plumbing in the building is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

LANE FLOOR REPLACEMENT**Cost: \$1,500,000.00**

78 Brunswick Floors were replaced around 2015 on the 4th floor. 10 Brunswick Floors were installed in 2014 on the 1st floor. Per USBC contract new floors are to be replaced.

AUTOMATIC PINSETTERS**Cost: \$1,760,000.00**

A total of 80 Brunswick GSX pinsetters that were used at the 2008 Albuquerque and 2009 Las Vegas USBC tournaments were recently installed at the National Bowling Stadium, replacing the GS-92 pinsetters that had been in use for over 15 years. With proper maintenance these pinsetters could be functioning well into the early 2020s before replacing.

BALL LIFTS**Cost: \$200,000.00**

Once the ball rolls down the lane it is returned via a ball lift. The current ball lifts are serviced well by the NBS staff and are in good condition; however, anything that is mechanical will fail over time so in time new ball lifts will need to be considered.

LONG TERM NEEDS

Cost: \$100,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$1,450,000.00
Total estimated cost of priority 2 projects:	\$5,630,000.00
Total estimated cost of priority 3 projects:	<u>\$3,790,000.00</u>
Total estimated cost of all projects:	\$10,870,000.00

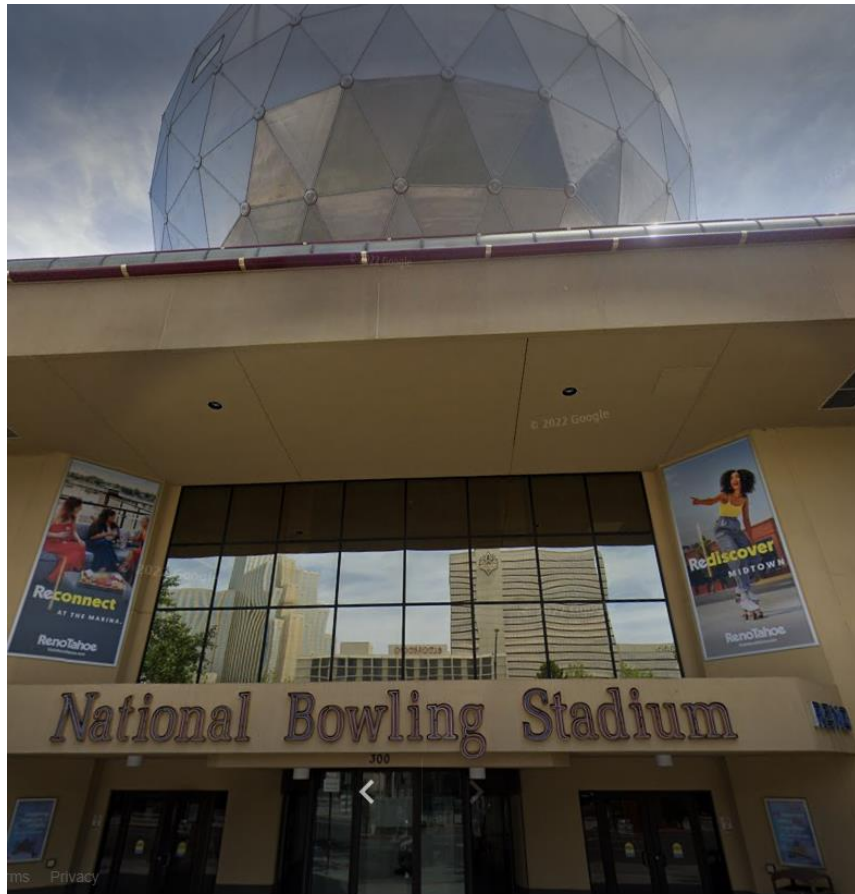
Total restoration cost \$28.28 per Sq. Ft.

**REPLACEMENT BUILDING CONSTRUCTION COST
RSMeans Construction Estimator 2023**

**\$211,414,500.00
\$550.00 per Sq. Ft.**

Facility Condition Index 5.14%

NATIONAL BOWLING STADIUM #043





Facility Condition Analysis

RENO EVENT CENTER BUILDING REPORT 123,425 Square Feet 2004

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$1,450,000.00
Currently Critical	Immediate	

EXTERIOR VIDEO BOARD **Cost: \$450,000.00**

The exterior video board was originally installed when the building was constructed in 2005. The video board has reached its useful life and the top 15% of the video board is no longer working. The video board needs immediate replacement.

SIDEWALK BOLLARDS 4TH ST AND UNIVERSITY WAY **Cost: \$500,000.00**

Large crowds of people gather outside of the facility for events on the sidewalks of 4th Street and University way. There is currently no protection for pedestrians on the sidewalk if vehicles leave the road. There have been several vehicle accidents along these blocks where vehicles have hit and damaged street lights or trees. Installing bollards will protect pedestrians visiting this facility for events from the potential for being struck by a vehicle that leaves the roadway.

INTERIOR FINISHES AND FIXTURE UPGRADE **\$500,000.00**

The interior of the building has carpeting, wall covering, lighting, sound system and retractable room dividers. Overall the interior is in good condition. The building is nearing 20 years in use, in 3 to 5 years an aggressive plan to repair, replace and upgrade the interior finishes and fixtures is encouraged. The bleacher seating pads and covers are in fair condition and show signs of wear and should be replaced to improve condition and appearance of facility.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$750,000.00
Necessary	Not Yet Critical	

ROOFING UPGRADE **Cost: \$750,000.00**

The roof is in good condition and a preventive maintenance program is suggested. In the next 5 to 7 years an aggressive plan for repairing and/or replacing the roof is encouraged.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$640,000.00
Needs	Long - Term	

TREATMENT OF BUILDING ENVELOPE **Cost: \$300,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a weather tight condition.

ELEVATOR & ESCALATOR UPGRADE **Cost: \$50,000.00**
 The elevator serving the building is in constant use. An upgrade to the mechanical to bring it up to code requirements is suggested.

ELECTRICAL UPGRADE **Cost: \$50,000.00**
 Continuous electrical upgrades at this facility will be needed.

CONCESSION EQUIPMENT UPGRADES **Cost: \$30,000.00**
 Continuous concession equipment upgrades at this facility will be needed.

MECHANICAL UPGRADE **Cost: \$50,000.00**
 The mechanical systems serving this building are in average condition. This building has Energy Management System controls in the building; however, upgrades will be needed in the near future.

PLUMBING UPGRADE **Cost: \$60,000.00**
 The plumbing in the building is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

LONG TERM NEEDS **Cost: \$100,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$1,450,000.00
Total estimated cost of priority 2 projects:	\$750,000.00
Total estimated cost of priority 3 projects:	<u>\$640,000.00</u>
 Total estimated cost of all projects:	 \$2,840,000.00
 Total restoration cost	 \$23.01 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST
RSMMeans Construction Estimator 2023
\$55,541,250.00
\$450.00 per Sq. Ft.

Facility Condition Index **5.11%**

RENO EVENT CENTER





Facility Condition Analysis

**SKY TAVERN #074
BUILDING REPORT
15,450 Square Feet
1945**

PRIORITY CLASS 1 PROJECTS **Total Cost for Priority 1 Projects:** **\$50,000.00**

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost:** **\$50,000.00**

The restrooms were recently remodeled; however, a number of wall tiles have been damaged and repairs are needed on the boy's side. In the storage area, walls need to be painted and the lighting replaced. Access to the electrical panels and mechanical equipment must be maintained.

PRIORITY CLASS 2 PROJECTS **Total Cost for Priority 2 Projects:** **\$45,000.00**

Necessary **Not Yet Critical**

TREATMENT OF BUILDING ENVELOPE **Cost:** **\$30,000.00**

The exterior body of Sky Tavern was upgraded and for the most part is still in good condition. The exterior trim was not a part of the upgrade and is in poor condition.

CHIMNEYS REMOVAL **Cost:** **\$10,000.00**

Four brick and rock chimneys on Sky Tavern's roofs are falling apart with missing mortar; the worst being located over the dining area on the east wing. It is suggested that the brick and rock chimneys be removed and replaced with metal chimneys.

CHLORINATION SYSTEM **Cost:** **\$5,000.00**

A new design to the Drinking Water Chlorination System is needed. The current system does not allow proper spring water samples be to taken for testing.

PRIORITY CLASS 3 PROJECTS **Total Cost for Priority 3 Projects:** **\$55,000.00**

Needs **Long - Term**

LONG TERM NEEDS **Cost:** **\$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

MECHANICAL UPGRADE **Cost: \$5,000.00**
The water heaters may need to be replaced in the near future.

ELECTRICAL UPGRADE **Cost: \$5,000.00**
With the exception of a couple of issues the electrical system is in good condition.

PLUMBING UPGRADE **Cost: \$15,000.00**
The restrooms were remodeled; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

Total estimated cost of priority 1 projects:	\$50,000.00
Total estimated cost of priority 2 projects:	\$45,000.00
Total estimated cost of priority 3 projects:	<u>\$55,000.00</u>

Total estimated cost of all projects: **\$150,000.00**

Total restoration cost \$9.71 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$3,316,033.50

\$214.63 per Sq. Ft.

Facility Condition Index 4.52%

SKY TAVERN #074



Non-City Owned Facilities Operated or Maintained by City of Reno



Facility Condition Analysis

OXBOW NATURE STUDY AREA #082 BUILDING REPORT 962 Square Feet 1990

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$20,000.00
Currently Critical	Immediate	

TREATMENT OF BUILDING ENVELOPE **Cost: \$20,000.00**

The majority of the exterior of this building is in average condition; however, a few items need to be addressed such as painting.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$50,000.00
Necessary	Not Yet Critical	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$40,000.00**

The interior of this building is in good condition. There are concerns with the lack of storage space. Currently there is a small closet that is overflowing with essential items. In both cases there is the potential for a trip and fall hazard. The restrooms are vandalized often and are in need of a complete remodel which would include more vandal resistant materials.

ELECTRICAL UPGRADE **Cost: \$10,000.00**

With the exception of a couple of issues the electrical system is in good condition. Lighting fixtures at this facility (interior and exterior) need to be upgraded. A newer generation of light fixtures will cut the cost of energy usage.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$40,000.00
Needs	Long - Term	

MECHANICAL UPGRADE **Cost: \$5,000.00**

The only mechanical this building has is five electrical unit heaters and a ceiling fan that assists in pushing the heat downward. Currently these items are in good condition. A plan for replacing these items in the next five to seven years is needed.

PLUMBING UPGRADE **Cost: \$5,000.00**

The plumbing in this building is in average condition; however, with the continuous use of the fixtures a plan for replacing them in the future is needed.

LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$20,000.00
Total estimated cost of priority 2 projects:	\$50,000.00
Total estimated cost of priority 3 projects:	<u>\$40,000.00</u>

Total estimated cost of all projects: **\$110,000.00**

Total restoration cost \$114.35 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

\$206,474.06

\$214.63 per Sq. Ft.

Facility Condition Index 53.28%

OXBOW NATURE STUDY AREA #082





Facility Condition Analysis

**HORSEMAN'S PARK #048
BUILDING REPORT
5,500 Square Feet
1965**

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$80,000.00
Currently Critical	Immediate	

TREATMENT OF BUILDING ENVELOPE **\$80,000.00**

The majority of the exterior of this building is in average condition; however, a few items need to be addressed. The exterior of this building has been vandalized with graffiti numerous times and repainted as needed. The exterior doors are banged up and in need of repair and repainting. In addition, the weather stripping and door sweeps need to be replaced on all of the exterior doors. Painting on the interior and exterior of the building would help preserve the facility.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$30,000.00
Necessary	Not Yet Critical	

ROOFING UPGRADE **Cost: \$10,000.00**

There is a metal roof on this building and over time the expansion and contraction of the metal will loosen the roofing fasteners, a cause for roof leaks. It is suggested a metal roofing contractor be contacted to make the preventive repairs. The fascia board needs to be repaired and repainted. The gutters and downspouts need to be addressed.

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$20,000.00**

Damage to the block where the floor meets the wall has occurred and needs repair. The toilet partitions need to be replaced in the near future. There is a concern that this facility may contain asbestos materials. Given the age of the building, it is recommended that the building be tested for asbestos containing materials prior to any remodel work or any work that has the potential to create airborne asbestos particles. Some plumbing upgrades may also be needed.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$65,000.00
Needs	Long - Term	

MECHANICAL UPGRADE **Cost: \$20,000.00**

Some of the mechanical systems serving this building will require an upgrade. The water heater is reaching the end of its life cycle. A plan for upgrading the mechanical system in the future is encouraged that would include adding AC to this facility.

ELECTRICAL UPGRADE **Cost: \$15,000.00**

With the exception of a couple of issues the electrical system is in good condition. The lighting fixtures at this facility need to be upgraded. The exterior service panel is in poor condition and needs to be replaced in the near future.

LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$80,000.00
Total estimated cost of priority 2 projects:	\$30,000.00
Total estimated cost of priority 3 projects:	<u>\$65,000.00</u>

Total estimated cost of all projects: **\$175,000.00**

Total restoration cost \$31.82 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMMeans Construction Estimator 2023

\$1,180,080.00

\$214.56 per Sq. Ft.

Facility Condition Index 14.83%

HORSEMAN'S PARK #048





Facility Condition Analysis

FIRE STATION 21 #243 BUILDING REPORT 9,490 Square Feet Year Built 2008

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$15,000.00
Currently Critical	Immediate (0-2 years)	

TREATMENT OF BUILDING ENVELOPE **Cost: \$15,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$50,000.00
Necessary	Not Yet Critical (2-4 years)	

NEDERMAN EXHAUST EXTRACTION **Cost: \$50,000.00**

Emergency vehicle exhaust extraction is currently in place at this Fire Station. The removal of engine exhaust helps protect the fire personnel from harmful particles, fibers, dust, gas, smoke and oil mist. With the frequency of emergency calls, the Nederman System is in constant use. Repairs are being made as needed; however, becoming more frequent. Major repairs may be needed in the distant future.

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$55,000.00
Needs	Long-Term (4-10 years)	

INTERIOR FINISHES AND FIXTURE UPGRADE **Cost: \$10,000.00**

At this time maintenance is all that is required.

ELECTRICAL UPGRADE **Cost: \$5,000.00**

At this time maintenance is all that is required.

PLUMBING UPGRADE **Cost: \$5,000.00**

The plumbing in this building is in good condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed.

MECHANICAL UPGRADE **Cost: \$5,000.00**

Continuing HVAC maintenance needed.

RECURRING LONG TERM NEEDS

Cost: \$30,000.00

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the building's exterior and interior is very important to help maintain the finish, weather proofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the building's weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	\$15,000.00
Total estimated cost of priority 2 projects:	\$50,000.00
Total estimated cost of priority 3 projects:	<u>\$55,000.00</u>

Total estimated cost of all projects: **\$120,000.00**

Total restoration cost \$12.64 per Sq. Ft.

REPLACEMENT BUILDING CONSTRUCTION COST

RSMeans Construction Estimator 2023

\$2,609,750.00

\$275.00 per Sq. Ft.

Facility Condition Index 4.60%

FIRE STATION 21 #243





PARKS

CITY OF RENO PARKS

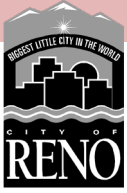
				STRATEGIC PLAN ELEMENTS					
Park Name	Total Acres (Developed)	CONDITION	POPULATION WITHIN 1 MILE RADIUS	FISCAL RESPONSIBILITY	POLICE & FIRE SERVICES	HOUSING AFFORDABILITY	MASTER PLAN IMPLEMENTATION	COMMUNITY SUSTAINABILITY	DOWNTOWN REVITALIZATION
Community Parks									
Truckee River Greenbelts		POOR					✓	✓	✓
Barbara Bennett Park	2.84	POOR	48,622				✓	✓	✓
Virginia Lake Park	37.28	POOR	44,182					✓	
Mira Loma Park	37.52	POOR	13,909					✓	
Miguel Ribera Park	19.29	POOR	30,350					✓	
Dorothy McAlinder/Mayors Park	15.50	POOR	21,736					✓	
Teglia's Paradise Park	38.39	POOR	48,822					✓	
Wingfield Park	3.21	FAIR	48,622				✓	✓	✓
Idlewild Park	50.50	FAIR	42,359				✓	✓	
Oxbow NSA	18.41	FAIR	36,453				✓	✓	
Dick Taylor Park	11.93	FAIR	42,379					✓	
Horseman's Park	12.35	FAIR	22,043					✓	
Reno Sports Complex	12.00	FAIR						✓	
Terrace Sports	21.77	GOOD						✓	
Neighborhood Parks									
Fisherman 1 and 2 Parks	9.60	CRITICAL	40,445				✓	✓	
Brodhead Park	1.40	CRITICAL	39,280				✓	✓	
Sky Country Park	5.03	CRITICAL	28,566					✓	
John Champion Park	1.60	CRITICAL						✓	
Sage Street Park	1.08	CRITICAL	46,515					✓	
Riverside Drive Park	2.95	POOR	37,070				✓	✓	
Evans Park	2.07	POOR	52,262					✓	
Canyon Creek Park	4.10	POOR	23,843					✓	
Damonte Ranch Park	8.03	POOR	27,731					✓	
Hilltop Park	5.24	POOR	28,921					✓	
Huffaker Park	5.30	POOR	16,719					✓	
Jack Tighe Park	9.09	POOR	41,566					✓	
Jamaica Park	7.80	POOR	29,838					✓	
Lake Park	4.17	POOR	27,541					✓	
Manzanita Park	11.64	POOR	41,399					✓	
Melody Lane Park	5.20	POOR	33,207					✓	
Northwest Park	4.80	POOR	33,883					✓	
Peavine Park	9.73	POOR	36,892					✓	
Pickett Park	5.33	POOR	36,167					✓	
Reno Tennis Center	5.30	POOR						✓	
Sierra Vista Park	4.00	POOR	20,859					✓	
Silver Lake Park	10.50	POOR	17,759					✓	
Stewart Park	1.46	POOR	27,261					✓	

STRATEGIC PLAN ELEMENTS

Park Name	Total Acres (Developed)	CONDITION	POPULATION WITHIN 1 MILE RADIUS	STRATEGIC PLAN ELEMENTS					
				FISCAL RESPONSIBILITY	POLICE & FIRE SERVICES	HOUSING AFFORDABILITY	MASTER PLAN IMPLEMENTATION	COMMUNITY SUSTAINABILITY	DOWNTOWN REVITALIZATION
Wheatland Park	6.08	POOR	30,471					✓	
Whitaker Park	6.72	POOR	48,456					✓	
Wilkinson Park	4.29	POOR	31,076					✓	
Yori Park	3.13	POOR	42,053					✓	
Rainbow Ridge Park	7.50	POOR	33,056					✓	
Raleigh Heights Park	3.00	POOR	15,830					✓	
McKinley Park	2.99	FAIR	37,070				✓	✓	
Crissie Caughlin Park	5.00	FAIR	29,835				✓	✓	
Plumas Park	4.80	FAIR	44,922					✓	
Newlands Park	0.96	FAIR	42,616					✓	
Pat Baker Park	1.31	FAIR	38,665					✓	
Summit Ridge Park	5.99	FAIR	36,453					✓	
University Ridge Park	4.82	FAIR	35,997					✓	
Panther Valley Park	5.00	FAIR	27,691					✓	
Comstock Park	5.37	FAIR	27,352					✓	
Northgate Park	5.73	FAIR	26,693					✓	
Center Creek Park	5.64	FAIR	24,697					✓	
Reggie Rd. Exercise Area	5.15	FAIR	24,598					✓	
Evergreen Park	1.77	FAIR	23,495					✓	
Valleywood Park	9.50	FAIR	23,368					✓	
Las Brisas Park	4.34	FAIR	23,244					✓	
Mary Gojack Park	4.68	FAIR	22,043					✓	
Double Diamond Park	6.70	FAIR	21,811					✓	
Horizon View Park	0.44	FAIR	20,840					✓	
Somersett East Park	5.11	FAIR	15,225					✓	
Somersett West Park	5.69	FAIR	10,386					✓	
Cyan Park		GOOD	28,114					✓	
Schiappacasse Park	7.36	GOOD	29,835					✓	
Caramella Ranch		GOOD						✓	
Pocket Parks									
Sterling Village Park	0.23	CRITICAL	40,722					✓	
Ivan Sack Park	2.82	POOR					✓	✓	
Robinhood Park	0.57	POOR	38,902					✓	
Rotary Centennial Park	0.30	POOR	46,515					✓	
Eighth Street Parkway	0.71	POOR						✓	
Liston Park	1.03	POOR	37,522					✓	
City Plaza Park	1.04	FAIR	41,955				✓	✓	✓
Lunsford Triangle	0.25	FAIR	43,092				✓	✓	
West Street Plaza	0.41	FAIR	45,613					✓	✓
Donner Party Park	1.27	FAIR	21,824					✓	
Fulton Corner	0.12	FAIR	48,622					✓	
Holcomb Historic Site	0.44	FAIR	48,596					✓	

				STRATEGIC PLAN ELEMENTS					
Park Name	Total Acres (Developed)	CONDITION	POPULATION WITHIN 1 MILE RADIUS	FISCAL RESPONSIBILITY	POLICE & FIRE SERVICES	HOUSING AFFORDABILITY	MASTER PLAN IMPLEMENTATION	COMMUNITY SUSTAINABILITY	DOWNTOWN REVITALIZATION
Seminary Park	0.14	FAIR	39,826					✓	
Bicentennial Park	1.79	GOOD	53,339					✓	✓
Powning Park	0.27	GOOD	41,955					✓	✓
Biggest Little Dog Park	0.76	GOOD						✓	✓

Community Parks



PARKS PRELIMINARY CONDITION REPORT

TRUCKEE RIVER PATHWAY PRELIMINARY CONDITION ASSESSMENT: POOR

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$500,000.00
Currently Critical	Immediate (0-2 years)	

REPAIR/RESURFACE TRUCKEE RIVER PATHWAY	Cost:	\$500,000.00
Repair and replace failing parts of Truckee River Pathway		

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$384,000.00
Necessary	Not Yet Critical (2-4 years)	

REPAIR/RESURFACE TRUCKEE RIVER PATHWAY	Cost:	\$384,000.00
Repair and replace failing parts of Truckee River Pathway		

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
Needs	Long-Term (4-10 years)	

	Cost:	\$0.00
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Total estimated cost of priority 1 projects:	\$500,000.00
Total estimated cost of priority 2 projects:	\$384,000.00
Total estimated cost of priority 3 projects:	\$0.00

Total estimated cost of all projects:	\$884,000.00
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PARKS PRELIMINARY CONDITION REPORT

TRUCKEE RIVER RECREATION AREA PRELIMINARY CONDITION ASSESSMENT:

PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$900,000.00
Necessary	Not Yet Critical	

PLANTING AND BARK RENOVATIONS Cost: \$500,000.00

IMPROVE RIVER EDGE FROM LAKE TO GALLETTI, NORTH BANK Cost: \$400,000.00

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$4,397,000.00
Needs	Long - Term	

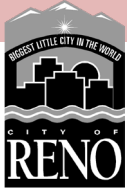
WHITEWATER PARK @ WINGFIELD EAST EXTENSION Cost: \$1,647,000.00

PLANTING AND BARK RENOVATIONS Cost: \$750,000.00

ACQUIRE/DEVELOP LAND WHERE Cost: \$2,000,000.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$900,000.00
Total estimated cost of priority 3 projects:	<u>\$4,397,000.00</u>

Total estimated cost of all projects: **\$5,297,000.00**



PARKS PRELIMINARY CONDITION REPORT

WINGFIELD PARK
Location: 2 South Arlington
3.21 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$150,000.00
Currently Critical	Immediate (0-2 years)	

REPLACE LANDMARK TREE Replace/plant Landmark Tree	Cost:	\$50,000.00
INSTALL AMPHITHEATER FENCING Install fencing for the amphitheater	Cost:	\$100,000.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$4,000,000.00
Necessary	Not Yet Critical (2-4 years)	

REPLACE AMPHITHEATER	Cost:	\$4,000,000.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
Needs	Long-Term (4-10 years)	

	Cost:	\$0.00
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Total estimated cost of priority 1 projects:		\$150,000.00
Total estimated cost of priority 2 projects:		\$4,000,000.00
Total estimated cost of priority 3 projects:		\$0.00

Total estimated cost of all projects:		\$4,150,000.00
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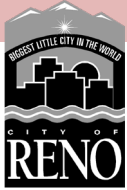
PARKS PRELIMINARY CONDITION REPORT



BARBARA BENNETT PARK
 Location: 400 Island Drive
 Size: 2.84 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical Immediate (0-2 years)		
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$95,000.00
Necessary Not Yet Critical (2-4 years)		
COLOR COAT 2 TENNIS/BASKETBALL COURTS	Cost:	\$35,000.00
Color coat two tennis and basketball courts		
REMOVE CONCRETE WALL	Cost:	\$60,000.00
Remove concrete wall		
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$649,000.00
Needs Long-Term (4-10 years)		
REPLACE RESTROOM FACILITY	Cost:	\$175,000.00
Replace restroom facility with 400K Fund		
COLOR COAT 2 TENNIS/BASKETBALL COURTS	Cost:	\$35,000.00
Color coat two tennis and basketball courts with 400K Fund		
RECONSTRUCT TENNIS COURTS (2 COURTS)	Cost:	\$160,000.00
Reconstruct two tennis courts with 400K Fund		
RENOVATE IRRIGATION SYSTEM	Cost:	\$129,000.00
Renovate irrigation system with 400K Fund		
INSTALL TENNIS AND BASKETBALL LIGHTS	Cost:	\$150,000.00
Install lights for tennis and basketball courts		
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$95,000.00
	Total estimated cost of priority 3 projects:	\$649,000.00
		<hr style="width: 100%;"/>
	Total estimated cost of all projects:	\$744,000.00



PARKS PRELIMINARY CONDITION REPORT

VIRGINIA LAKE PARK
 Location: 1980 Lakeside Drive
 37.28 acres (Developed)

PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$1,600,000.00
Currently Critical	Immediate (0-2 years)	

IMPROVE VIRGINIA LAKE PARK	Cost:	\$1,600,000.00
Improve Virginia Lake Park (Phase II-b- West Shoreline)		

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$1,523,000.00
Necessary	Not Yet Critical (2-4 years)	

IMPROVE VIRGINIA LAKE PARK	Cost:	\$400,000.00
PHASE IV- NORTH		

IMPROVE VIRGINIA LAKE PARK	Cost:	\$775,000.00
PHASE V PLAYGROUND/SHELTER		

IMPROVE VIRGINIA LAKE PARK	Cost:	\$348,000.00
PHASE VI ISLAND AND WATER QUALITY		

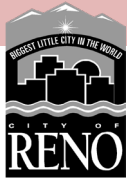
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$1,740,000.00
Needs	Long-Term (4-10 years)	

REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$1,300,000.00
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REPLACE OLD RESTROOM	Cost:	\$220,000.00
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RENOVATE IRRIGATION SYSTEM	Cost:	\$220,000.00
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Total estimated cost of priority 1 projects:	\$1,600,000.00
Total estimated cost of priority 2 projects:	\$1,523,000.00
Total estimated cost of priority 3 projects:	\$1,740,000.00
	<hr style="width: 20%; margin-left: auto; margin-right: 0;"/>
Total estimated cost of all projects:	\$4,863,000.00



PARKS PRELIMINARY CONDITION REPORT

MIRA LOMA PARK
 Location: 3000 McCarran Blvd.
 37.52 acres (Developed)

PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$970,000.00
Currently Critical	Immediate (0-2 years)	

RECONFIGURE TENNIS/PB COURTS		\$715,000.00
Reconfigure the tennis and pickleball courts		

RECONSTRUCT BB/HANDBALL TO FULL COURT BB	Cost:	\$255,000.00
Reconstruct the basketball and handball to a full court basketball court		

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$40,000.00
Necessary	Not Yet Critical (2-4 years)	

REPAIR SKATE PARK SURFACES	Cost:	\$40,000.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$3,126,000.00
Needs	Long-Term (4-10 years)	

COLOR COAT TENNIS COURTS	Cost:	\$40,000.00
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SLURRY SEAL PATHWAY	Cost:	\$50,000.00
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REPLACE PICNIC SHELTER AND SURFACE	Cost:	\$300,000.00
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REPLACE PLAYGROUND EQUIPMENT	Cost:	\$775,000.00
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REPLACE FITNESS EQUIPMENT	Cost:	\$65,000.00
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RENOVATE RC TRACK AREA	Cost:	\$150,000.00
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REPLACE FIELD LIGHTS	Cost:	\$1,200,000.00
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EXPAND MAINTENANCE SHOP	Cost:	\$546,000.00
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Total estimated cost of priority 1 projects:	\$970,000.00
Total estimated cost of priority 2 projects:	\$40,000.00
Total estimated cost of priority 3 projects:	<u>\$3,126,000.00</u>

Total estimated cost of all projects:	\$4,136,000.00
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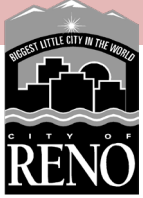
PARKS PRELIMINARY CONDITION REPORT

MIGUEL RIBERA PARK
Location: 3925 Neil Road
19.29 acres (Developed)

PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$1,136,000.00
Currently Critical	Immediate (0-2 years)	
UPGRADE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$336,000.00
Upgrade the playground equipment and playground surface CIP		
UPGRADE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$100,000.00
Upgrade the playground equipment and playground surface 400k		
REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$700,000.00
Upgrade the playground equipment and playground surface CDBG		
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical (2-4 years)	
	Cost:	\$0.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$220,000.00
Needs	Long-Term (4-10 years)	
RESURFACE BB/VB COURTS	Cost:	\$220,000.00
Total estimated cost of priority 1 projects:		\$1,136,000.00
Total estimated cost of priority 2 projects:		\$0.00
Total estimated cost of priority 3 projects:		\$220,000.00
Total estimated cost of all projects:		\$1,356,000.00

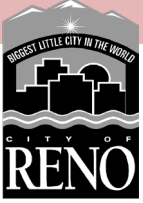


PARKS PRELIMINARY CONDITION REPORT

DOROTHY McALINDEN/MAYORS PARK
 Location: 1200 Mt. Charleston
 15.50 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	
	Cost:	\$0.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$9,415,000.00
Needs	Long - Term	
PHASES 3-5 CONSTRUCTION	Cost:	\$9,415,000.00
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$0.00
	Total estimated cost of priority 3 projects:	\$9,415,000.00
	Total estimated cost of all projects:	\$9,415,000.00



PARKS PRELIMINARY CONDITION REPORT

TEGLIA'S PARADISE PARK

2700 Paradise Drive

38.39 acres (Developed)

PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$550,000.00
Necessary	Not Yet Critical	

PARK RENOVATIONS	Cost:	\$400,000.00
DOG PARK		

REPLACE POND BRIDGE	Cost:	\$150,000.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$3,064,000.00
Needs	Long - Term	

COMPLETE FINAL PHASE	Cost:	\$2,794,000.00
WEST SIDE		

REPLACE POND BRIDGE	Cost:	\$60,000.00
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REPLACE SHELTER AND PLAZA	Cost:	\$125,000.00
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RENOVATE DRIP IRRIGATION SYSTEM	Cost:	\$85,000.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$550,000.00
Total estimated cost of priority 3 projects:	\$3,064,000.00

Total estimated cost of all projects:	\$3,614,000.00
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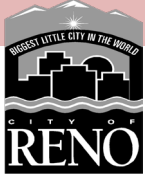


PARKS PRELIMINARY CONDITION REPORT

IDLEWILD PARK
IDLEWILD DR.
50.50 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$555,000.00
Necessary	Not Yet Critical	
REPLACE SKATE PARK SURFACES	Cost:	\$40,000.00
REPLACE AND ENHANCE TRAIN RIDE	Cost:	\$515,000.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$290,000.00
Needs	Long - Term	
REPAIR ROCK WALLS AROUND PONDS	Cost:	\$0.00
REPLACE RESTROOM BY SHELTER	Cost:	\$0.00
INSTALL LINER IN LOWER POND	Cost:	\$0.00
REPLACE FIELD LIGHTS, FIELD 1 AND 2	Cost:	\$0.00
REPLACE WATER PLAY FEATURES	Cost:	\$90,000.00
ROSE GARDEN SIDEWALK/ENTRY	Cost:	\$200,000.00
Total estimated cost of priority 1 projects:		\$0.00
Total estimated cost of priority 2 projects:		\$555,000.00
Total estimated cost of priority 3 projects:		\$290,000.00
Total estimated cost of all projects:		\$845,000.00



PARKS PRELIMINARY CONDITION REPORT

OXBOW PARK
3100 DICKERSON RD
18.41 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$350,000.00
Necessary	Not Yet Critical	

PAVE PARKING LOT	Cost:	\$350,000.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
Needs	Long - Term	

Cost: \$0.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$350,000.00
Total estimated cost of priority 3 projects:	\$0.00

Total estimated cost of all projects:	\$350,000.00
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PARKS PRELIMINARY CONDITION REPORT

DICK TAYLOR PARK
1140 BEECH ST
11.93 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
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	Cost:	\$0.00
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PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$825,000.00
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Necessary	Not Yet Critical	
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IMPROVE BALLFIELDS	Cost:	\$460,000.00
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Fencing, infields, and restroom

ADD FIELD AND PARK LIGHTS	Cost:	\$365,000.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$260,000.00
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Needs	Long - Term	
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OVERLAY TENNIS COURTS (2 COURTS)	Cost:	\$0.00
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REPLACE PICNIC SHELTER	Cost:	\$100,000.00
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RESURFACE PARKING LOT	Cost:	\$160,000.00
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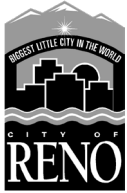
Total estimated cost of priority 1 projects:		\$0.00
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Total estimated cost of priority 2 projects:		\$825,000.00
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Total estimated cost of priority 3 projects:		\$260,000.00
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Total estimated cost of all projects:		\$1,085,000.00
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PARKS PRELIMINARY CONDITION REPORT



HORSEMAN'S PARK
2800 PIONEER DR
12.35 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$750,000.00
Necessary	Not Yet Critical	

INSTALL DOG PARK **Cost: \$450,000.00**

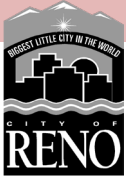
INSTALL HORSESHOE PITS **Cost: \$300,000.00**

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$1,951,000.00
Needs	Long - Term	

RECONFIGURE PARK FOR NEW AMENITIES **Cost: \$1,951,000.00**

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$750,000.00
Total estimated cost of priority 3 projects:	<u>\$1,951,000.00</u>

Total estimated cost of all projects: **\$2,701,000.00**



PARKS PRELIMINARY CONDITION REPORT

RENO SPORTS COMPLEX
 2975 N Virginia St.
 12.00 acres (Developed)

PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$3,670,000.00
Necessary	Not Yet Critical	

REPLACE SAFETY FENCE BTW FIELDS Cost: \$275,000.00

INSTALL PERMANENT STORAGE Cost: \$220,000.00

REPLACEMENT BASEBALL FIELD (GOVB) Cost: \$3,175,000.00

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$3,534,000.00
Needs	Long - Term	

DEVELOP SOUTH PORTION OF SPORTS COMPLEX/SOCCER Cost: \$2,604,000.00

REPLACE FIELD LIGHTS Cost: \$850,000.00

REHAB LANDSCAPE AND IRRIGATION, SLOPS Cost: \$35,000.00

REPLACE ASPHALT BEHIND DUGOUTS/UNDER BLEACHERS Cost: \$45,000.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$3,670,000.00
Total estimated cost of priority 3 projects:	\$3,534,000.00

Total estimated cost of all projects: **\$7,204,000.00**



PARKS PRELIMINARY CONDITION REPORT

TERRACE SPORTS
2525 ROBB DR
 21.77 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: GOOD



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	
	Cost:	\$0.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$2,181,000.00
Needs	Long - Term	
INSTALL ARTIFICIAL SPORTS TURF AND FIELD LIGHTS	Cost:	\$981,000.00
REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$1,200,000.00
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$0.00
	Total estimated cost of priority 3 projects:	\$2,181,000.00
	Total estimated cost of all projects:	\$2,181,000.00

Neighborhood Parks

PARKS PRELIMINARY CONDITION REPORT



FISHERMAN PARKS 1 & 2
495 GALLETTI WAY
9.60 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: CRITICAL



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		
			\$0.00
PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$120,000.00
Necessary	Not Yet Critical		
REPLACE LIGHTS WITH LED		Cost:	\$35,000.00
REPLACE PICNIC SHELTER		Cost:	\$85,000.00
PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$150,000.00
Needs	Long - Term		
REPAIR LANDSCAPING ON SLOPES		Cost:	\$50,000.00
RENOVATE IRRIGATION SYSTEMS		Cost:	\$100,000.00
		Total estimated cost of priority 1 projects:	\$0.00
		Total estimated cost of priority 2 projects:	\$120,000.00
		Total estimated cost of priority 3 projects:	\$150,000.00
		Total estimated cost of all projects:	\$270,000.00

PARKS PRELIMINARY CONDITION REPORT



BRODHEAD PARK
5 SOUTH PARK ST
 1.4 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: CRITICAL



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

\$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	

Cost:

Cost:

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
Needs	Long - Term	

Cost:

Cost:

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$0.00

Total estimated cost of all projects:	\$0.00
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PARKS PRELIMINARY CONDITION REPORT

SKY COUNTRY PARK
3290 SNAKE RIVER DR
5.03 acres (Developed)

PRELIMINARY CONDITION ASSESSMENT: CRITICAL



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$1,180,000.00
Currently Critical	Immediate (0-2 years)	

PARK EXPANSION AND RECONFIGURATION	\$1,180,000.00
Expand park and reconfigure with RCT fund	

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical (2-4 years)	

Cost: \$0.00

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$650,000.00
Needs	Long-Term (4-10 years)	

REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$650,000.00
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Total estimated cost of priority 1 projects:	\$1,180,000.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$650,000.00
Total estimated cost of all projects:	\$1,830,000.00



PARKS PRELIMINARY CONDITION REPORT

JOHN CHAMPION PARK

975 Kuenzli Street

1.60 acres (Developed)

PRELIMINARY CONDITION ASSESSMENT: CRITICAL



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical		

Cost: \$0.00

PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$275,000.00
Needs	Long - Term		

RENOVATE PICNIC SHELTER AND PLAZA	Cost:	\$275,000.00
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Total estimated cost of priority 1 projects:	\$0.00
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Total estimated cost of priority 2 projects:	\$0.00
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Total estimated cost of priority 3 projects:	\$275,000.00
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Total estimated cost of all projects:	\$275,000.00
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PARKS PRELIMINARY CONDITION REPORT

SAGE STREET PARK
790 SAGE ST
1.08 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: CRITICAL



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$1,117,000.00
Necessary	Not Yet Critical	

RECONSTRUCT PARK FOR SBEX PROJECT **Cost: \$1,117,000.00**

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
Needs	Long - Term	

Cost: \$0.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$1,117,000.00
Total estimated cost of priority 3 projects:	\$0.00

Total estimated cost of all projects: **\$1,117,000.00**



PARKS PRELIMINARY CONDITION REPORT

RIVERSIDE DRIVE PARK
650 RIVERSIDE DR
2.95 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		
			\$0.00
PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical		
			\$0.00
PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$125,000.00
Needs	Long - Term		
REPAIR AND WIDEN PATHWAY-WASHINGTON			\$125,000.00

Cost:

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	<u>\$125,000.00</u>
 Total estimated cost of all projects:	 \$125,000.00



PARKS PRELIMINARY CONDITION REPORT

**CANYON CREEK PARK
1485 ROBB DR
4.10 acres (Developed)**

PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate (0-2 years)	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$150,000.00
Necessary	Not Yet Critical (2-4 years)	

RESURFACE PATHWAYS Resurface pathways	Cost:	\$150,000.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$270,000.00
Needs	Long-Term (4-10 years)	

REPLACE LARGE AREA PLAYGROUND EQUIPMENT Replace large area playground equipment with 400K and RCT Funds	Cost:	\$0.00
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REPLACE SMALL AREA PLAYGROUND EQUIPMENT Replace small area playground equipment with 400K and RCT Funds	Cost:	\$50,000.00
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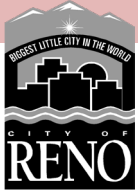
REPLACE PICNIC SHELTERS Replace two picnic shelters	Cost:	\$125,000.00
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REPLACE FITNESS EQUIPMENT	Cost:	\$35,000.00
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REPLACE BASKETBALL COURT 1 half court	Cost:	\$60,000.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$150,000.00
Total estimated cost of priority 3 projects:	\$270,000.00

Total estimated cost of all projects:	\$420,000.00
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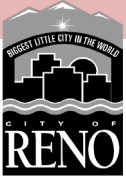


PARKS PRELIMINARY CONDITION REPORT

**DAMONTE RANCH PARK
 1950 STEAMBOAT PKWY
 8.03 acres (Developed)
 PRELIMINARY CONDITION ASSESSMENT: POOR**



PRIORITY CLASS 1 PROJECTS	Total Cost for Projects:	\$0.00
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	
	Cost:	\$0.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$1,800,000.00
Needs	Long - Term	
REPLACE PLAYGROUND AND SAFETY SURFACE	Cost:	\$1,000,000.00
IMPROVEMENTS (SKATE PARK, PUMP TRACK)	Cost:	\$800,000.00
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$0.00
	Total estimated cost of priority 3 projects:	\$1,800,000.00
	Total estimated cost of all projects:	\$1,800,000.00



PARKS PRELIMINARY CONDITION REPORT

CYAN PARK
2121 Long Meadow Dr
14.24 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: GOOD



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$250,000.00
Currently Critical	Immediate	

INSTALL FENCE AND RE-SOD LARGE DOG PARK	Cost:	\$125,000.00
Install fence and re-sod large dog park at Cyan (CIP)		

INSTALL FENCE AND RE-SOD LARGE DOG PARK	Cost:	\$125,000.00
Install fence and re-sod large dog park at Cyan using RCT fund		

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	

	Cost:	\$0.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
Needs	Long - Term	

	Cost:	\$0.00
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Total estimated cost of priority 1 projects:		\$250,000.00
Total estimated cost of priority 2 projects:		\$0.00
Total estimated cost of priority 3 projects:		\$0.00
		<hr/>
Total estimated cost of all projects:		\$250,000.00



PARKS PRELIMINARY CONDITION REPORT

HILLTOP PARK
3950 BUCKINGHAM SQ
5.24 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		
		Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$800,000.00
Necessary	Not Yet Critical		
REPLACE FIELD LIGHTS		Cost:	\$800,000.00
PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$1,295,000.00
Needs	Long - Term		
REPLACE PICNIC SHELTER		Cost:	\$130,000.00
REPLACE PLAYGROUND EQUIP AND SURFACE		Cost:	\$440,000.00
UPGRADE IRRIGATION SYSTEM		Cost:	\$250,000.00
REGRADE/RE-SOD BOTH FIELDS WITH IRRIGATION		Cost:	\$475,000.00
		Total estimated cost of priority 1 projects:	\$0.00
		Total estimated cost of priority 2 projects:	\$800,000.00
		Total estimated cost of priority 3 projects:	\$1,295,000.00
		Total estimated cost of all projects:	\$2,095,000.00

PARKS PRELIMINARY CONDITION REPORT



HUFFAKER PARK
1160 E HUFFAKER LN
5.30 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		
		Cost:	\$0.00

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical		

PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$1,695,000.00
Needs	Long - Term		0

REPLACE FITNESS EQUIPMENT	Cost:	\$60,000.00
COLOR COAT TENNIS/BB COURTS	Cost:	\$70,000.00
REPLACE RESTROOM	Cost:	\$0.00
REPLACE PICNIC SHELTER	Cost:	\$130,000.00
REHAB MTN TRAIL, SIGNS, GAZEBO	Cost:	\$220,000.00
REPLACE PLAYGROUND EQUIPMENT AND RESURFACE South	Cost:	\$300,000.00
REPLACE PLAYGROUND EQUIPMENT AND RESURFACE North + Upgrade	Cost:	\$880,000.00
TRAIL RESTORATION AT HUFF MTN TRAIL	Cost:	\$35,000.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$1,695,000.00
Total estimated cost of all projects:	\$1,695,000.00

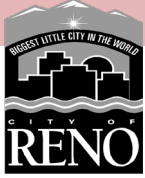


PARKS PRELIMINARY CONDITION REPORT

JACK TIGHE PARK
325 BURRIS LN
9.09 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	
		\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	
		\$0.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$3,760,000.00
Needs	Long - Term	
RENOVATE IRRIGATION SYSTEM		\$460,000.00
RECONSTRUCT LITTLE LEAGUE FIELDS		\$3,300,000.00
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$0.00
	Total estimated cost of priority 3 projects:	\$3,760,000.00
	Total estimated cost of all projects:	\$3,760,000.00



PARKS PRELIMINARY CONDITION REPORT

JAMAICA PARK
1000 S MCCARRAN BLVD
7.80 acres (Developed)

PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	

Cost: \$0.00

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$928,000.00
Needs	Long - Term	

RENOVATE IRRIGATION SYSTEM	Cost:	\$378,000.00
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REPLACE PLAYGROUND EQUIPMENT AND RESURFACE	Cost:	\$550,000.00
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Total estimated cost of priority 1 projects:		\$0.00
Total estimated cost of priority 2 projects:		\$0.00
Total estimated cost of priority 3 projects:		\$928,000.00

Total estimated cost of all projects:		\$928,000.00
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PARKS PRELIMINARY CONDITION REPORT

LAKE PARK
40 COLEMAN DR
4.17 acres (Developed)

PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECT	Total Cost for Priority 1 Projects:	\$0.00
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	Cost:	\$0.00
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PRIORITY CLASS 2 PROJECT	Total Cost for Priority 2 Projects:	\$890,000.00
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Necessary	Not Yet Critical	
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ADD PICNIC SHELTER AND TABLES	Cost:	\$185,000.00
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REPLACE PLAYGROUND EQUIPMENT	Cost:	\$670,000.00
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INSTALL FLOATING GARDEN	Cost:	\$35,000.00
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PRIORITY CLASS 3 PROJECT	Total Cost for Priority 3 Projects:	\$474,000.00
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Needs	Long - Term	
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RENOVATE IRRIGATION SYSTEM	Cost:	\$224,000.00
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REPLACE PLAYGROUND EQUIPMENT	Cost:	\$250,000.00
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Total estimated cost of priority 1 projects:		\$0.00
Total estimated cost of priority 2 projects:		\$890,000.00
Total estimated cost of priority 3 projects:		\$474,000.00
		\$1,364,000.00

Total estimated cost of all projects:		\$1,364,000.00
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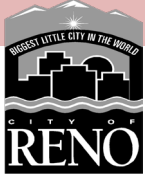


PARKS PRELIMINARY CONDITION REPORT

MANZANITA PARK
630 MANZANITA LN
11.64 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$25,000.00
Necessary	Not Yet Critical	
COLOR COAT TENNIS/BB COURTS	Cost:	\$25,000.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$1,781,000.00
Needs	Long - Term	
REPLACE RESTROOM (DOUBLE)	Cost:	\$0.00
REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$750,000.00
REPLACE PICNIC SHELTER	Cost:	\$160,000.00
REPLACE FITNESS EQUIPMENT	Cost:	\$75,000.00
RENOVATE IRRIGATION SYSTEM	Cost:	\$796,000.00
Total estimated cost of priority 1 projects:		\$0.00
Total estimated cost of priority 2 projects:		\$25,000.00
Total estimated cost of priority 3 projects:		<u>\$1,781,000.00</u>
Total estimated cost of all projects:		\$1,806,000.00



PARKS PRELIMINARY CONDITION REPORT

MELODY LANE PARK
2730 SCOTTSDALE RD
5.20 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$220,000.00
Necessary	Not Yet Critical	
INSTALL UNISEX RESTROOM BUILDING	Cost:	\$220,000.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$1,220,000.00
Needs	Long - Term	
REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$1,100,000.00
REPLACE PICNIC SHELTER	Cost:	\$120,000.00
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$220,000.00
	Total estimated cost of priority 3 projects:	<u>\$1,220,000.00</u>
	Total estimated cost of all projects:	\$1,440,000.00

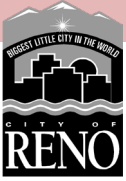


PARKS PRELIMINARY CONDITION REPORT

NORTHWEST PARK
2775 APOLLO WAY
4.80 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$625,000.00
Necessary	Not Yet Critical	
INSTALL PARKING LOT LIGHTING	Cost:	\$200,000.00
RENOVATE IRRIGATION SYSTEM	Cost:	\$425,000.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$1,908,000.00
Needs	Long - Term	
REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$380,000.00
ADA SITE IMPROVEMENTS	Cost:	\$995,000.00
RENOVATE IRRIGATION SYSTEM	Cost:	\$533,000.00
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$625,000.00
	Total estimated cost of priority 3 projects:	\$1,908,000.00
	Total estimated cost of all projects:	\$2,533,000.00



PARKS PRELIMINARY CONDITION REPORT

PEAVINE PARK
825 Wyoming Ave.
9.73 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
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	Cost: \$0.00
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PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
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Necessary	Not Yet Critical
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$550,000.00
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Needs	Long - Term
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PAVE ROAD AND PARKING LOT	Cost: \$550,000.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	<u>\$550,000.00</u>

Total estimated cost of all projects:	\$550,000.00
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PARKS PRELIMINARY CONDITION REPORT

PICKETT PARK 5.33 acres (Developed) PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$1,305,000.00
Necessary	Not Yet Critical	

ADD PERIMETER WALKING PAT	Cost:	\$180,000.00
REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$575,000.00
INSTALL DOG PARK	Cost:	\$400,000.00
IMPROVE RESTROOMS	Cost:	\$150,000.00

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$356,000.00
Needs	Long - Term	

COLOR COAT TENNIS AND BB COURTS	Cost:	\$20,000.00
RENOVATE IRRIGATION SYSTEM	Cost:	\$336,000.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$1,305,000.00
Total estimated cost of priority 3 projects:	<u>\$356,000.00</u>

Total estimated cost of all projects: **\$1,661,000.00**



PARKS PRELIMINARY CONDITION REPORT

RENO TENNIS CENTER
5.30 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$438,000.00
Necessary	Not Yet Critical		

REPLACE TENNIS COURTS WITH PTC (4 EA YR)	Cost:	\$438,000.00
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PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$1,360,000.00
Needs	Long - Term		

REPLACE CONCESSIONAIRE BUILDING	Cost:	\$340,000.00
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REPLACE TENNIS COURTS WITH PTC (4 EA YR)	Cost:	\$750,000.00
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COLOR COAT TENNIS COURTS	Cost:	\$270,000.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$438,000.00
Total estimated cost of priority 3 projects:	\$1,360,000.00

Total estimated cost of all projects:	\$1,798,000.00
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PARKS PRELIMINARY CONDITION REPORT

SIERRA VISTA PARK
4.00 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
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Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
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Necessary	Not Yet Critical	
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Cost: \$0.00

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$2,717,000.00
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Needs	Long - Term	
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15 ACRE NEIGHBORHOOD PARK	Cost:	\$2,717,000.00
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INSTALL ADA RESTROOM AND PARKING	Cost:	\$0.00
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Total estimated cost of priority 1 projects:	\$0.00
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Total estimated cost of priority 2 projects:	\$0.00
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Total estimated cost of priority 3 projects:	\$2,717,000.00
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Total estimated cost of all projects:	\$2,717,000.00
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PARKS PRELIMINARY CONDITION REPORT

SILVER LAKE PARK
10.50 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$15,000.00
Necessary Not Yet Critical		
RESURFACE WATER SPRAY PAD	Cost:	\$15,000.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$1,060,000.00
Needs Long - Term		
REPLACE PLAYGROUND EQUIPMENT	Cost:	\$1,025,000.00
RESURFACE WATER SPRAY PAD	Cost:	\$35,000.00
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$15,000.00
	Total estimated cost of priority 3 projects:	\$1,060,000.00
	Total estimated cost of all projects:	\$1,075,000.00



PARKS PRELIMINARY CONDITION REPORT

STEWART PARK
 1.46 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	
	Cost:	\$0.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$825,000.00
Needs	Long - Term	
REPAIR/REPLACE ROCK RETAINING WALLS	Cost:	\$35,000.00
REPLACE BASKETBALL COURT (1 CT)	Cost:	\$55,000.00
REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$625,000.00
RENOVATE IRRIGATION SYSTEM	Cost:	\$110,000.00
Total estimated cost of priority 1 projects:		\$0.00
Total estimated cost of priority 2 projects:		\$0.00
Total estimated cost of priority 3 projects:		<u>\$825,000.00</u>
Total estimated cost of all projects:		\$825,000.00



PARKS PRELIMINARY CONDITION REPORT

WHEATLAND PARK
6.08 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



Total Cost for Priority 1 Projects:		\$0.00
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects: \$10,000.00
Necessary	Not Yet Critical	
RESURFACE WATER SPRAY PAD	Cost:	\$10,000.00
Total Cost for Priority 3 Projects:		\$1,545,000.00
Needs	Long - Term	
REPLACE PLAYGROUND EQUIPMENT	Cost:	\$1,400,000.00
Replace playground equipment and surface		
RESURFACE WATER SPRAY PAD	Cost:	\$145,000.00
400k Fund		
Total estimated cost of priority 1 projects:		\$0.00
Total estimated cost of priority 2 projects:		\$10,000.00
Total estimated cost of priority 3 projects:		<u>\$1,545,000.00</u>
Total estimated cost of all projects:		\$1,555,000.00



PARKS PRELIMINARY CONDITION REPORT

WHITAKER PARK 6.72 acres (Developed) PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		

Cost:

		Total Cost for Priority 2 Projects:	\$524,000.00
	Not Yet Critical		

RENOVATE IRRIGATION SYSTEM			\$524,000.00
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		Total Cost for Priority 3 Projects:	\$1,375,000.00
	Long - Term		

RECONSTRUCT TENNIS COURTS			\$375,000.00
2 courts with 400K Fund			

REPLACE PLAYGROUND EQUIPMENT			\$950,000.00
Replace playground equipment and surface			

COLOR COAT TENNIS COURTS			\$50,000.00
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Total estimated cost of priority 1 projects:		\$0.00	
Total estimated cost of priority 2 projects:		\$524,000.00	
Total estimated cost of priority 3 projects:		\$1,375,000.00	
		\$1,899,000.00	
Total estimated cost of all projects:			\$1,899,000.00



PARKS PRELIMINARY CONDITION REPORT

WILKINSON PARK
4.29 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		

Cost:

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$1,547,000.00
Necessary	Not Yet Critical		

INSTALL DOG PARK CDBG/RCT	Cost:	\$350,000.00
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REPLACE PLAYGROUND EQUIPMENT Replace playground and resurface with CDBG/RCT Funds	Cost:	\$827,000.00
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REPLACE PLAYGROUND EQUIPMENT Replace playground and resurface with 400K Fund	Cost:	\$370,000.00
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		Total Cost for Priority 3 Projects:	\$35,000.00
	Long - Term		

COLOR COAT SPORTS COURT	Cost:	\$35,000.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$1,547,000.00
Total estimated cost of priority 3 projects:	\$35,000.00

Total estimated cost of all projects:	\$1,582,000.00
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PARKS PRELIMINARY CONDITION REPORT

YORI PARK 3.13 acres (Developed) PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
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	Cost:	\$0.00
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PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
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Necessary	Not Yet Critical	
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	Cost:	\$0.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$715,000.00
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Needs	Long - Term	
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REPLACE PLAYGROUND EQUIPMENT	Cost:	\$650,000.00
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Replace playground equipment and resurface

REPLACE SKATE ELEMENTS	Cost:	\$65,000.00
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Total estimated cost of priority 1 projects:	\$0.00
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Total estimated cost of priority 2 projects:	\$0.00
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Total estimated cost of priority 3 projects:	\$715,000.00
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Total estimated cost of all projects:	\$715,000.00
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PARKS PRELIMINARY CONDITION REPORT

RAINBOW RIDGE PARK
 7.50 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
	Cost:	\$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$450,000.00
Necessary	Not Yet Critical	

RESURFACE PATHWAYS	Cost:	\$450,000.00
		0

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$1,120,000.00
Needs	Long - Term	

REPLACE PLAYGROUND EQUIPMENT	Cost:	\$920,000.00
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REPLACE BASKETBALL COURTS (3 HALF CTS)	Cost:	\$200,000.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$450,000.00
Total estimated cost of priority 3 projects:	<u>\$1,120,000.00</u>

Total estimated cost of all projects:	\$1,570,000.00
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RALEIGH HEIGHTS PARK
3.00 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		
		Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical		
PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$1,490,000.00
Needs	Long - Term		
REPLACE PLAYGROUND EQUIPMENT AND SURFACE		Cost:	\$675,000.00
REPLACE PICNIC SHELTER		Cost:	\$120,000.00
RENOVATE IRRIGATION SYSTEM		Cost:	\$220,000.00
ADA SITE IMPROVEMENTS		Cost:	\$475,000.00
		Total estimated cost of priority 1 projects:	\$0.00
		Total estimated cost of priority 2 projects:	\$0.00
		Total estimated cost of priority 3 projects:	\$1,490,000.00
		Total estimated cost of all projects:	\$1,490,000.00



PARKS PRELIMINARY CONDITION REPORT

CRISSIE CAUGHLIN PARK
5.00 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		

\$0.00

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$90,000.00
Necessary	Not Yet Critical		

RESURFACE WALKING PATHS	Cost:	\$90,000.00
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PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$760,000.00
Needs	Long - Term		

REPLACE PICNIC SHELTER	Cost:	\$85,000.00
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REPLACE PLAYGROUND AND SAFETY SURFACE	Cost:	\$550,000.00
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REPLACE SMALL PEDESTRIAN BRIDGE	Cost:	\$50,000.00
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REPLANK LARGE BRIDGE	Cost:	\$75,000.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$90,000.00
Total estimated cost of priority 3 projects:	\$760,000.00

Total estimated cost of all projects:	\$850,000.00
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PARKS PRELIMINARY CONDITION REPORT

PLUMAS PARK
4.80 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
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Currently Critical	Immediate		
		Cost:	\$0.00

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$0.00
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Necessary	Not Yet Critical		
		Cost:	\$0.00

PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$702,000.00
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Needs	Long - Term		
RENOVATE TURF		Cost:	\$75,000.00
RENOVATE IRRIGATION SYSTEM		Cost:	\$317,000.00
REPAIR/REPLACE ROCK RETAINING WALLS		Cost:	\$35,000.00
REPLACE PERIMETER FENCING		Cost:	\$275,000.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$702,000.00

Total estimated cost of all projects:	\$702,000.00
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PARKS PRELIMINARY CONDITION REPORT

NEWLANDS PARK
0.96 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
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Currently Critical	Immediate	
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	Cost:	\$0.00
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PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
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Necessary	Not Yet Critical	
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	Cost:	\$0.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$955,000.00
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Needs	Long - Term	
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REPLACE PLAYGROUND EQUIPMENT	Cost:	\$880,000.00
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Surface and surround

RENOVATE IRRIGATION SYSTEM	Cost:	\$75,000.00
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Total estimated cost of priority 1 projects:	\$0.00
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Total estimated cost of priority 2 projects:	\$0.00
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Total estimated cost of priority 3 projects:	\$955,000.00
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Total estimated cost of all projects:	\$955,000.00
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PARKS PRELIMINARY CONDITION REPORT

PAT BAKER PARK
1.31 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
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Cost:	\$0.00
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PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
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Necessary	Not Yet Critical
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Cost:	\$0.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$485,000.00
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Needs	Long - Term
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REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$485,000.00
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Total estimated cost of priority 1 projects:	\$0.00
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Total estimated cost of priority 2 projects:	\$0.00
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Total estimated cost of priority 3 projects:	<u>\$485,000.00</u>
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Total estimated cost of all projects:	\$485,000.00
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PARKS PRELIMINARY CONDITION REPORT

SUMMIT RIDGE PARK
5.99 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	

\$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	

\$0.00

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$1,450,000.00
Needs	Long - Term	

REPLACE PLAYGROUND EQUIPMENT AND SURFACE	\$1,350,000.00
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REPLACE FITNESS EQUIPMENT	\$55,000.00
	Cost:

REPLACE BASKETBALL COURTS (1)	\$45,000.00
	Cost:

Total estimated cost of priority 1 projects:	\$0.00
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Total estimated cost of priority 2 projects:	\$0.00
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Total estimated cost of priority 3 projects:	\$1,450,000.00
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Total estimated cost of all projects:	\$1,450,000.00
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PARKS PRELIMINARY CONDITION REPORT

UNIVERSITY RIDGE PARK
4.82 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical Immediate		

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary Not Yet Critical		

Cost: \$0.00

	Total Cost for Priority 3 Projects:	\$790,000.00
Long - Term		

REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$700,000.00
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INSTALL AUTO ENTRY GATE	Cost:	\$35,000.00
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RECONSTRUCT BB COURTS	Cost:	\$55,000.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$790,000.00
Total estimated cost of all projects:	\$790,000.00



PARKS PRELIMINARY CONDITION REPORT

COMSTOCK PARK
1650 CARAT DR
5.37 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
		\$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$600,000.00
Needs	Long - Term	

REPLACE PLAYGROUND EQUIPMENT	Cost:	\$600,000.00
Replace playground equipment and surface, fitness station		

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$600,000.00
	<hr style="width: 20%; margin-left: auto;"/>
Total estimated cost of all projects:	\$600,000.00



PARKS PRELIMINARY CONDITION REPORT

NORTHGATE PARK
6450 MOON RIDGE TER
5.73 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		
		Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical		
		Cost:	\$0.00
PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$1,100,000.00
Needs	Long - Term		
REPLACE PLAYGROUND EQUIPMENT AND SURFACE		Cost:	\$1,100,000.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$1,100,000.00
Total estimated cost of all projects:	\$1,100,000.00



PARKS PRELIMINARY CONDITION REPORT

CENTER CREEK PARK
1595 WILBUR MAY PKWY
5.64 acres (Developed)

PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate (0-2 years)	
	Cost:	\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$250,000.00
Necessary	Not Yet Critical (2-4 years)	
	Cost:	\$250,000.00
PLAYGROUND SAFETY SURFACE		
400K Fund		
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$670,000.00
Needs	Long-Term (4-10 years)	
	Cost:	\$550,000.00
REPLACE PLAYGROUND EQUIPMENT		
Replace playground equipment and surface		
	Cost:	\$50,000.00
REPLACE/REPAIR BASKETBALL COURTS		
Three half courts with 400k Fund		
	Cost:	\$70,000.00
REPLACE SKATE ELEMENTS		
400K Fund		
	Cost:	\$70,000.00
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$250,000.00
	Total estimated cost of priority 3 projects:	\$670,000.00
	Total estimated cost of all projects:	\$920,000.00



PARKS PRELIMINARY CONDITION REPORT

VALLEYWOOD PARK
9.50 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical		

Cost: \$0.00

		Total Cost for Priority 3 Projects:	\$795,000.00
	Long - Term		

REPLACE PLAYGROUND EQUIPMENT AND SURFACE Cost: \$730,000.00

REPLACE BASKETBALL COURTS (1.5) Cost: \$65,000.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$795,000.00

Total estimated cost of all projects: **\$795,000.00**



PARKS PRELIMINARY CONDITION REPORT

LAS BRISAS PARK
4.34 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical Immediate		

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$10,000.00
Necessary Not Yet Critical		
RESURFACE WATER SPRAY PAD	Cost:	\$10,000.00

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$400,000.00
Needs Long - Term		

REPLACE PLAYGROUND EQUIPMENT AND SURFACE Cost: \$400,000.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$10,000.00
Total estimated cost of priority 3 projects:	\$400,000.00
	<hr style="width: 20%; margin-left: auto; margin-right: 0;"/>
Total estimated cost of all projects:	\$410,000.00



PARKS PRELIMINARY CONDITION REPORT

MARY GOJACK PARK
4.68 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	
		\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical	
		\$0.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$855,000.00
Needs	Long - Term	
REPLACE PLAYGROUND EQUIPMENT AND SURFACE		\$450,000.00
RENOVATE IRRIGATION SYSTEM		\$405,000.00
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$0.00
	Total estimated cost of priority 3 projects:	\$855,000.00
	Total estimated cost of all projects:	\$855,000.00

PARKS PRELIMINARY CONDITION REPORT



DOUBLE DIAMOND PARK 6.70 acres (Developed) PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate	
		\$0.00
PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$1,585,000.00
Necessary	Not Yet Critical	
PHASE 2 CONSTRUCTION	Cost:	\$1,585,000.00
PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
Needs	Long - Term	
	Cost:	\$0.00
	Total estimated cost of priority 1 projects:	\$0.00
	Total estimated cost of priority 2 projects:	\$1,585,000.00
	Total estimated cost of priority 3 projects:	\$0.00
	Total estimated cost of all projects:	\$1,585,000.00



PARKS PRELIMINARY CONDITION REPORT

HORIZON VIEW PARK
5.00 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical Immediate		

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$220,000.00
Necessary Not Yet Critical		

INSTALL UNISEX RESTROOM BUILDING Cost: \$220,000.00

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$540,000.00
Needs Long - Term		

REPLACE PLAYGROUND EQUIPMENT AND RESURFACE Cost: \$540,000.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$220,000.00
Total estimated cost of priority 3 projects:	\$540,000.00

Total estimated cost of all projects: **\$760,000.00**



PARKS PRELIMINARY CONDITION REPORT

SOMERSETT EAST
5.11 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical		

Cost: \$0.00

PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$750,000.00
Needs	Long - Term		

REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$750,000.00
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Total estimated cost of priority 1 projects: \$0.00

Total estimated cost of priority 2 projects: \$0.00

Total estimated cost of priority 3 projects: \$750,000.00

Total estimated cost of all projects: **\$750,000.00**

Pocket Parks



PARKS PRELIMINARY CONDITION REPORT

BIGGEST LITTLE DOG PARK
151 W. Commercial Row
0.76 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: GOOD



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate (0-2 years)	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$150,000.00
Necessary	Not Yet Critical (2-4 years)	

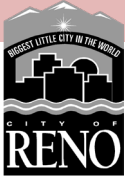
Phase 2 Construction		Cost: \$150,000.00
Complete Phase 2 of Construction		

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
Needs	Long-Term (4-10 years)	

Cost: \$0.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$150,000.00
Total estimated cost of priority 3 projects:	\$0.00

Total estimated cost of all projects:	\$150,000.00
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PARKS PRELIMINARY CONDITION REPORT

CITY PLAZA
1.04 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: FAIR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate (0-2 years)	

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$234,000.00
Necessary	Not Yet Critical (2-4 years)	

INSTALL SHADE STRUCTURE **Cost: \$234,000.00**

PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$0.00
Needs	Long-Term (4-10 years)	

Cost: \$0.00

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$234,000.00
Total estimated cost of priority 3 projects:	\$0.00

Total estimated cost of all projects: **\$234,000.00**



PARKS PRELIMINARY CONDITION REPORT

IVAN SACK PARK
3005 IDLEWILD DR
2.82 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS	Total Cost for Priority 1 Projects:	\$0.00
	Cost:	\$0.00

PRIORITY CLASS 2 PROJECTS	Total Cost for Priority 2 Projects:	\$60,000.00
Necessary	Not Yet Critical	

RESURFACE PATHWAYS	Cost:	\$60,000.00
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PRIORITY CLASS 3 PROJECTS	Total Cost for Priority 3 Projects:	\$295,000.00
Needs	Long - Term	

REPLACE PICNIC SHELTER	Cost:	\$135,000.00
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RENOVATE IRRIGATION SYSTEMS	Cost:	\$160,000.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$60,000.00
Total estimated cost of priority 3 projects:	\$295,000.00

Total estimated cost of all projects:	\$355,000.00
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PARKS PRELIMINARY CONDITION REPORT

LISTON PARK
1635 YORI AVE
1.03 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		

Cost: \$0.00

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical		

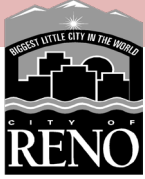
Cost: \$0.00

PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$600,000.00
Needs	Long - Term		

REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$600,000.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$600,000.00

Total estimated cost of all projects:	\$600,000.00
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PARKS PRELIMINARY CONDITION REPORT

**ROTARY CENTENNIAL PARK
1265 HILLBORO AVE
0.30 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: POOR**



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		

Cost: **\$0.00**

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$25,000.00
Necessary	Not Yet Critical		

COLOR COAT BB COURT Cost: **\$25,000.00**

PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$275,000.00
Needs	Long - Term		

REPLACE PLAYGROUND EQUIPMENT AND SURFACE Cost: **\$275,000.00**

Cost:

Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$25,000.00
Total estimated cost of priority 3 projects:	<u>\$275,000.00</u>

Total estimated cost of all projects: **\$300,000.00**



PARKS PRELIMINARY CONDITION REPORT

STERLING VILLAGE
0.23 acres (Developed)
PRELIMINARY CONDITION ASSESSMENT: CRITICAL



PRIORITY CLASS 1 PROJECTS		Total Cost for Priority 1 Projects:	\$0.00
Currently Critical	Immediate		

Cost: **\$0.00**

PRIORITY CLASS 2 PROJECTS		Total Cost for Priority 2 Projects:	\$0.00
Necessary	Not Yet Critical		

Cost: **\$0.00**

PRIORITY CLASS 3 PROJECTS		Total Cost for Priority 3 Projects:	\$100,000.00
Needs	Long - Term		

REPLACE PICNIC SHELTER	Cost:	\$100,000.00
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REPLACE PLAYGROUND EQUIPMENT AND SURFACE	Cost:	\$0.00
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Total estimated cost of priority 1 projects:	\$0.00
Total estimated cost of priority 2 projects:	\$0.00
Total estimated cost of priority 3 projects:	\$100,000.00
Total estimated cost of all projects:	\$100,000.00



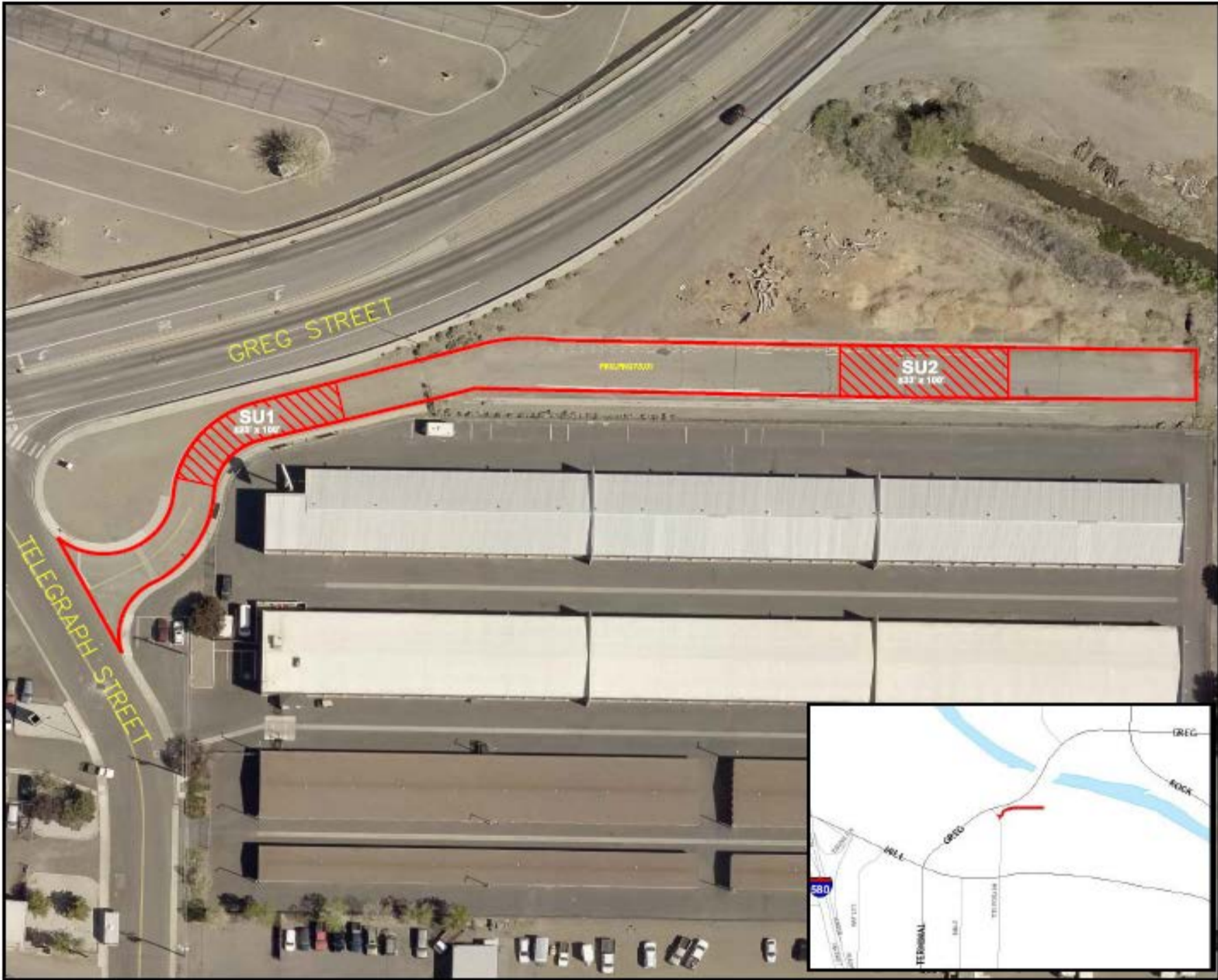
PARKING LOTS

CITY OF RENO PARKING LOTS
RANKED BY PAVEMENT CONDITION INDEX (PCI)

Facility Name	SF	PCI	PAVEMENT CONDITION	STRATEGIC PLAN ELEMENTS					
				FISCAL RESPONSIBILITY	POLICE & FIRE SERVICES	HOUSING AFFORDABILITY	MASTER PLAN IMPLEMENTATION	COMMUNITY SUSTAINABILITY	DOWNTOWN REVITALIZATION
Parks Greenhouse	23,232	4	Failed					✓	
Jack Tighe Park	106,083	7	Failed					✓	
Moana Ball Park West	81,005	12	Failed					✓	
Fire Station 10- N Virginia	24,885	13	Failed		✓			✓	
Mira Loma Park	142,559	20	Failed					✓	
Rosewood Lakes Clubhouse	72,898	23	Failed					✓	
Fire Station 06- Mira Loma	9,568	25	Failed		✓			✓	
Fire Station 05- Mayberry	29,313	28	Failed		✓			✓	
Reno Sports Complex	126,630	31	Failed				✓	✓	
Fire Station 02- Sutro	14,166	33	Failed		✓		✓	✓	
Fishermans Park	18,850	34	Failed				✓	✓	
Hilltop Park	17,161	38	Failed					✓	
Paradise Park	181,457	38	Failed					✓	
John Champion Park	4,757	39	Failed					✓	
Dick Taylor Park	16,058	40	Poor					✓	
Miguel Ribera Park	48,544	43	Poor					✓	
Idlewild Pool	14,360	46	Poor					✓	
Jamaica Park	45,500	48	Poor					✓	
Sky Tavern	132,008	48	Poor					✓	
Neil Road Rec Center	35,694	49	Poor					✓	
Idlewild Park	46,643	49	Poor					✓	
McKinley Art Center	59,464	50	Poor					✓	
Crissie Caughlin Park	17,629	51	Poor					✓	
Northwest Pool	26,954	51	Poor					✓	
Mira Loma Park Shop	5,544	52	Poor	✓				✓	
Corp Yard	538,997	52	Poor				✓	✓	
Freight House Alley	6,140	53	Poor				✓	✓	
Fire Station 09- Mt Vida	7,851	53	Poor					✓	
Evelyn Mount NECC	68,442	53	Poor					✓	
Echo Avenue Parking	2,723	55	Poor					✓	
University Ridge Park	6,483	56	Poor					✓	
Pickett Park	11,620	57	Poor					✓	
California Building	6,870	58	Fair					✓	
Dorothy Mcalinden Park	22,322	59	Fair					✓	
Virginia Lake Park	12,503	60	Fair					✓	
Crystal Lake Park	13,212	60	Fair					✓	
Rosewood Lakes Maint Shed	15,542	62	Fair					✓	
Powning Park	5,458	63	Fair				✓	✓	✓
Manzanita Park	7,327	63	Fair				✓	✓	
FIRE STATION 03 - MOANA	26,230	64	Fair					✓	
Plumas Gym	14,827	66	Fair					✓	
Mary Gojack Park	13,354	67	Fair					✓	
Terrace Sports Complex	89,768	67	Fair					✓	
Horsemans Park	17,853	69	Fair					✓	
Barbara Bennett Park	4,299	70	Fair					✓	
Auto Museum	38,718	72	Fair					✓	
FIRE STATION 11 - MAE ANNE	30,784	73	Fair					✓	
Stead Sewer Plant (includes Norton Dr.)	212,752	73	Fair					✓	
Comstock Park	8,359	74	Fair					✓	
FIRE STATION 07 - SKYLINE	9,970	74	Fair		✓			✓	
Neil Road Family Svcs Ctr	34,870	74	Fair					✓	
Terrace Sports Complex	44,317	74	Fair					✓	
Canyon Creek Park	14,759	77	Good					✓	
Silver Lake park	23,928	77	Good					✓	
Idlewild Park Shop	33,389	79	Good					✓	
Idlewild Skate Park	9,993	81	Good					✓	
FIRE STATION 08 - KINGS ROW	9,499	82	Good		✓			✓	
Rattlesnake Mtn Skate Park	26,546	84	Good					✓	
Horizon View Park	4,866	85	Good					✓	
Sky Country Neighborhood Park	5,207	85	Good					✓	
Las Brisas Park	9,735	85	Good					✓	
White Fir Parking	10,000	85	Good					✓	
Center Creek Park	7,851	86	Excellent					✓	
Southside School	10,710	89	Excellent					✓	
Somersett Trailheads	42,312	91	Excellent					✓	
Plumas Tennis Center	25,959	92	Excellent					✓	
West Meadows Trailhead	14,421	93	Excellent					✓	
FIRE STATION 19 - HAWK MEADOWS	17,060	94	Excellent		✓			✓	

Facility Name	SF	PCI	PAVEMENT CONDITION	STRATEGIC PLAN ELEMENTS					
				FISCAL RESPONSIBILITY	POLICE & FIRE SERVICES	HOUSING AFFORDABILITY	MASTER PLAN IMPLEMENTATION	COMMUNITY SUSTAINABILITY	DOWNTOWN REVITALIZATION
Damonte Ranch Park	21,899	94	Excellent					✓	
FIRE STATION 12 - DAMONTE RANCH	30,140	95	Excellent		✓			✓	
Somerset West Park	7,384	96	Excellent					✓	
Reno Sports Complex - Lower ADA	14,774	99	Excellent					✓	
Double Diamond Park	39,294	99	Excellent					✓	

PARKS GREENHOUSE					
PARKING LOT INVENTORY :PKG #		73	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		7/7/1985	LAST WORK DATE		NA
LAST INSPECTION DATE		8/26/2022	PREDICTED PCI (2022)		4
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	23232	Section 1	\$ 15.00	\$ 348,480.00
CURB	FEET				
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF				
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH				
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH				
SPACES, REGULAR	EACH				
			TOTAL		\$ 348,480.00

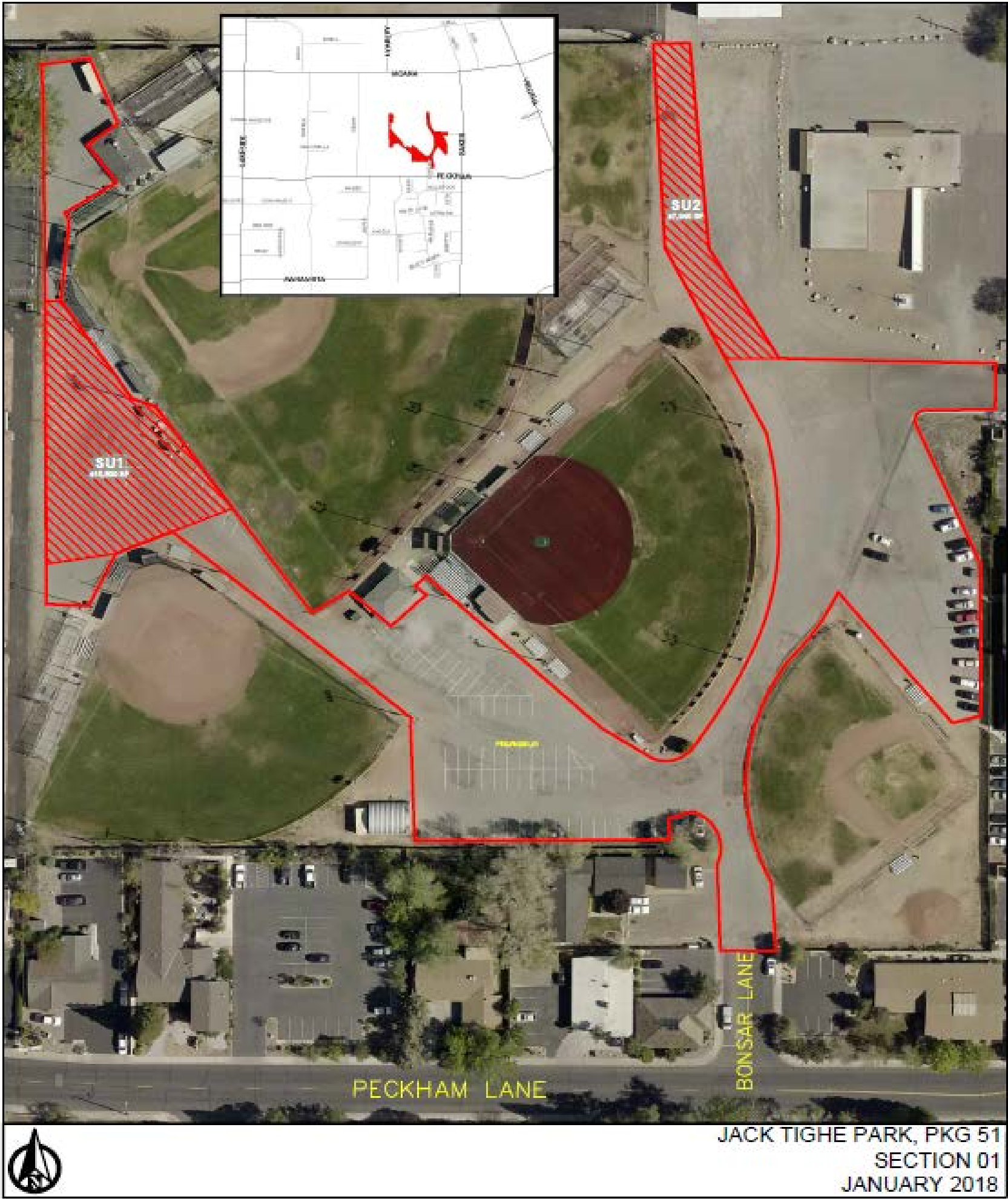


PARKS GREENHOUSE, PKG 73
SECTION 01
JANUARY 2018

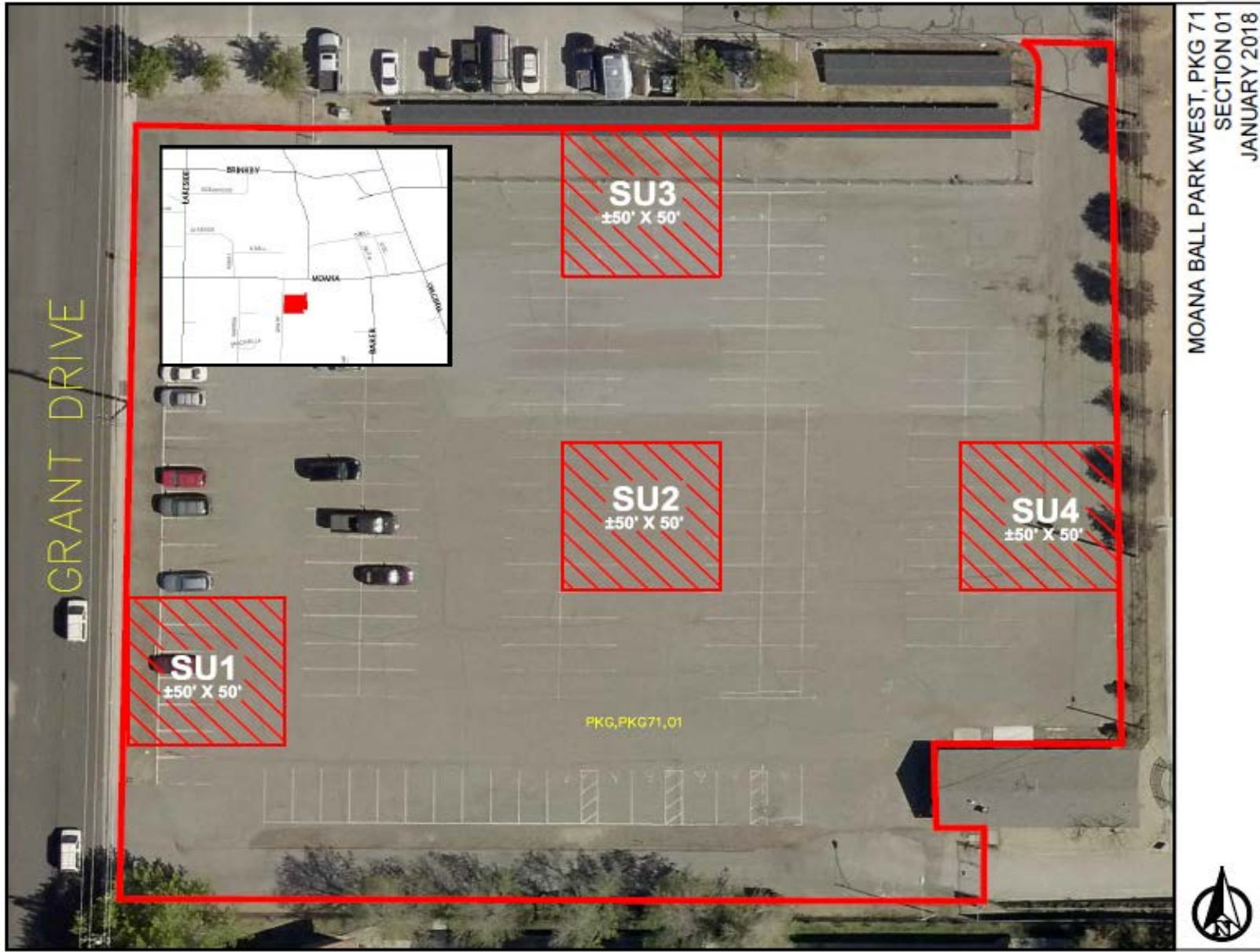


JACK TIGHE PARK

PARKING LOT INVENTORY :PKG #		51	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		9/1/1988	LAST WORK DATE		7/7/2017
LAST INSPECTION DATE		5/22/2020	LAST INSPECTED PCI		14
			PREDICTED PCI (2022)		7
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	106083	Section 1	\$ 15.00	\$ 1,591,245.01
CURB	FEET				
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF	1071	7 X 153 '	\$ 18.00	\$ 19,278.00
SIDEWALK	SF	340		\$ 16.00	\$ 5,440.00
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH	1		\$ 10,000.00	\$ 10,000.00
VALVE, GAS	EACH	1		\$ 475.00	\$ 475.00
VALVE, WATER	EACH	2	1 IRRIGATION , 1 H20	\$ 700.00	\$ 1,400.00
SIGN	EACH				
SPEED BUMP	EACH	1		\$ 150.00	\$ 150.00
VAULT	EACH				
WHEEL STOP	EACH				
AC CURB	FEET	277		\$ 9.00	\$ 2,493.00
SPACES, HANDICAP	EACH	3	???	\$ 225.00	\$ 675.00
SPACES, REGULAR	EACH	125		\$ 9.00	\$ 1,125.00
BOLLARDS	EACH	17		\$ 750.00	\$ 12,750.00
PT WOOD RETAINER	FEET	113		\$ 13.00	\$ 1,469.00
APRON@EQUIP ROOM	SF	100		\$ 13.00	\$ 1,300.00
			TOTAL		\$ 1,647,800.01



MOANA BALL PARK WEST					
PARKING LOT INVENTORY :PKG #		71	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		7/7/1975	LAST WORK DATE		NA
LAST INSPECTION DATE		5/21/2020	LAST INSPECTED PCI		17
			PREDICTED PCI (2022)		12
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	81005	Section 1	\$ 15.00	\$ 1,215,075.00
CURB	FEET				
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF				
PED RAMP	EACH	1		\$ 8,300.00	\$ 8,300.00
LIGHT POLE SINGLE	EACH	1		\$ 1,800.00	\$ 1,800.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH	1		\$ 1,200.00	\$ 1,200.00
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH	1	MED WATER	\$ 700.00	\$ 700.00
SIGN	EACH				
SPEED BUMP	EACH				
VAULT	EACH	2	SMALL CHRISTY ELECT	\$ 400.00	\$ 800.00
WHEEL STOP	EACH	1		\$ 150.00	\$ 150.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	5		\$ 225.00	\$ 1,125.00
SPACES, REGULAR	EACH	158		\$ 9.00	\$ 1,422.00
AC CURB	FEET	443		\$ 9.00	\$ 3,987.00
BOLLARD	EACH	2		\$ 750.00	\$ 1,500.00
PCC APRON @ GARAGE	SF	90		\$ 13.00	\$ 1,170.00
			TOTAL		\$ 1,237,229.00



MOANA BALL PARK WEST, PKG 71
SECTION 01
JANUARY 2018



FIRE STATION # 10 - North Virginia St.					
PARKING LOT INVENTORY :PKG #		14	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		3/2/1983	LAST WORK DATE		NA
LAST INSPECTION DATE		9/12/2019	LAST INSPECTED PCI		20
			PREDICTED PCI (2022)		13
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	24885	Section 1	\$ 15.00	\$ 373,275.00
CURB	FEET	543		\$ 24.00	\$ 13,032.00
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF				
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH	1		\$ 1,800.00	\$ 1,800.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH	1		\$ 500.00	\$ 500.00
CATCH BASIN	EACH				
MANHOLE	EACH	1		\$ 10,000.00	\$ 10,000.00
AC WOOD 2X RETAINER	FT	90		\$ 3.00	\$ 270.00
VALVE, WATER	EACH				
SIGN	EACH	1		\$ 150.00	\$ 150.00
GATE POST	EACH	4		\$ 150.00	\$ 600.00
PCC TRASH APRON	SF	100		\$ 13.00	\$ 1,300.00
WHEEL STOP	EACH	2		\$ 150.00	\$ 300.00
BOLLARDS	EACH	3		\$ 750.00	\$ 2,250.00
SPACES, HANDICAP	EACH	1		\$ 225.00	\$ 225.00
SPACES, REGULAR	EACH				
AC CURB	FT	522		\$ 9.00	\$ 4,698.00
AC GUTTER	SF	47		\$ 11.00	\$ 517.00
AC PED RAMP	EACH	1		\$ 250.00	\$ 250.00
			TOTAL		\$ 409,167.00

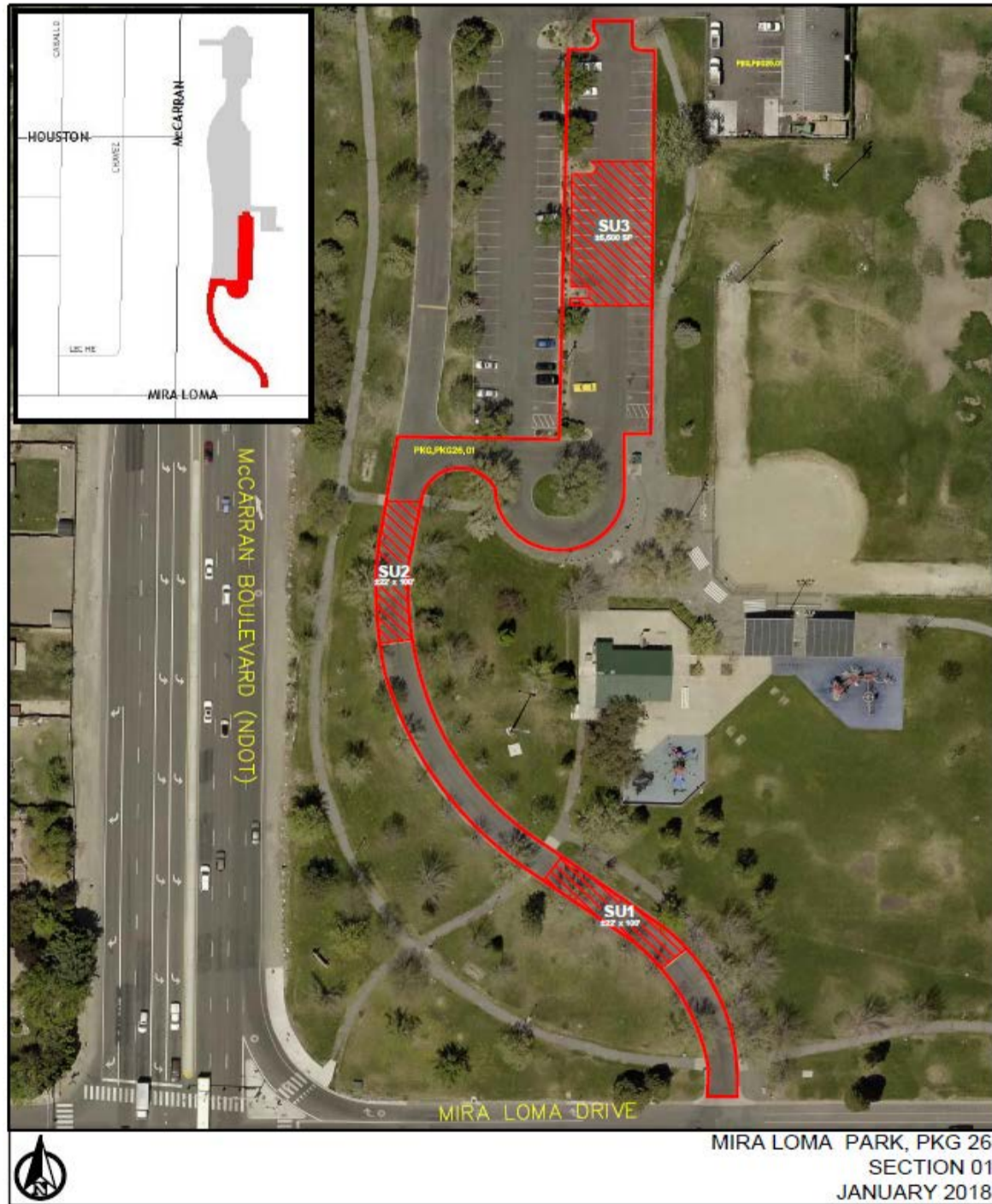


FIRE STATION #10 - NORTH VIRGINIA, PKG 14
SECTION 01
JANUARY 2018

MIRA LOMA PKG LOT					
PARKING LOT INVENTORY :PKG #		26	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		12/21/1982	LAST WORK DATE		7/7/2019
LAST INSPECTION DATE		8/29/2022	PREDICTED PCI (2022)		20
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	142559	Sections 1 and 2	\$ 15.00	\$ 2,138,385.01
CURB	FEET	4776		\$ 24.00	\$ 114,624.00
CURB AND GUTTER	FEET	3256		\$ 65.00	\$ 211,640.00
VALLEY GUTTER	SF	879	293 X3'	\$ 18.00	\$ 15,822.00
SIDEWALK	SF				
PED RAMP	EACH	8		\$ 8,300.00	\$ 66,400.00
LIGHT POLE SINGLE	EACH	8		\$ 1,800.00	\$ 14,400.00
LIGHT POLE DOUBLE	EACH	5		\$ 2,200.00	\$ 11,000.00
LIGHT POLE PIER	EACH	5		\$ 500.00	\$ 2,500.00
CATCH BASIN	EACH	2		\$ 1,200.00	\$ 2,400.00
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	17		\$ 150.00	\$ 2,550.00
SPEED BUMP	EACH	4		\$ 150.00	\$ 600.00
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	8		\$ 225.00	\$ 1,800.00
SPACES, REGULAR	EACH	237		\$ 9.00	\$ 2,133.00
ENT GUTTER FLARE	SF	123		\$ 13.00	\$ 1,599.00
BOLLARDS	EACH	15	12" X12" WOOD	\$ 750.00	\$ 11,250.00
BOLLARDS	EACH	2		\$ 750.00	\$ 1,500.00
			TOTAL		\$ 2,598,603.01



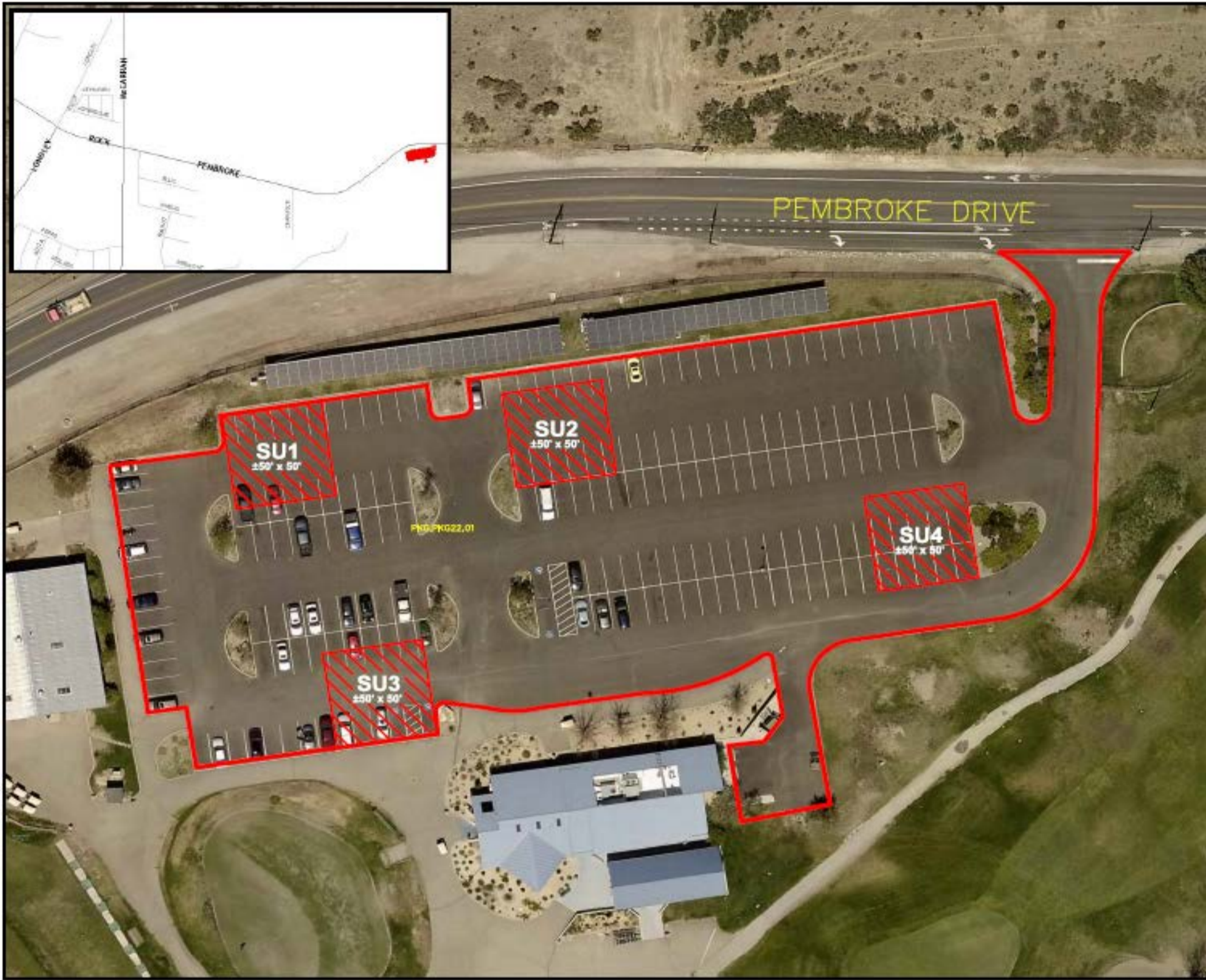
MIRA LOMA PARK, PKG 26
SECTION 02
JANUARY 2018



MIRA LOMA PARK, PKG 26
SECTION 01
JANUARY 2018

ROSEWOOD LAKE CLUBHOUSE

PARKING LOT INVENTORY :PKG #		22	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		9/2/1990	LAST WORK DATE		7/7/2011
LAST INSPECTION DATE		8/22/2022	PCI (2022)		23
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	72898	Section 1	\$ 15.00	\$ 1,093,470.02
CURB	FEET	1658		\$ 24.00	\$ 39,792.00
CURB AND GUTTER	FEET	508		\$ 65.00	\$ 33,020.00
VALLEY GUTTER	SF				
SIDEWALK	SF	180		\$ 16.00	\$ 2,880.00
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH	4		\$ 1,800.00	\$ 7,200.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH	4		\$ 500.00	\$ 2,000.00
CATCH BASIN	EACH	4		\$ 1,200.00	\$ 4,800.00
MANHOLE	EACH	2		\$ 10,000.00	\$ 20,000.00
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	7		\$ 150.00	\$ 1,050.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH	13		\$ 150.00	\$ 1,950.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	4		\$ 225.00	\$ 900.00
SPACES, REGULAR	EACH	200		\$ 9.00	\$ 1,800.00
PCC TRASH APRON	SF	225		\$ 13.00	\$ 2,925.00
			TOTAL		\$ 1,211,787.02



ROSEWOOD LAKES CLUBHOUSE, PKG 22
SECTION 01
JANUARY 2018

FIRE STATION #6					
PARKING LOT INVENTORY :PKG #		15	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		8/2/1999	LAST WORK DATE		7/7/2019
LAST INSPECTION DATE		8/29/2022	LAST INSPECTED PCI		25
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	9568	Section 1	\$ 15.00	\$ 143,520.00
CURB	FEET	379		\$ 24.00	\$ 9,096.00
CURB AND GUTTER	FEET	229		\$ 65.00	\$ 14,885.00
VALLEY GUTTER	SF				
SIDEWALK	SF				
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH	2		\$ 1,800.00	\$ 3,600.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH	2		\$ 500.00	\$ 1,000.00
CATCH BASIN	EACH	1		\$ 1,200.00	\$ 1,200.00
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	1		\$ 150.00	\$ 150.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH	5		\$ 150.00	\$ 750.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	1		\$ 225.00	\$ 225.00
SPACES, REGULAR	EACH	11		\$ 9.00	\$ 99.00
CURB DRAIN PIPE	EACH	3	3"	\$ 50.00	\$ 150.00
			TOTAL		\$ 174,675.00



FIRE STATION # 5

PARKING LOT INVENTORY :PKG #		19	PAVEMENT TYPE		AC/PCC
ORIGINAL CONSTRUCTION DATE	SEC 1	10/2/1998	LAST WORK DATE	SEC 1	NA
LAST INSPECTION DATE	SEC 1	1/5/2018	LAST INSPECTED PCI	SEC 1	43
			PREDICTED PCI (2022)	SEC 1	29
ORIGINAL CONSTRUCTION DATE	SEC 2	9/2/1961	LAST WORK DATE	SEC 2	1/0/1900
LAST INSPECTION DATE	SEC 2	1/5/2018	LAST INSPECTED PCI	SEC 2	34
			PREDICTED PCI (2022)	SEC 2	28
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA-AC	SF	23226	Section 1	\$ 15.00	\$ 348,390.00
PAVEMENT AREA-PCC	SF	2184	Section 2	\$ 28.00	\$ 61,152.00
CURB	FEET				
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF	498	6 X 83'	\$ 18.00	\$ 8,964.00
SIDEWALK	SF	40		\$ 16.00	\$ 640.00
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH	2		\$ 1,200.00	\$ 2,400.00
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH				
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH				
SPACES, REGULAR	EACH				
PCC MISC	SF	36	PCC WITH IRON PLATE	\$ 13.00	\$ 468.00
			TOTAL		\$ 12,472.00

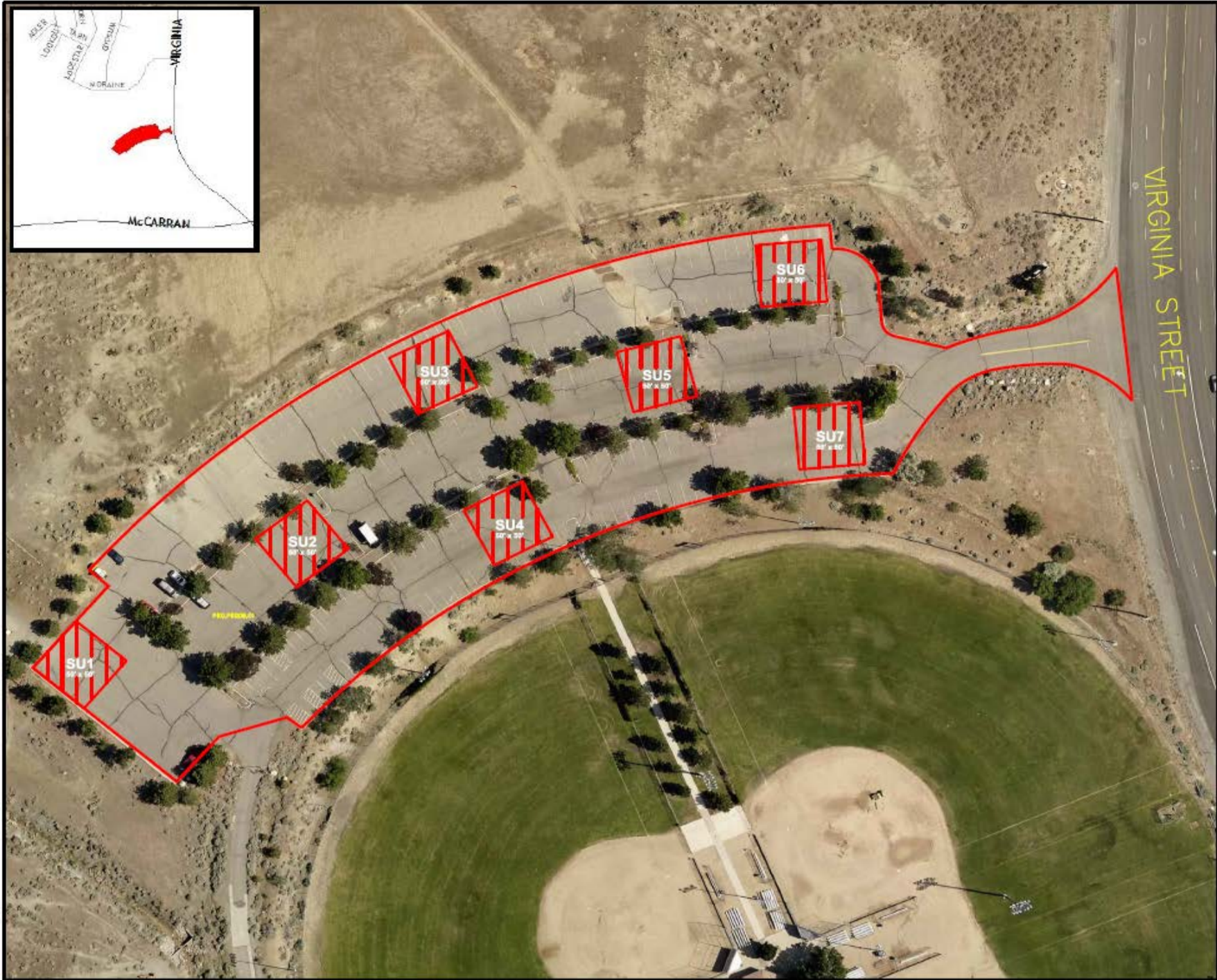


FIRE STATION #5 - MAYBERRY, PKG 19
SECTION 01
JANUARY 2018



FIRE STATION #5 - MAYBERRY, PKG 19
SECTION 02
JANUARY 2018

RENO SPORTS COMPLEX					
PARKING LOT INVENTORY :PKG #		9	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		9/2/1986	LAST WORK DATE		7/6/2017
LAST INSPECTION DATE		3/23/2021	LAST INSPECTED PCI		34
			PREDICTED PCI (2022)		31
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	126630	Section 1	\$ 15.00	\$ 1,899,450.00
CURB	FEET	3761		\$ 24.00	\$ 90,264.00
CURB AND GUTTER	FEET	1800	Section 1 Only	\$ 65.00	\$ 117,000.00
VALLEY GUTTER	SF				
SIDEWALK	SF				
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH	5		\$ 1,800.00	\$ 9,000.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH	5		\$ 500.00	\$ 2,500.00
CATCH BASIN	EACH	5		\$ 1,200.00	\$ 6,000.00
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	13		\$ 150.00	\$ 1,950.00
SPEED BUMP	EACH				
DIAMOND PLATE	SF	18	GUTTER SPAN	\$ 50.00	\$ 900.00
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	8		\$ 225.00	\$ 1,800.00
SPACES, REGULAR	EACH	335		\$ 9.00	\$ 3,015.00
DELINEATOR	EACH	6		\$ 50.00	\$ 300.00
AC SIDEWALK	SF	870		\$ 8.00	\$ 6,960.00
AC WOOD 2X RETAINER	FT	20		\$ 3.00	\$ 60.00
			TOTAL		\$ 2,139,199.00



RENO SPORTS COMPLEX, PKG 09
SECTION 01
JANUARY 2018



FIRE STATION #2					
PARKING LOT INVENTORY :PKG #		18	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		9/2/1987	LAST WORK DATE		NA
LAST INSPECTION DATE		9/23/2019	LAST INSPECTED PCI		39
			PREDICTED PCI (2022)		33
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	14166	Section 1	\$ 15.00	\$ 212,490.00
CURB	FEET	245		\$ 24.00	\$ 5,880.00
CURB AND GUTTER	FEET	242		\$ 65.00	\$ 15,730.00
VALLEY GUTTER	SF	426	142 X 3'	\$ 18.00	\$ 7,668.00
SIDEWALK	SF	84		\$ 16.00	\$ 1,344.00
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH	3		\$ 1,200.00	\$ 3,600.00
MANHOLE	EACH	1		\$ 10,000.00	\$ 10,000.00
VALVE, GAS	EACH				
VALVE, WATER	EACH				
STEP PCC	SF	24		\$ 16.00	\$ 384.00
SPEED BUMP	EACH				
HC/RAMP PCC WITH SW	SF	102	6X17'	\$ 20.00	\$ 2,040.00
STEP PCC	SF	24	3X5' ,3X3'	\$ 16.00	\$ 384.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	1		\$ 225.00	\$ 225.00
SPACES, REGULAR	EACH	26		\$ 9.00	\$ 234.00
CURB WITH CHAIN LINK	FEET	51		#N/A	\$ -
PCC TRASH APRON	SF	121		\$ 13.00	\$ 1,573.00
FT W/BLOCK PLANTER	EACH	78		\$ 25.00	\$ 1,950.00
			TOTAL		\$ 263,502.00



FIRE STATION #02, PKG 18
SECTION 01
JANUARY 2018



FISHERMANS PARK 1+2					
PARKING LOT INVENTORY :PKG #		41	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE	SEC 1	12/2/1984	LAST WORK DATE	SEC 1	7/7/2010
LAST INSPECTION DATE	SEC 1	8/17/2022	LAST INSPECTED PCI	SEC 1	32
ORIGINAL CONSTRUCTION DATE	SEC 2	6/2/1986	LAST WORK DATE	SEC 2	7/7/2010
LAST INSPECTION DATE	SEC 2	8/17/2022	LAST INSPECTED PCI	SEC 2	37
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	18850	Section 1 and 2	\$ 15.00	\$ 282,750.00
CURB	FEET				
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF				
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH	2		\$ 1,800.00	\$ 3,600.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	2		\$ 150.00	\$ 300.00
SPEED BUMP	EACH				
VAULT	EACH	3	SMALL ON EDGE OF DW	\$ 400.00	\$ 1,200.00
WHEEL STOP	EACH	34	11RR TIES E/11RR TIES W	\$ 150.00	\$ 5,100.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	2		\$ 225.00	\$ 450.00
SPACES, REGULAR	EACH	32		\$ 9.00	\$ 288.00
WHEEL STOP	EACH	13	NOT FOR DESIGNATED PARK	\$ 150.00	\$ 1,950.00
REDWOOD 2X? RETAINER	FEET	420	APPX 420' LF 2X REDWOOD	\$ 3.00	\$ 1,260.00
			TOTAL		\$ 296,898.00



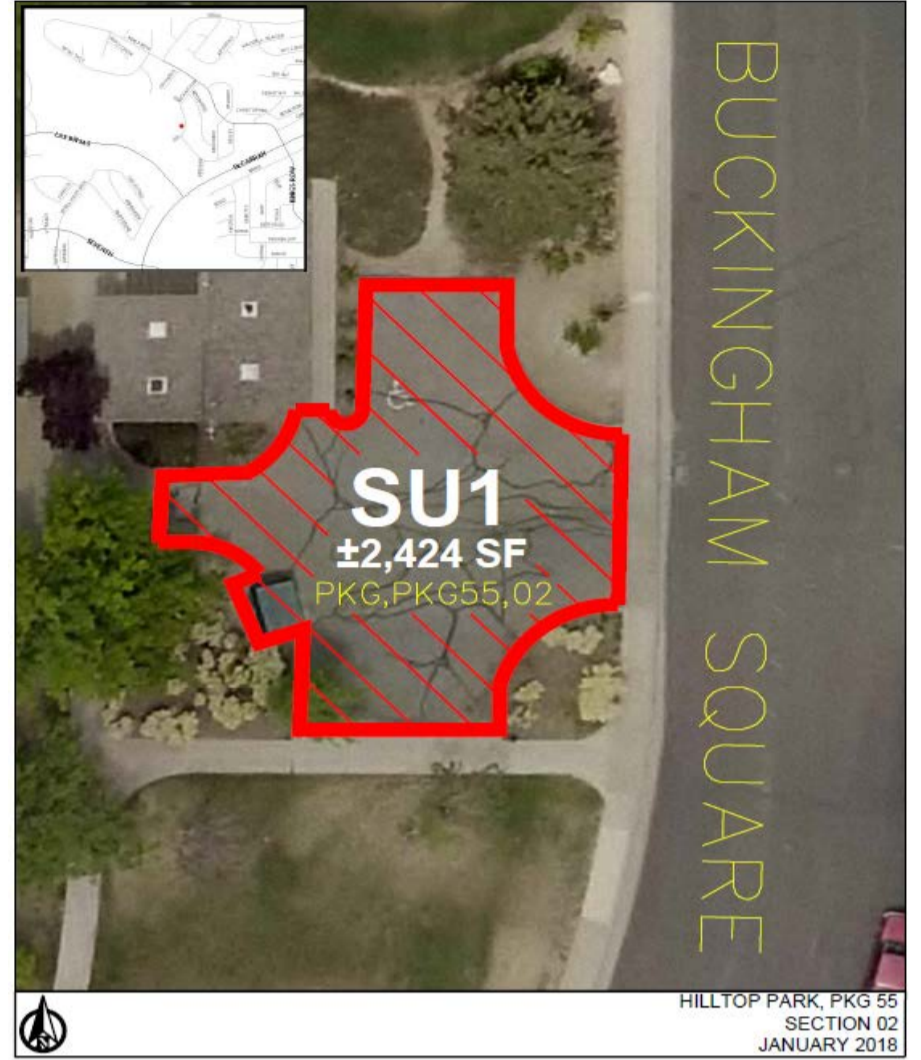
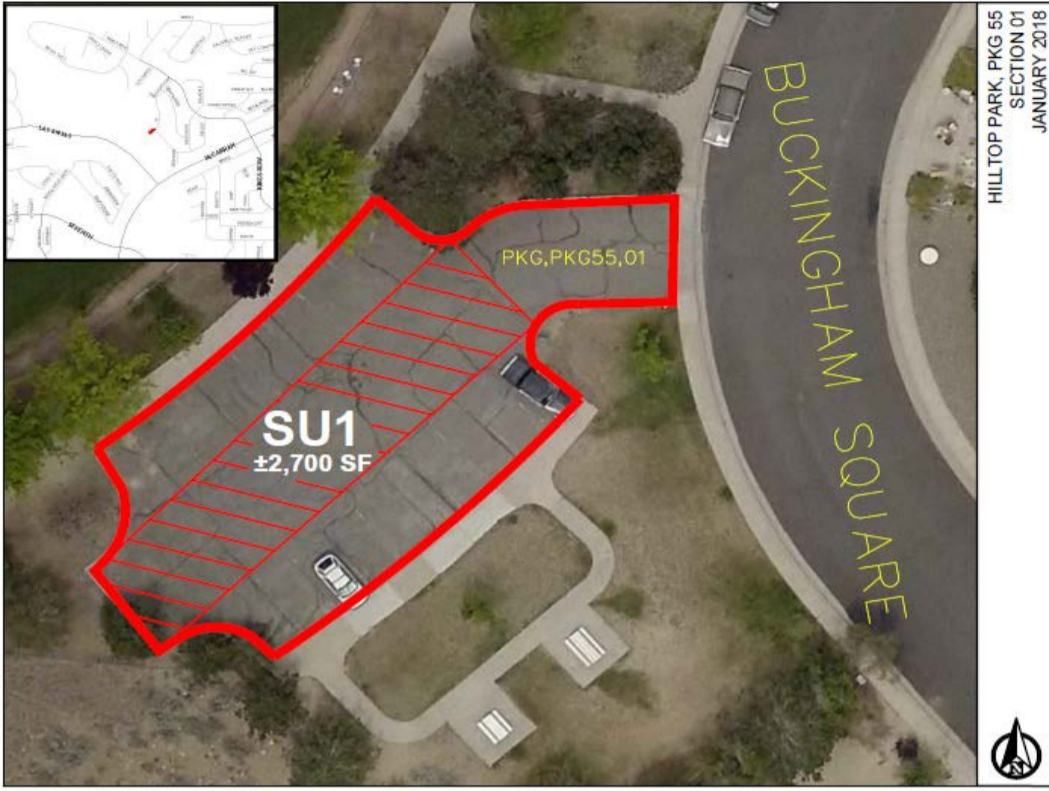
FISHERMAN'S PARK (I), PKG 41
SECTION 01
JANUARY 2018



FISHERMAN'S PARK (I), PKG 41
SECTION 02
JANUARY 2018



HILLTOP PARK					
PARKING LOT INVENTORY :PKG #		55	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE	SEC 1	11/2/1988	LAST WORK DATE	SEC 1	7/7/2018
LAST INSPECTION DATE	SEC 1	9/1/2021	LAST INSPECTED PCI	SEC 1	34
			PREDICTED PCI (2022)	SEC 1	32
ORIGINAL CONSTRUCTION DATE	SEC 2	11/2/1988	LAST WORK DATE	SEC 2	7/7/2018
LAST INSPECTION DATE	SEC 2	9/1/2021	LAST INSPECTED PCI	SEC 2	39
			PREDICTED PCI (2022)	SEC 2	37
ORIGINAL CONSTRUCTION DATE	SEC 3	11/2/1988	LAST WORK DATE	SEC 3	7/7/2018
LAST INSPECTION DATE	SEC 3	9/1/2021	LAST INSPECTED PCI	SEC 3	47
			PREDICTED PCI (2022)	SEC 3	45
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	17161	Sections 1, 2, and 3	\$ 15.00	\$ 257,415.00
CURB	FEET	340		\$ 24.00	\$ 8,160.00
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF	581		\$ 16.00	\$ 9,296.00
PED RAMP	EACH	1		\$ 8,300.00	\$ 8,300.00
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	1		\$ 150.00	\$ 150.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	1		\$ 225.00	\$ 225.00
SPACES, REGULAR	EACH	19		\$ 9.00	\$ 171.00
			TOTAL		\$ 283,717.00



PARADISE PARK

PARADISE PARK					
PARKING LOT INVENTORY :PKG #		30	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE	SEC 2	8/3/1997	LAST WORK DATE	SEC 2	7/29/2022
LAST INSPECTION DATE	SEC 2	5/10/2017	LAST INSPECTED PCI	SEC 2	41
			PREDICTED PCI (2022)	SEC 2	36
ORIGINAL CONSTRUCTION DATE	SEC 3	8/3/1997	LAST WORK DATE	SEC 3	7/28/2022
LAST INSPECTION DATE	SEC 3	5/10/2017	LAST INSPECTED PCI	SEC 3	38
			PREDICTED PCI (2022)	SEC 3	33
ORIGINAL CONSTRUCTION DATE	SEC 4	9/2/1987	LAST WORK DATE	SEC 4	7/7/2010
LAST INSPECTION DATE	SEC 4	8/12/2022	LAST INSPECTED PCI	SEC 4	7
ORIGINAL CONSTRUCTION DATE	SEC 5	9/2/1971	LAST WORK DATE	SEC 5	7/7/2010
LAST INSPECTION DATE	SEC 5	8/12/2022	LAST INSPECTED PCI	SEC 5	26
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	138606	Sections 2, 3, 4, and 5	\$ 15.00	\$ 2,079,090.01
CURB	FEET	4834		\$ 24.00	\$ 116,016.00
CURB AND GUTTER	FEET	2468		\$ 65.00	\$ 160,420.00
VALLEY GUTTER	SF	183	61 X 3'	\$ 18.00	\$ 3,294.00
SIDEWALK	SF				
PED RAMP	EACH	1		\$ 8,300.00	\$ 8,300.00
LIGHT POLE SINGLE	EACH	13		\$ 1,800.00	\$ 23,400.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH	2		\$ 1,200.00	\$ 2,400.00
MANHOLE	EACH	1		\$ 10,000.00	\$ 10,000.00
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	25		\$ 150.00	\$ 3,750.00
SPEED BUMP	EACH	2		\$ 150.00	\$ 300.00
VAULT	EACH	1		\$ 400.00	\$ 400.00
GUTTER PCC	LF	8		\$ 13.00	\$ 104.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	16		\$ 225.00	\$ 3,600.00
SPACES, REGULAR	EACH	275		\$ 9.00	\$ 2,475.00
GARBAGE CAN PAD	SF	176		\$ 13.00	\$ 2,288.00
BOLLARDS	EACH	5		\$ 750.00	\$ 3,750.00
PCC TRASH APRON	SF	135		\$ 13.00	\$ 1,755.00
GUARD RAIL	FEET	277		\$ 60.00	\$ 16,620.00
PCC ENTRANCE APRON	SF	494		\$ 30.00	\$ 14,820.00
PED ENTRANCE APRON	EACH	6		\$ 250.00	\$ 1,500.00
			TOTAL		\$ 2,454,282.01

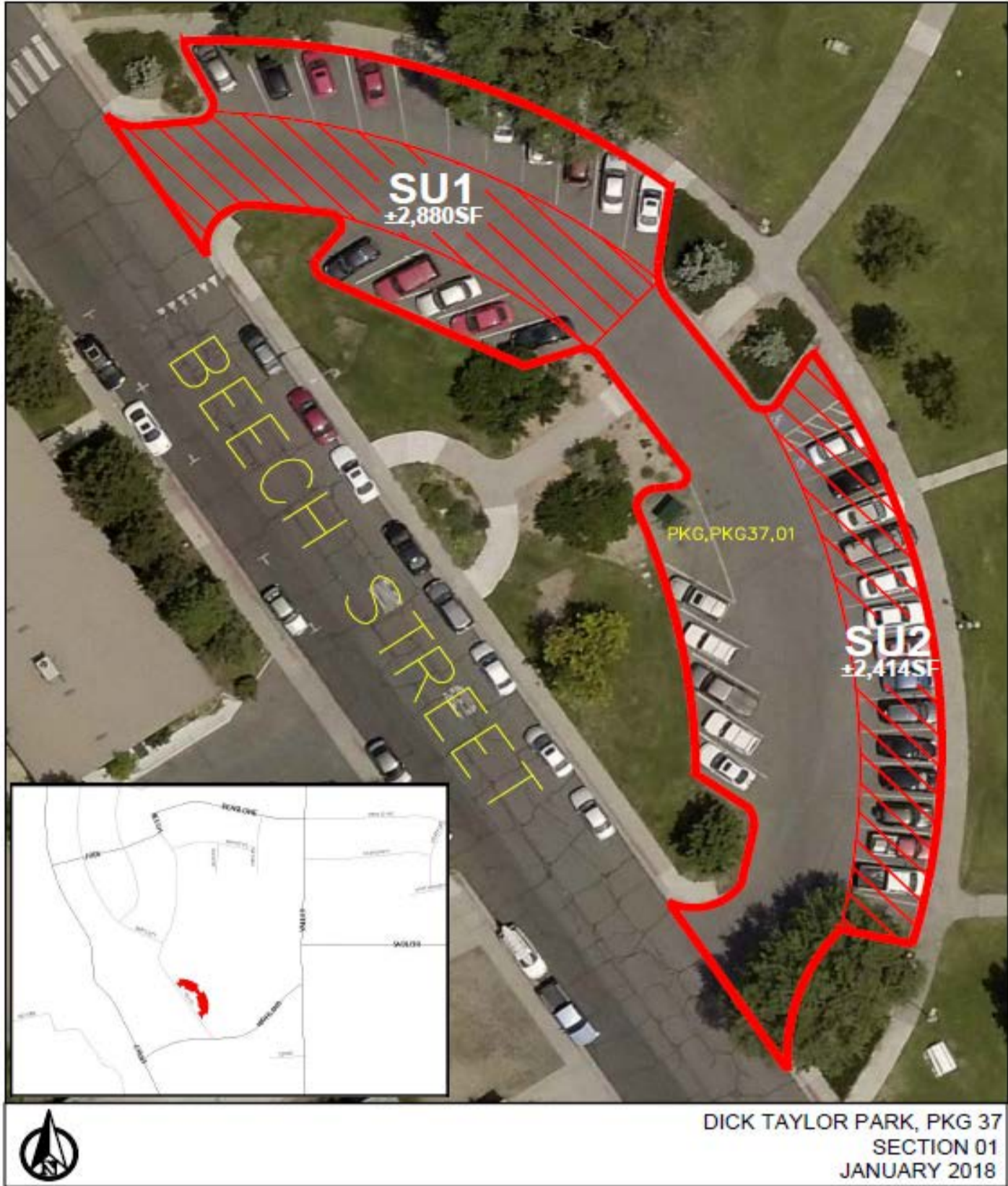


JOHN CHAMPION PARK

PARKING LOT INVENTORY :PKG #		56	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		9/2/1998	LAST WORK DATE		7/7/2010
LAST INSPECTION DATE		8/17/2022	LAST INSPECTED PCI		39
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	4757	Section 1	\$ 15.00	\$ 71,355.00
CURB	FEET	232		\$ 24.00	\$ 5,568.00
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF				
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	2		\$ 150.00	\$ 300.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	2		\$ 225.00	\$ 450.00
SPACES, REGULAR	EACH	7		\$ 9.00	\$ 63.00
BOLLARDS	EACH	2		\$ 750.00	\$ 1,500.00
			TOTAL		\$ 79,236.00



DICK TAYLOR PARK					
PARKING LOT INVENTORY :PKG #		37	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		12/2/1988	LAST WORK DATE		7/7/2010
LAST INSPECTION DATE		8/15/2022	LAST INSPECTED PCI		40
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	16058	Section 1	\$ 15.00	\$ 240,870.00
CURB	FEET	296		\$ 24.00	\$ 7,104.00
CURB AND GUTTER	FEET	464		\$ 65.00	\$ 30,160.00
VALLEY GUTTER	SF				
SIDEWALK	SF	3354		\$ 16.00	\$ 53,664.00
PED RAMP	EACH	6		\$ 8,300.00	\$ 49,800.00
LIGHT POLE SINGLE	EACH	5		\$ 1,800.00	\$ 9,000.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH	2	CB GUTTER/CURB	\$ 1,200.00	\$ 2,400.00
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	2		\$ 150.00	\$ 300.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	2		\$ 225.00	\$ 450.00
SPACES, REGULAR	EACH	35		\$ 9.00	\$ 315.00
			TOTAL		\$ 394,063.00



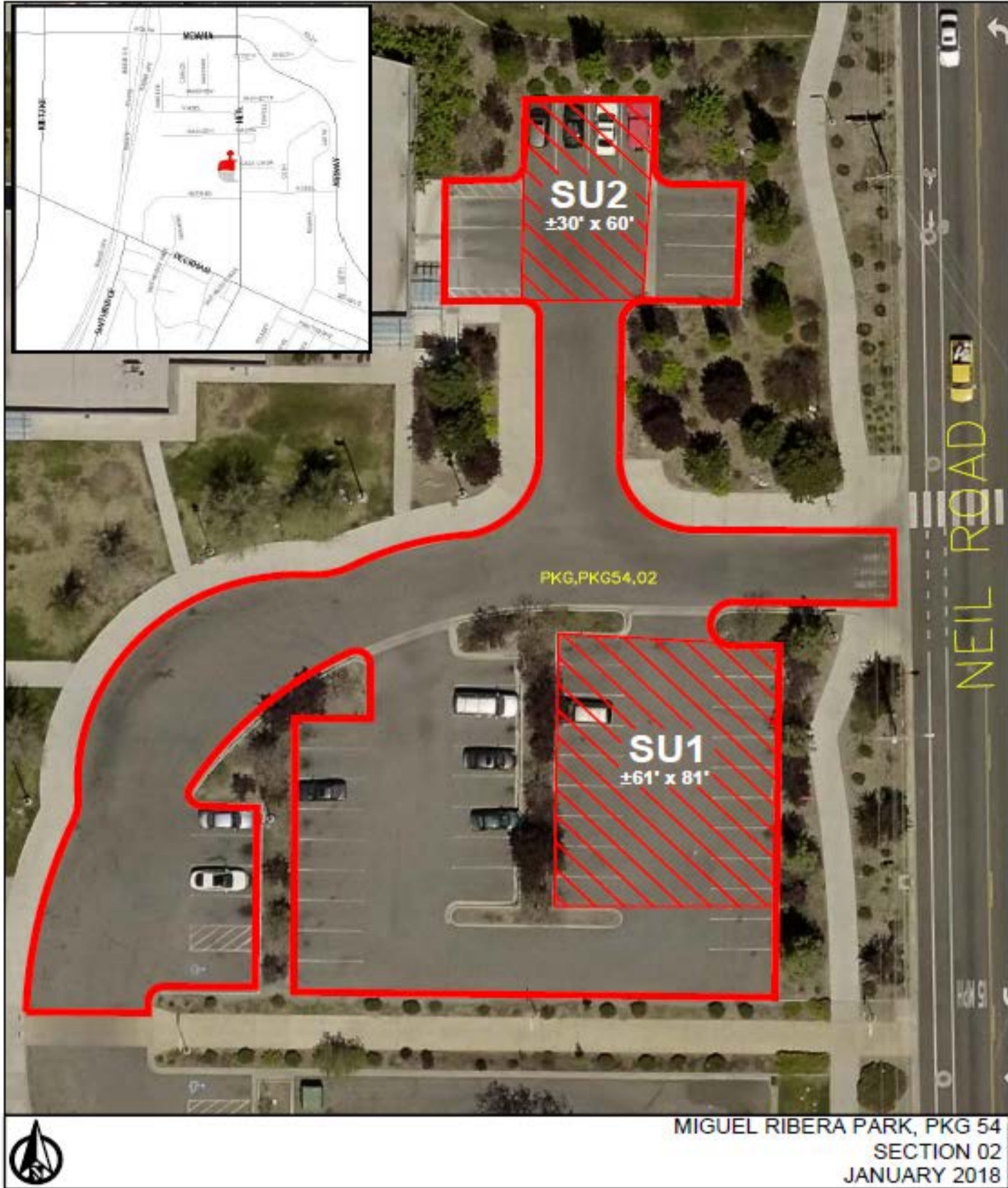
MIGUEL RIBERA PARK					
PARKING LOT INVENTORY :PKG #		54-01	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		7/7/1995	LAST WORK DATE		7/7/2018
LAST INSPECTION DATE		9/1/2022	LAST INSPECTED PCI		43
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	20723	Section 1	\$ 15.00	\$ 310,845.00
CURB	FEET	72		\$ 24.00	\$ 1,728.00
CURB AND GUTTER	FEET	1015		\$ 65.00	\$ 65,975.00
VALLEY GUTTER	SF	72	24X3'	\$ 18.00	\$ 1,296.00
SIDEWALK	SF	5340		\$ 16.00	\$ 85,440.00
PED RAMP	EACH	2		\$ 8,300.00	\$ 16,600.00
LIGHT POLE SINGLE	EACH	14		\$ 1,800.00	\$ 25,200.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH	14		\$ 500.00	\$ 7,000.00
CATCH BASIN	EACH	4		\$ 1,200.00	\$ 4,800.00
MANHOLE	EACH	1		\$ 10,000.00	\$ 10,000.00
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	8		\$ 150.00	\$ 1,200.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	4		\$ 225.00	\$ 900.00
SPACES, REGULAR	EACH	84		\$ 9.00	\$ 756.00
PCC ENTRANCE APRON	SF	1007		\$ 30.00	\$ 30,210.00
PCC X WALK	SF	330		\$ 13.00	\$ 4,290.00
BOLLARDS	EACH	4		\$ 750.00	\$ 3,000.00
			TOTAL		\$ 569,240.00



MIGUEL RIBERA PARK, PKG 54
SECTION 01
JANUARY 2018



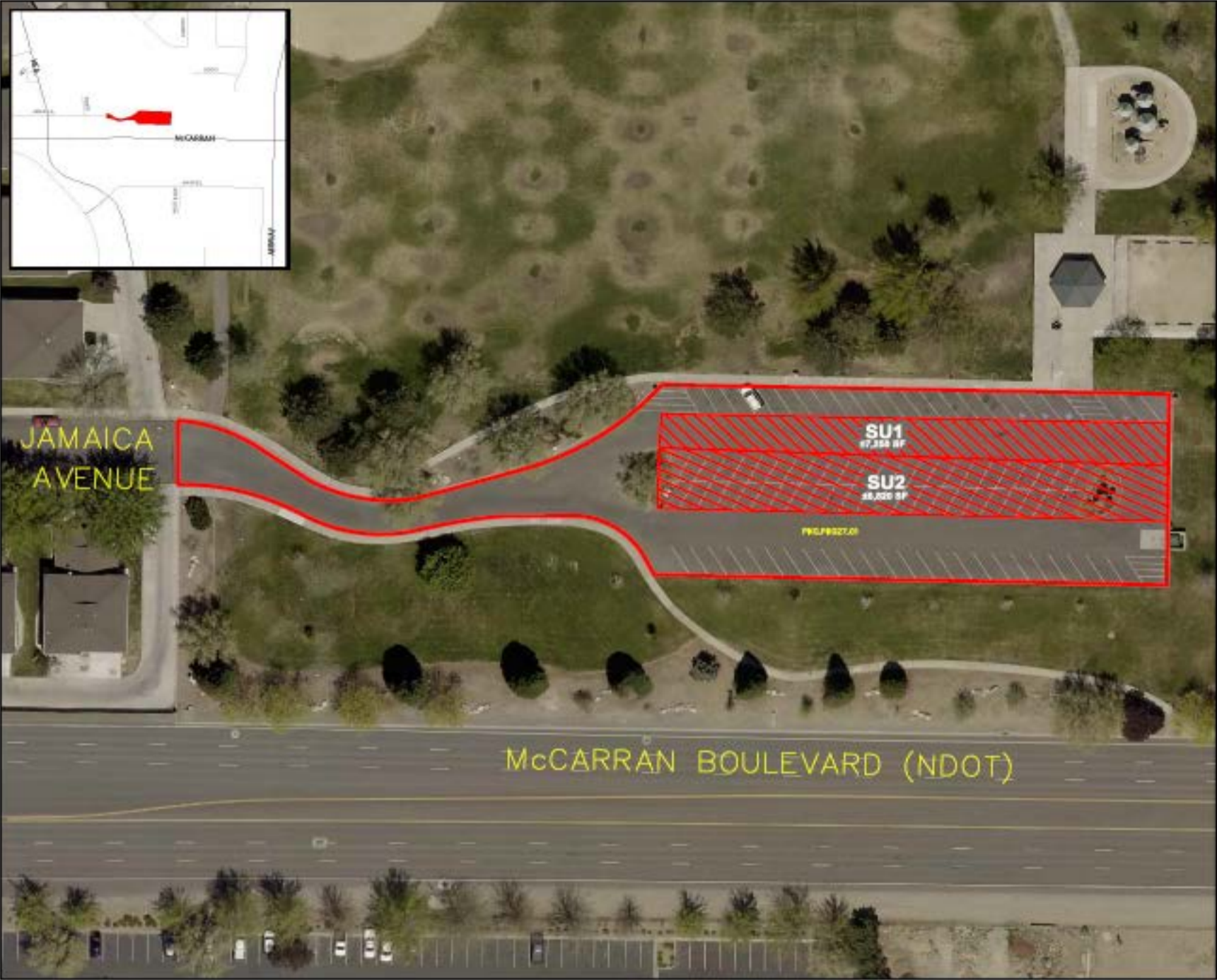
MIGUEL RIBERA PARK					
PARKING LOT INVENTORY :PKG #		54-02	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		7/7/1998	LAST WORK DATE		7/7/2018
LAST INSPECTION DATE		8/31/2022	LAST INSPECTED PCI		38
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	27821	Section 2	\$ 15.00	\$ 417,315.00
CURB	FEET	206		\$ 24.00	\$ 4,944.00
CURB AND GUTTER	FEET	158		\$ 65.00	\$ 10,270.00
VALLEY GUTTER	SF	114	38 X 3'	\$ 18.00	\$ 2,052.00
SIDEWALK	SF	1115		\$ 16.00	\$ 17,840.00
PED RAMP	EACH	3		\$ 8,300.00	\$ 24,900.00
LIGHT POLE SINGLE	EACH	3		\$ 1,800.00	\$ 5,400.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH	3		\$ 500.00	\$ 1,500.00
CATCH BASIN	EACH				
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	1		\$ 150.00	\$ 150.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH	3		\$ 150.00	\$ 450.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	1		\$ 225.00	\$ 225.00
SPACES, REGULAR	EACH	9		\$ 9.00	\$ 81.00
PCC PARKING SLAB	SF	756		\$ 13.00	\$ 9,828.00
			TOTAL		\$ 494,955.00



IDLEWILD POOL					
PARKING LOT INVENTORY :PKG #		46	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		1/15/1975	LAST WORK DATE		7/7/2017
LAST INSPECTION DATE		5/21/2020	LAST INSPECTED PCI		49
			PREDICTED PCI (2022)		46
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	14360	Section 1	\$ 15.00	\$ 215,400.00
CURB	FEET	583		\$ 24.00	\$ 13,992.00
CURB AND GUTTER	FEET	150		\$ 65.00	\$ 9,750.00
VALLEY GUTTER	SF				
SIDEWALK	SF	730		\$ 16.00	\$ 11,680.00
PED RAMP	EACH	1		\$ 8,300.00	\$ 8,300.00
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	7		\$ 150.00	\$ 1,050.00
SPEED BUMP	EACH	2	28' X2.5' ,27'X2.5'	\$ 150.00	\$ 300.00
VAULT	EACH	1	3X5'	\$ 400.00	\$ 400.00
WHEEL STOP	EACH				
ROOT MITIGATION	EACH	1	W/S CENTER	\$ 600.00	\$ 600.00
SPACES, HANDICAP	EACH	3		\$ 225.00	\$ 675.00
SPACES, REGULAR	EACH	24		\$ 9.00	\$ 216.00
GUTTER DW APRON	SF	182	26X7'	\$ 18.00	\$ 3,276.00
SW CROSS DRAIN	EACH	1	6"X5' W DIAMOND PLATE	\$ 1,700.00	\$ 1,700.00
PCC ENTRANCE APRON	SF	517		\$ 30.00	\$ 15,510.00
			TOTAL		\$ 282,849.00



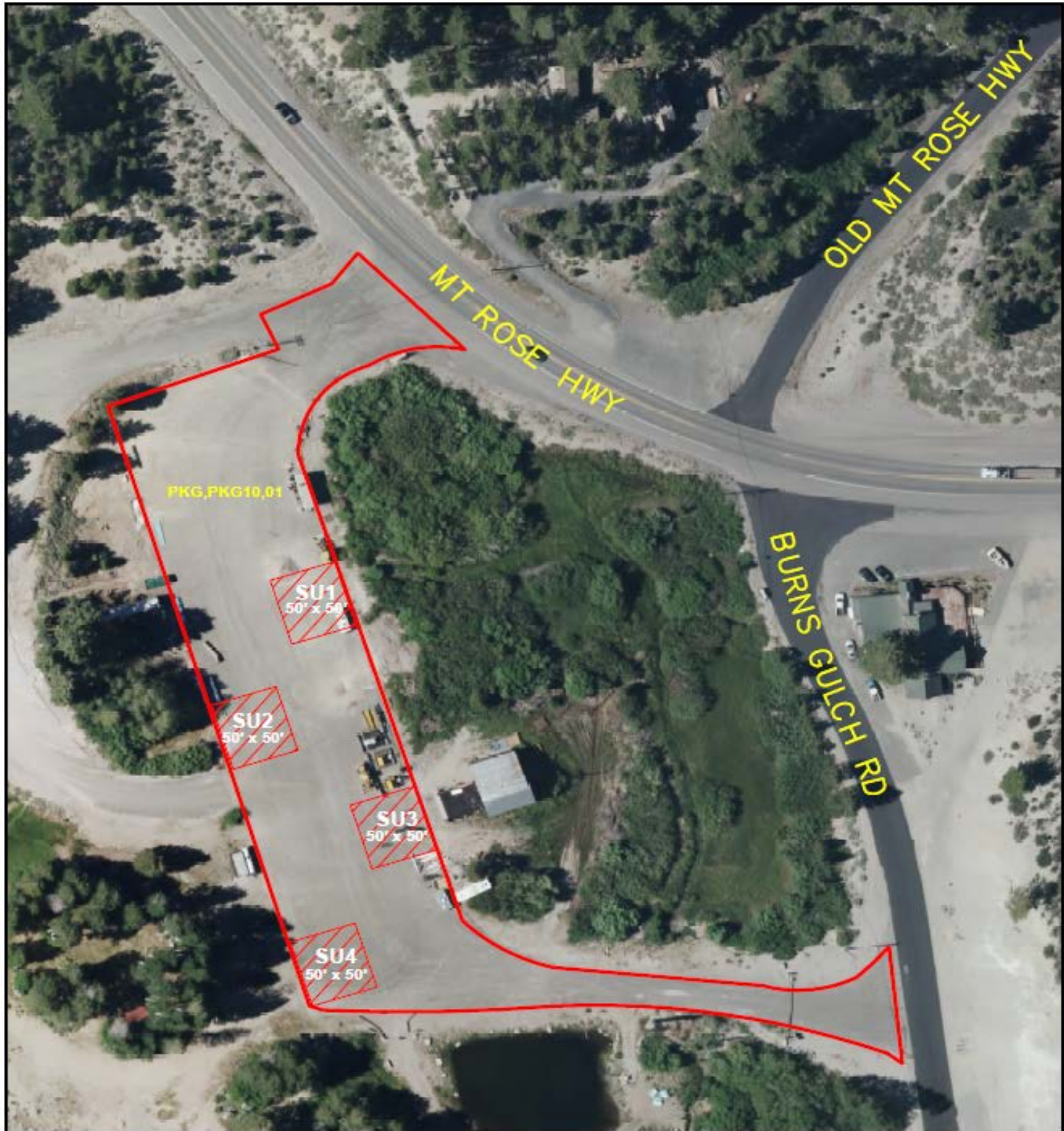
JAMAICA PARK					
PARKING LOT INVENTORY :PKG #		27	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		9/2/1984	LAST WORK DATE		7/7/2019
LAST INSPECTION DATE		8/22/2022	LAST INSPECTED PCI		48
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	45500	Section 1	\$ 15.00	\$ 682,500.00
CURB	FEET	193		\$ 24.00	\$ 4,632.00
CURB AND GUTTER	FEET	1292		\$ 65.00	\$ 83,980.00
VALLEY GUTTER	SF				
SIDEWALK	SF	2764		\$ 16.00	\$ 44,224.00
PED RAMP	EACH	2		\$ 8,300.00	\$ 16,600.00
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH	2		\$ 1,200.00	\$ 2,400.00
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
BOLLARDS	EACH	4		\$ 750.00	\$ 3,000.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	4		\$ 225.00	\$ 900.00
SPACES, REGULAR	EACH	89		\$ 9.00	\$ 801.00
PCC TRASH APRON	SF	282		\$ 13.00	\$ 3,666.00
	EACH		TOTAL		\$ 842,703.00



JAMAICA PARK, PKG 27
SECTION 01
JANUARY 2018



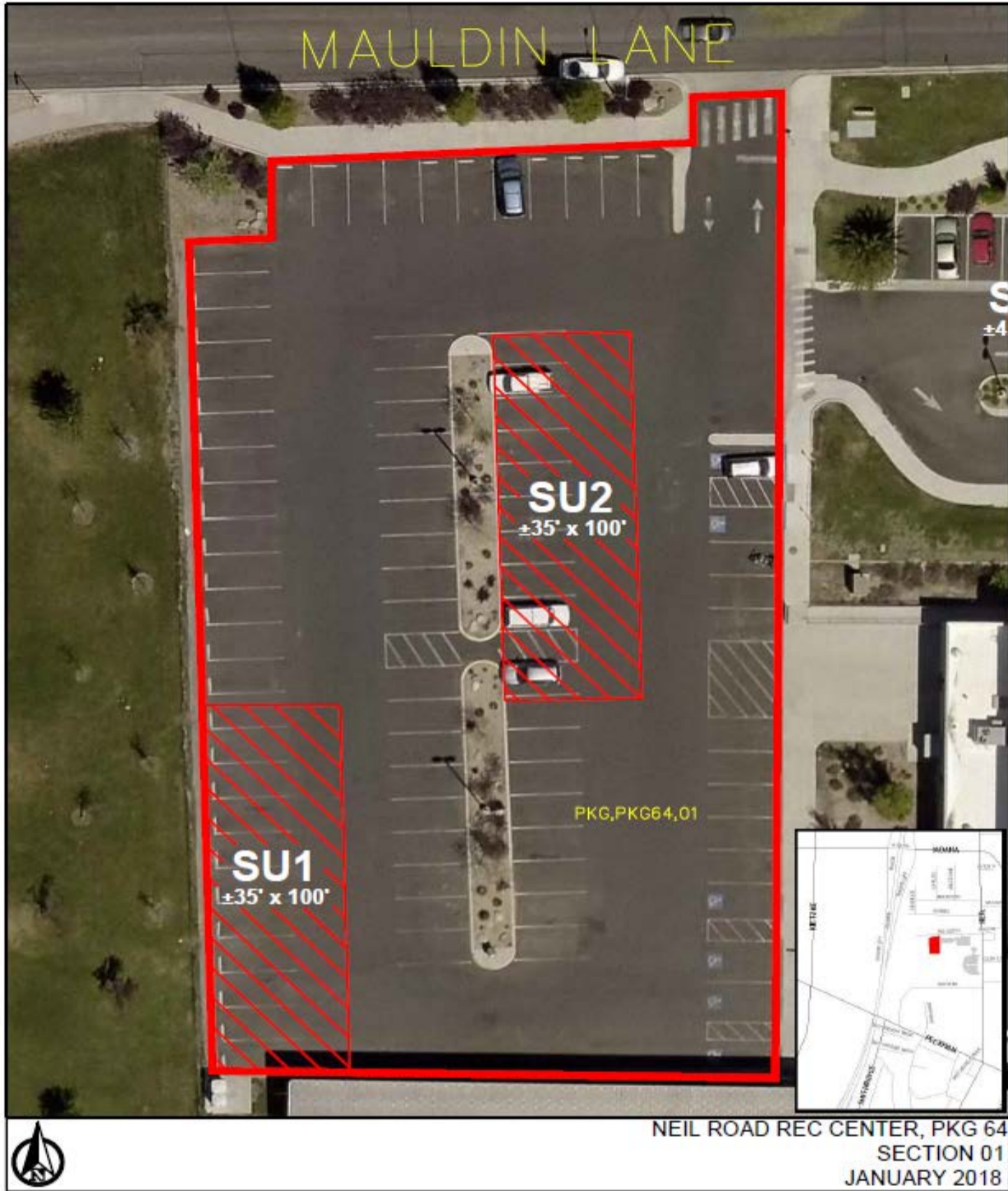
SKY TAVERN PKG LOT					
PARKING LOT INVENTORY :PKG #		10	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		9/2/1998	LAST WORK DATE		7/8/2020
LAST INSPECTION DATE		5/21/2020	LAST INSPECTED PCI		39
			PREDICTED PCI (2022)		48
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	92075	Section 1 Only	\$ 15.00	\$ 1,381,125.01
CURB	FEET				
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF				
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH	3	30" SEWER	\$ 10,000.00	\$ 30,000.00
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH				
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	3		\$ 225.00	\$ 675.00
SPACES, REGULAR	EACH	300		\$ 9.00	\$ 2,700.00
			TOTAL		\$ 1,414,500.01



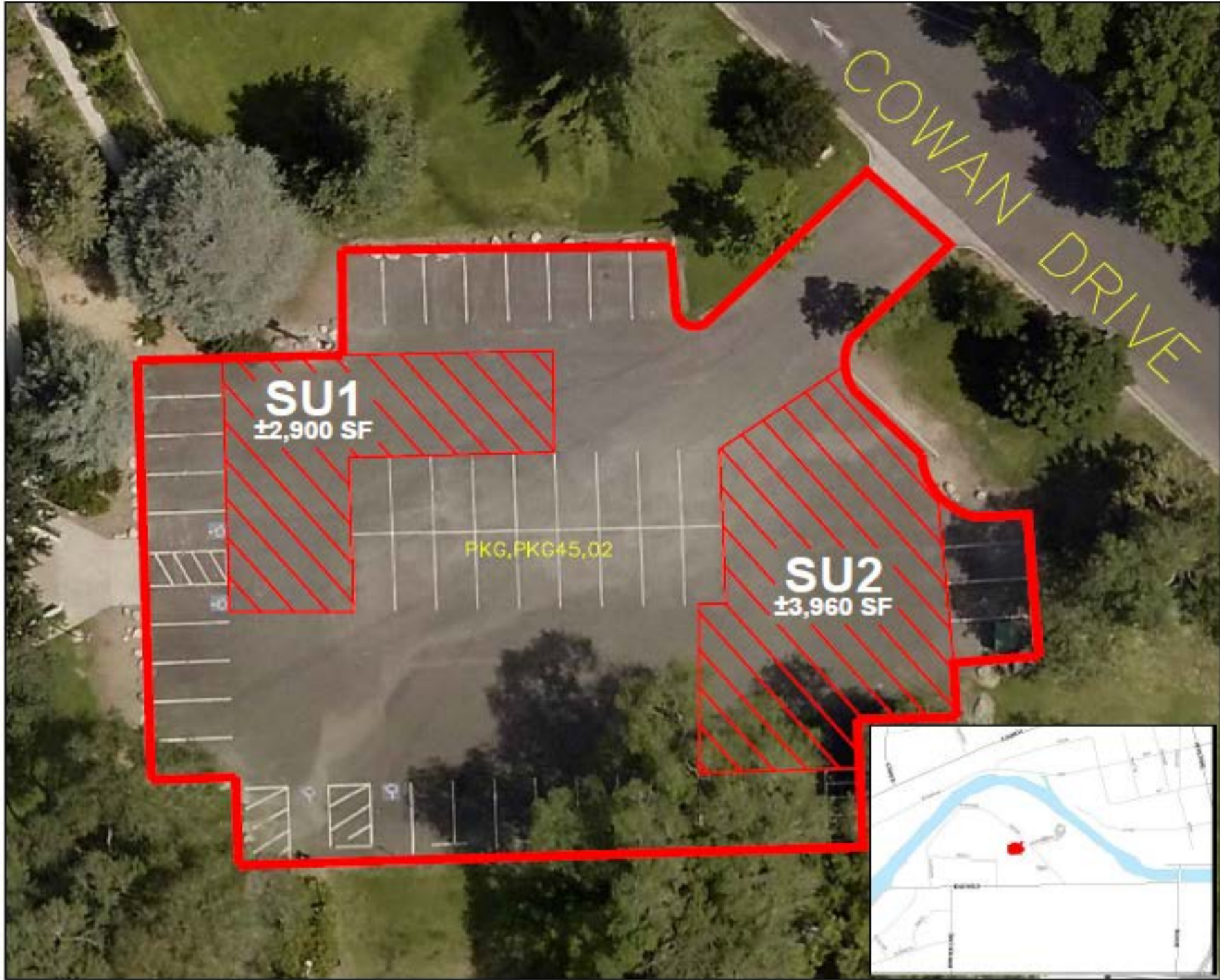
SKY TAVERN, PKG10
SECTION 01
JANUARY 2018

NEIL ROAD REC CENTER

PARKING LOT INVENTORY :PKG #		64	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		7/7/2002	LAST WORK DATE		7/7/2017
LAST INSPECTION DATE		8/31/2022	LAST INSPECTED PCI		49
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	35694	Section 1	\$ 15.00	\$ 535,410.00
CURB	FEET	486		\$ 24.00	\$ 11,664.00
CURB AND GUTTER	FEET	377		\$ 65.00	\$ 24,505.00
VALLEY GUTTER	SF				
SIDEWALK	SF	2074		\$ 16.00	\$ 33,184.00
PED RAMP	EACH	5		\$ 8,300.00	\$ 41,500.00
LIGHT POLE SINGLE	EACH	1		\$ 1,800.00	\$ 1,800.00
LIGHT POLE DOUBLE	EACH	2		\$ 2,200.00	\$ 4,400.00
LIGHT POLE PIER	EACH	2		\$ 500.00	\$ 1,000.00
CATCH BASIN	EACH				
MANHOLE	EACH	1		\$ 10,000.00	\$ 10,000.00
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	2		\$ 150.00	\$ 300.00
PCC ISLAND	SF	78		\$ 13.00	\$ 1,014.00
VAULT	EACH	1	IN SIDEWALK	\$ 400.00	\$ 400.00
WHEEL STOP	EACH	34		\$ 150.00	\$ 5,100.00
HANDRAIL	FEET	6		\$ 25.00	\$ 150.00
SPACES, HANDICAP	EACH	3		\$ 225.00	\$ 675.00
SPACES, REGULAR	EACH	67		\$ 9.00	\$ 603.00
PCC TRASH APRON	SF	64		\$ 13.00	\$ 832.00
PORTA JOHN SLAB	SF	121		\$ 13.00	\$ 1,573.00
PCC ENTRANCE APRON	SF	210		\$ 30.00	\$ 6,300.00
			TOTAL		\$ 680,410.00

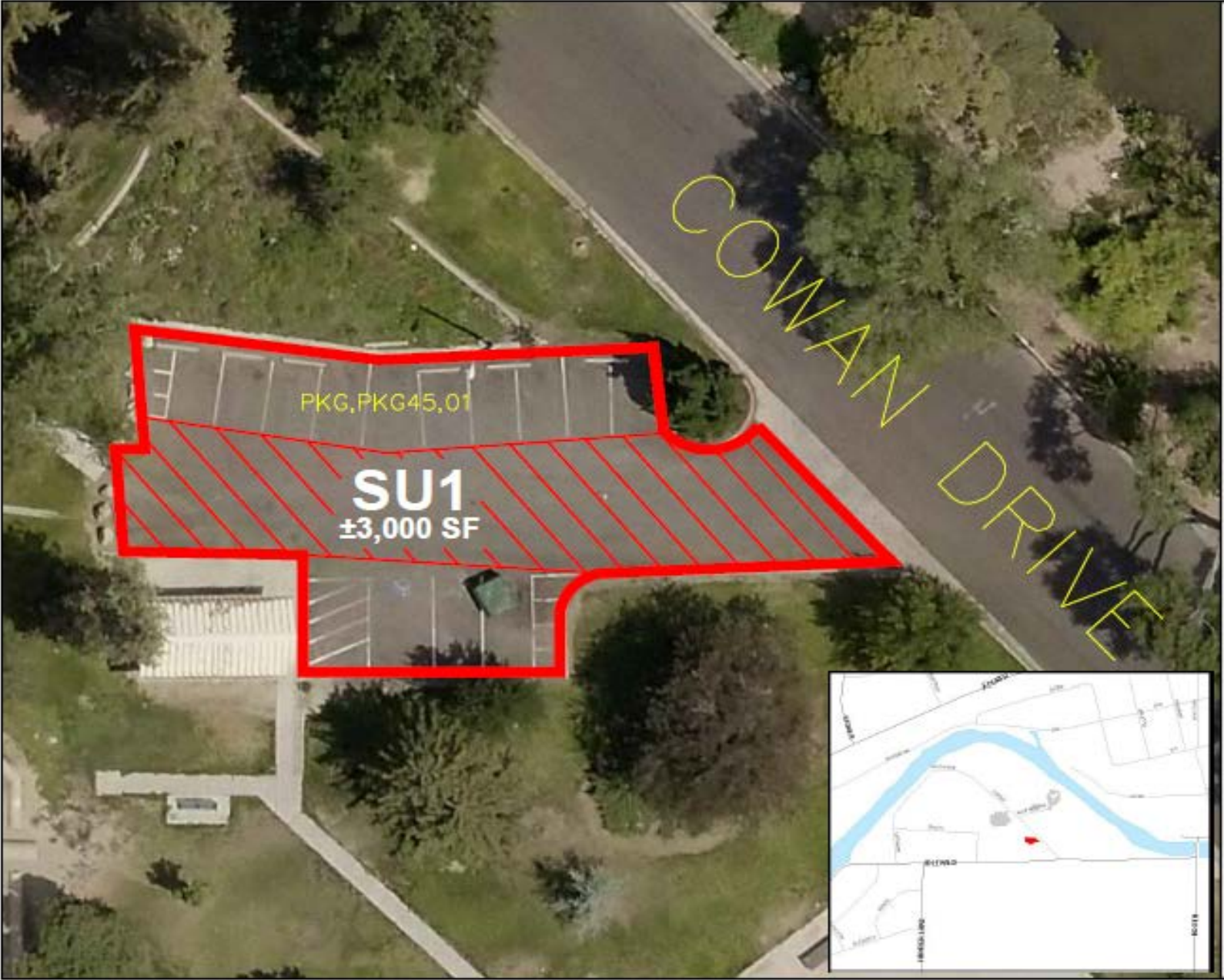


IDLEWILD PARK					
PARKING LOT INVENTORY :PKG #		45-02	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		1/15/1975	LAST WORK DATE		7/7/2017
LAST INSPECTION DATE		5/21/2020	LAST INSPECTED PCI		39
			PREDICTED PCI (2022)		36
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	23174	Section 2	\$ 15.00	\$ 347,610.00
CURB	FEET	155		\$ 24.00	\$ 3,720.00
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF	186	6X31'	\$ 18.00	\$ 3,348.00
SIDEWALK	SF				
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH	1		\$ 1,800.00	\$ 1,800.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	2		\$ 150.00	\$ 300.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH	11		\$ 150.00	\$ 1,650.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	2		\$ 225.00	\$ 450.00
SPACES, REGULAR	EACH	43		\$ 9.00	\$ 387.00
REDWOOD 2X RETAINER	FEET	29		\$ 3.00	\$ 87.00
BOLLARDS	EACH	3		\$ 750.00	\$ 2,250.00
			TOTAL		\$ 361,602.00



IDLEWILD PARK, PKG 45
SECTION 02
JANUARY 2018

IDLEWILD PARK					
PARKING LOT INVENTORY :PKG #		45-01	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		1/15/1975	LAST WORK DATE		7/7/2017
LAST INSPECTION DATE		5/20/2020	LAST INSPECTED PCI		36
			PREDICTED PCI (2022)		32
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	6124	Section 1	\$ 15.00	\$ 91,860.00
CURB	FEET	182		\$ 24.00	\$ 4,368.00
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF	282	47 X6'	\$ 18.00	\$ 5,076.00
SIDEWALK	SF	220		\$ 16.00	\$ 3,520.00
PED RAMP	EACH	1		\$ 8,300.00	\$ 8,300.00
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH	1		\$ 1,200.00	\$ 1,200.00
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH	1		\$ 700.00	\$ 700.00
SIGN	EACH	1		\$ 150.00	\$ 150.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH	12		\$ 150.00	\$ 1,800.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	2		\$ 225.00	\$ 450.00
SPACES, REGULAR	EACH	11		\$ 9.00	\$ 99.00
			TOTAL		\$ 117,523.00



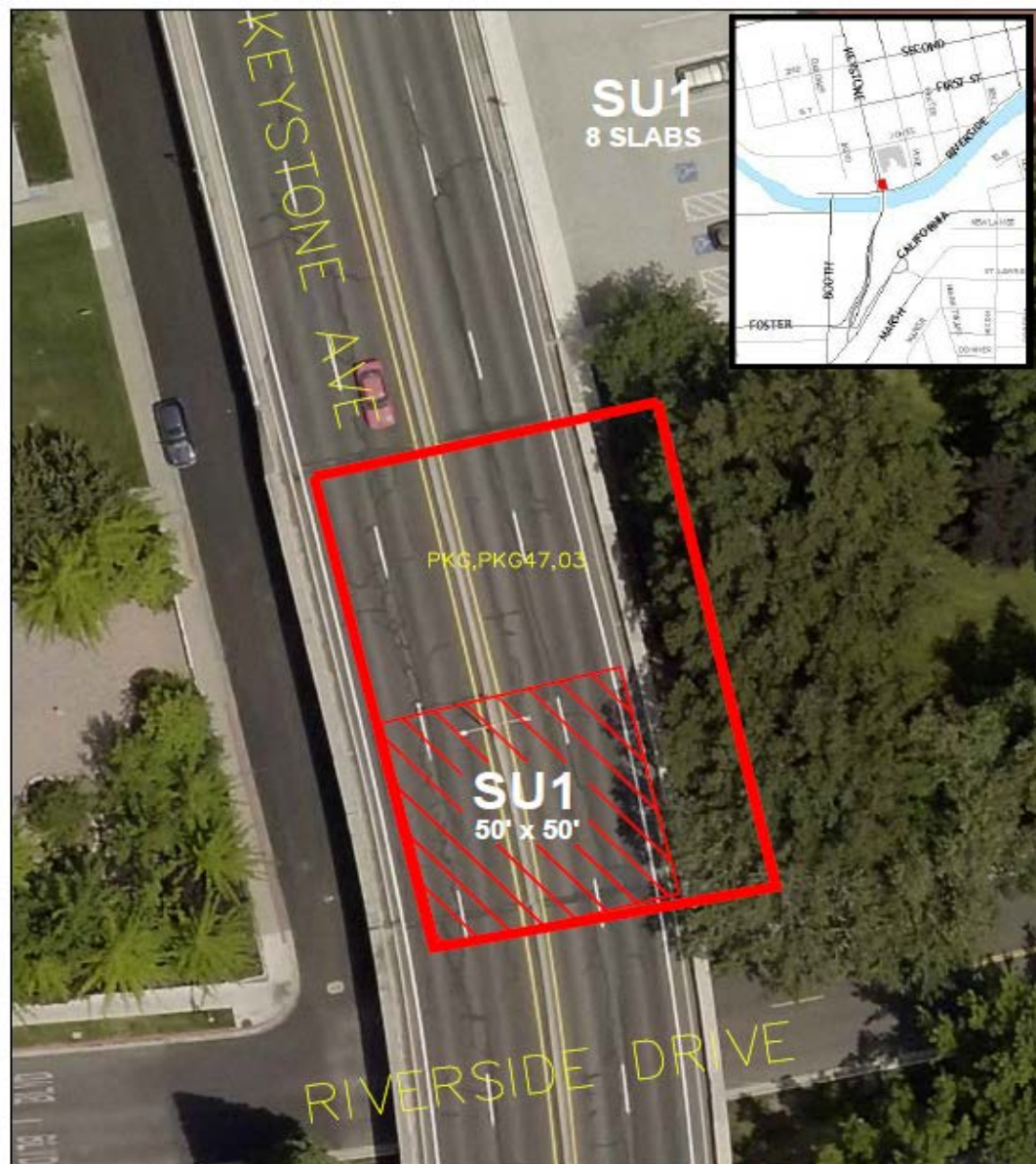
IDLEWILD PARK, PKG 45
SECTION 01
JANUARY 2018

McKINLEY PARK SCHOOL

PARKING LOT INVENTORY :PKG #		47	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE	SEC 2	7/7/2009	LAST WORK DATE	SEC 2	NA
LAST INSPECTION DATE	SEC 2	9/7/2021	LAST INSPECTED PCI	SEC 2	56
			PREDICTED PCI (2022)	SEC 2	52
ORIGINAL CONSTRUCTION DATE	SEC 3	7/7/1975	LAST WORK DATE	SEC 3	7/7/2011
LAST INSPECTION DATE	SEC 3	9/7/2021	LAST INSPECTED PCI	SEC 3	18
			PREDICTED PCI (2022)	SEC 3	16
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA-AC	SF	5815	Section 3	\$ 15.00	\$ 87,225.00
PAVEMENT AREA-PCC	SF	5715	Section 2-Pervious Concrete	\$ 28.00	\$ 160,020.00
CURB	FEET	1654		\$ 24.00	\$ 39,696.00
CURB AND GUTTER	FEET	89		\$ 65.00	\$ 5,785.00
VALLEY GUTTER	SF	1983	661 X 3'	\$ 18.00	\$ 35,694.00
SIDEWALK	SF	836		\$ 16.00	\$ 13,376.00
PED RAMP	EACH	1		\$ 8,300.00	\$ 8,300.00
LIGHT POLE SINGLE	EACH	20		\$ 1,800.00	\$ 36,000.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH	20		\$ 500.00	\$ 10,000.00
CATCH BASIN	EACH	4	3 GRT IN VG,1 GRT IN C+G	\$ 1,200.00	\$ 4,800.00
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	9		\$ 150.00	\$ 1,350.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH	8		\$ 150.00	\$ 1,200.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	4		\$ 225.00	\$ 900.00
SPACES, REGULAR	EACH	91		\$ 9.00	\$ 819.00
BOLLARDS	EACH	2	4"	\$ 750.00	\$ 1,500.00
PCC TRASH APRON	SF	98	DUMPSTER	\$ 13.00	\$ 1,274.00
CURB GROUND LEVEL	FEET	16		\$ 24.00	\$ 384.00
			TOTAL		\$ 161,078.00



McKINLEY ART CENTER, PKG 47
SECTION 02
JANUARY 2018



McKINLEY ART CENTER, PKG 47
SECTION 03
JANUARY 2018

CRISSIE CAUGHLIN PARK

PARKING LOT INVENTORY :PKG #		61	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		6/1/2001	LAST WORK DATE		7/7/2017
LAST INSPECTION DATE		1/5/2018	LAST INSPECTED PCI		62
			PREDICTED PCI (2022)		51
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	17629	Section 1	\$ 15.00	\$ 264,435.00
CURB	FEET				
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF	856		\$ 16.00	\$ 13,696.00
PED RAMP	EACH	1		\$ 8,300.00	\$ 8,300.00
LIGHT POLE SINGLE	EACH	6		\$ 1,800.00	\$ 10,800.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH	6		\$ 500.00	\$ 3,000.00
CATCH BASIN	EACH	1		\$ 1,200.00	\$ 1,200.00
MANHOLE	EACH	2		\$ 10,000.00	\$ 20,000.00
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	1		\$ 150.00	\$ 150.00
SPEED BUMP	EACH				
VAULT	EACH	8		\$ 400.00	\$ 3,200.00
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH				
SPACES, REGULAR	EACH	28		\$ 9.00	\$ 252.00
PCC ENTRANCE APRON	SF	152		\$ 30.00	\$ 4,560.00
			TOTAL		\$ 329,593.00



Truckee River

IDLEWILD DRIVE

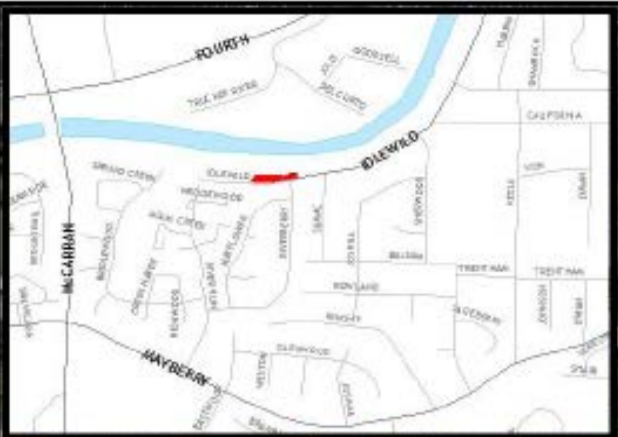
MAYFLOWER DRIVE

RIVERBERRY DRIVE

SU1
±2,500 SF

SU2
±2,500 SF

PKG, PKG061, 01



CRISSIE CAUGHLIN PARK, PKG 61
SECTION 01
JANUARY 2018

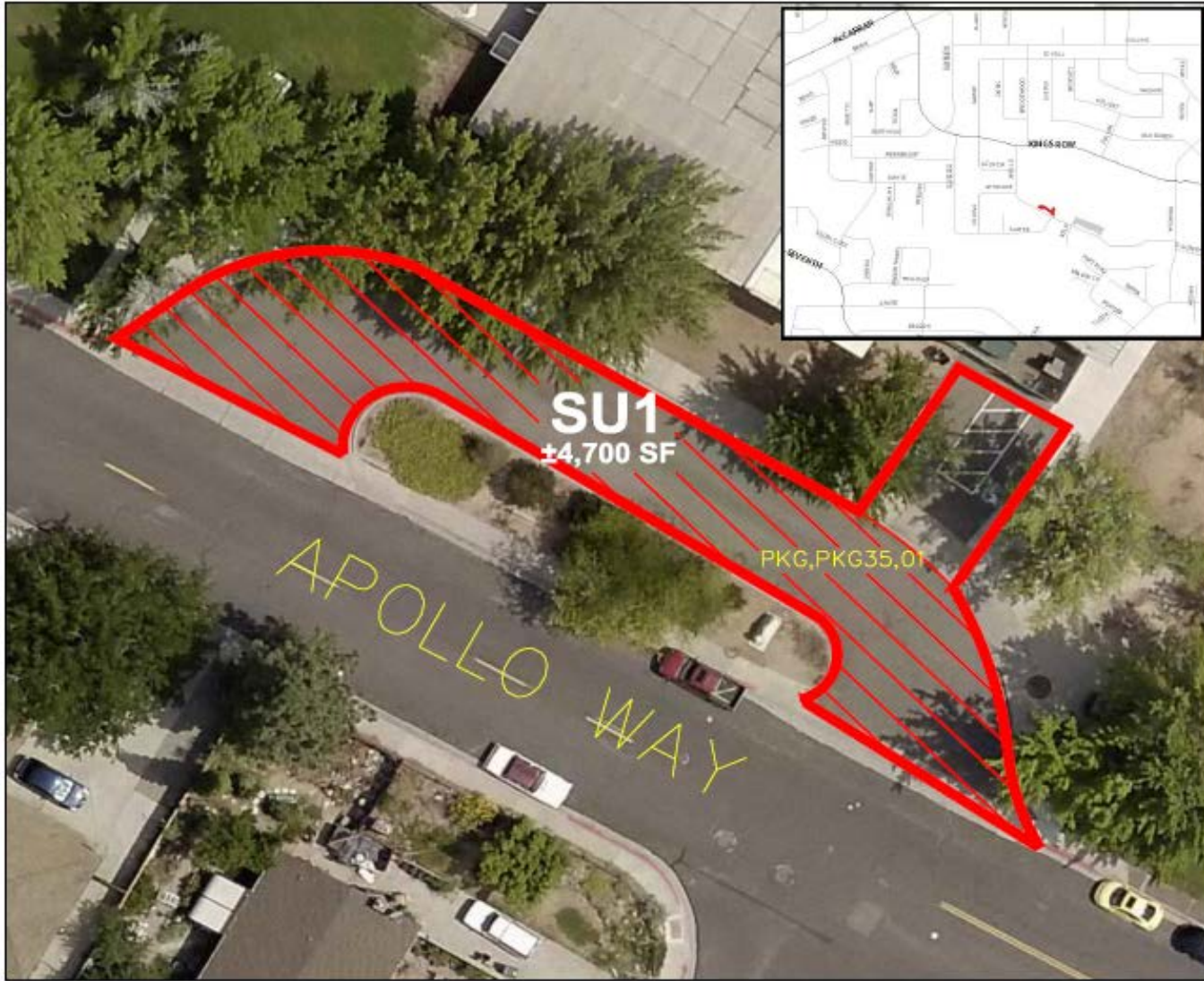


MIRA LOMA PARK SHOP

PARKING LOT INVENTORY :PKG #		25	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		12/21/1982	LAST WORK DATE		7/7/2019
LAST INSPECTION DATE		8/29/2022	LAST INSPECTED PCI		51
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	5544	Section 1	\$ 15.00	\$ 83,160.00
CURB	FEET				
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF				
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH	1		\$ 1,200.00	\$ 1,200.00
MANHOLE	EACH	1		\$ 10,000.00	\$ 10,000.00
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH				
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
PCC APRON W/DRAIN	EACH	280		\$ 13.00	\$ 3,640.00
SPACES, HANDICAP	EACH				
SPACES, REGULAR	EACH	7		\$ 9.00	\$ 63.00
TRAILER SPACE	EACH	3		\$ 9.00	\$ 27.00
TRACTOR SPACE	EACH	1		\$ 9.00	\$ 9.00
APRON @FUEL DEPOT	SF	560		\$ 13.00	\$ 7,280.00
			TOTAL		\$105,379.00



NORTHWEST POOL					
PARKING LOT INVENTORY :PKG #		35	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE	SEC 1	9/2/1975	LAST WORK DATE	SEC 1	7/7/2018
LAST INSPECTION DATE	SEC 1	9/10/2021	LAST INSPECTED PCI	SEC 1	50
			PREDICTED PCI (2022)	SEC 1	49
ORIGINAL CONSTRUCTION DATE	SEC 2	9/1/1970	LAST WORK DATE	SEC 2	7/7/2018
LAST INSPECTION DATE	SEC 2	9/10/2021	LAST INSPECTED PCI	SEC 2	55
			PREDICTED PCI (2022)	SEC 2	54
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	26954	Sections 1 and 2	\$ 15.00	\$ 404,310.00
CURB	FEET				
CURB AND GUTTER	FEET	345		\$ 65.00	\$ 22,425.00
VALLEY GUTTER	SF				
SIDEWALK	SF	1248		\$ 16.00	\$ 19,968.00
PED RAMP	EACH	2		\$ 8,300.00	\$ 16,600.00
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH	1		\$ 10,000.00	\$ 10,000.00
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH	6		\$ 150.00	\$ 900.00
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH	60		\$ 150.00	\$ 9,000.00
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	6		\$ 225.00	\$ 1,350.00
SPACES, REGULAR	EACH	48		\$ 9.00	\$ 432.00
PCC ENTRANCE APRON	SF	662		\$ 30.00	\$ 19,860.00
			TOTAL		\$ 504,845.00



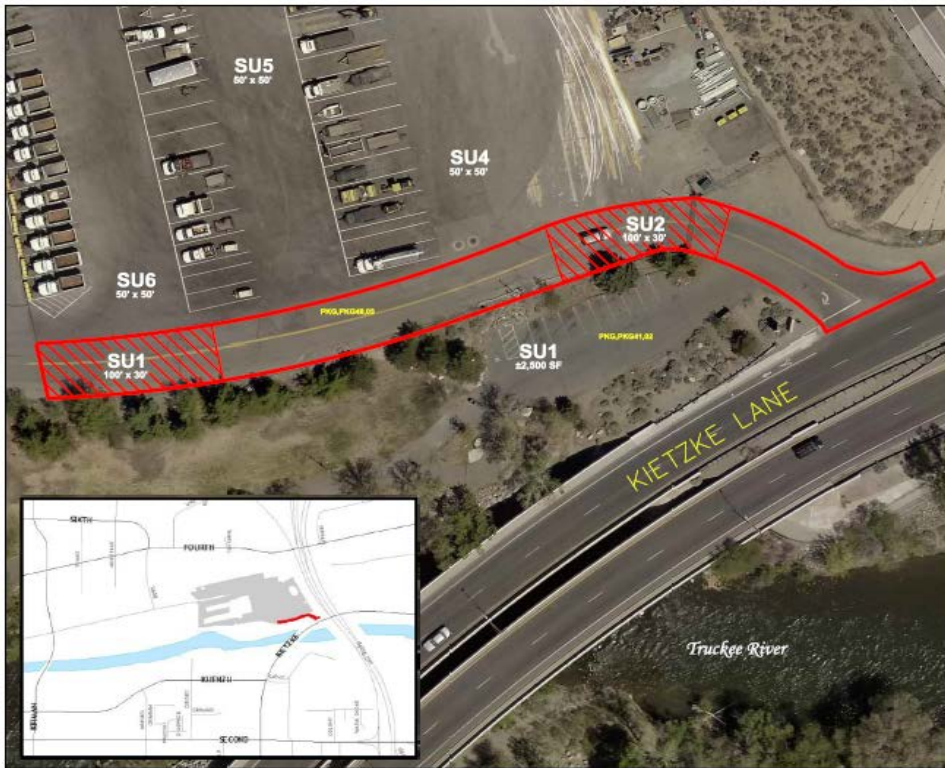
NORTHWEST POOL, PKG 35
SECTION 01
JANUARY 2018



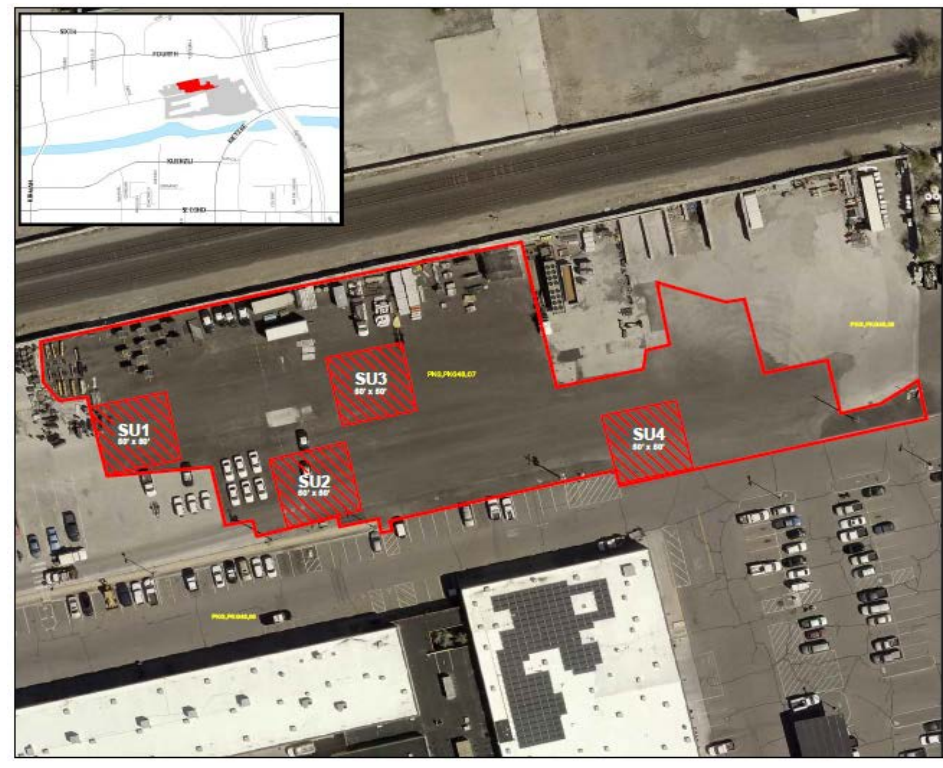
NORTHWEST POOL, PKG 35
SECTION 02
JANUARY 2018



ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	5		\$ 225.00	\$ 1,125.00
SPACES, REGULAR	EACH	265		\$ 9.00	\$ 2,385.00
GATE POST	EACH	11		\$ 150.00	\$ 1,650.00
LIGHT POLE TRIPLE	EACH	2		\$ 2,500.00	\$ 5,000.00
BOLLARDS	EACH	62		\$ 750.00	\$ 46,500.00
			TOTAL		\$ 491,023.00



CORP YARD, PKG 48
SECTION 03
JANUARY 2018

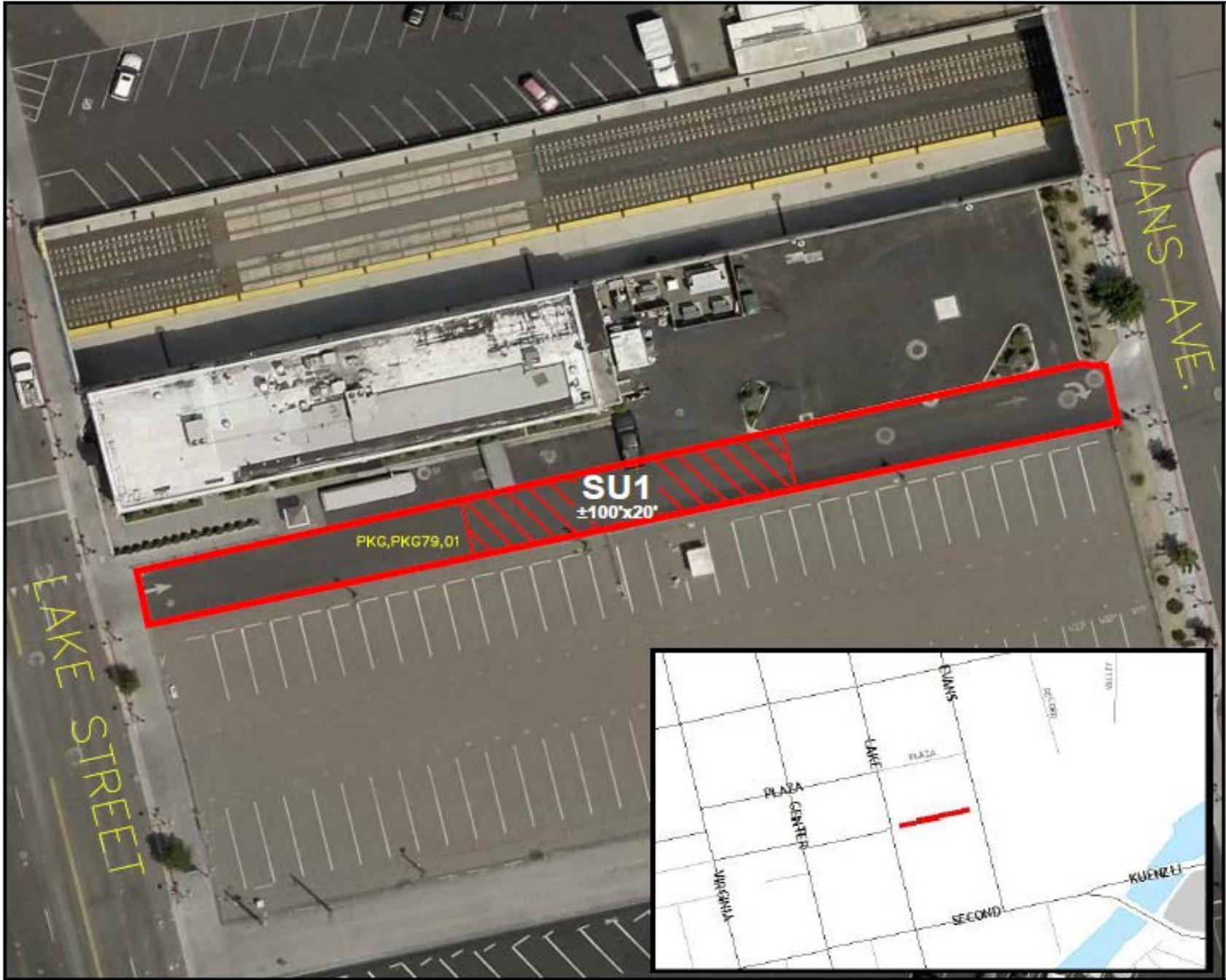


CORP YARD, PKG 48
SECTION 07
JANUARY 2018



CORP YARD, PKG 48
SECTION 09
JANUARY 2018

FREIGHT HOUSE ALLEY					
PARKING LOT INVENTORY :PKG #		79	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		7/7/2007	LAST WORK DATE		NA
LAST INSPECTION DATE		8/26/2022	LAST INSPECTED PCI		62
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	6140	Section 1	\$ 15.00	\$ 92,100.00
CURB	FEET				
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF				
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH				
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH				
SPACES, REGULAR	EACH				
			TOTAL		\$ 92,100.00



FREIGHT HOUSE ALLEY, PKG 79
SECTION 01
JANUARY 2018



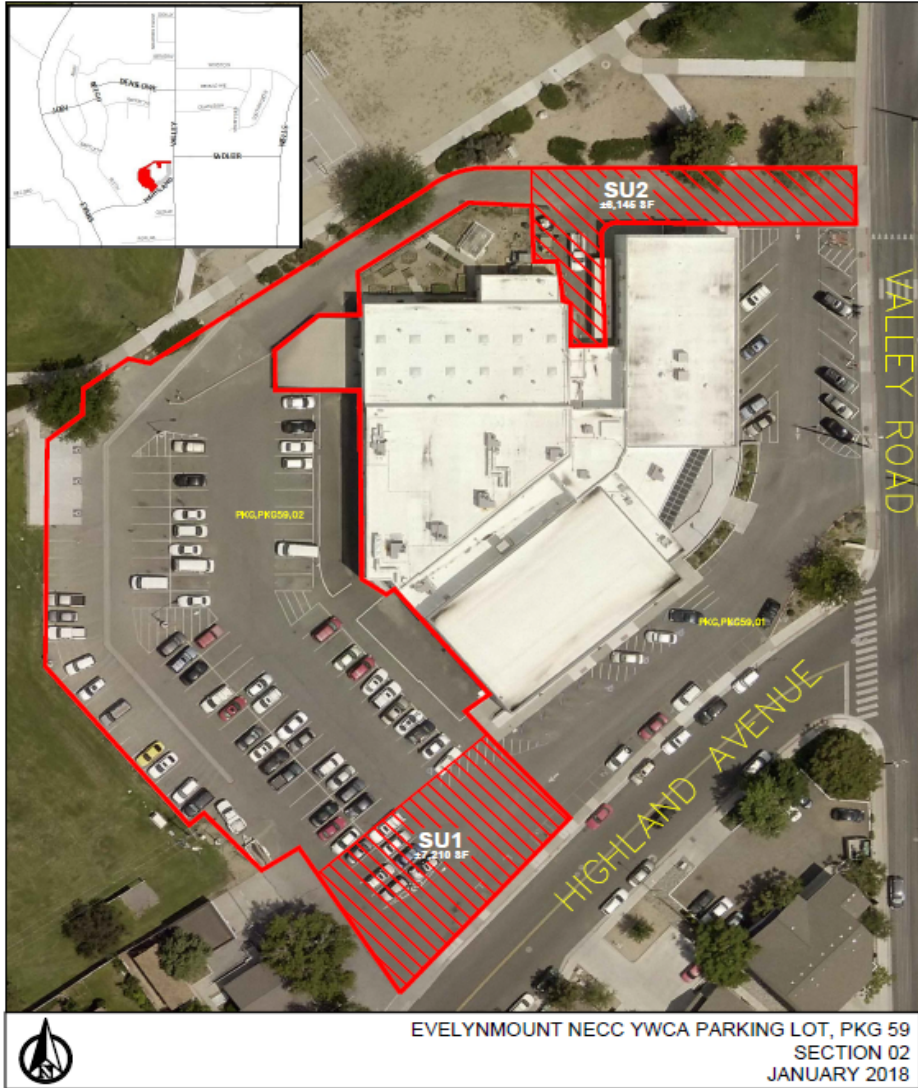
FIRE STATION # 9

PARKING LOT INVENTORY :PKG #		20	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		9/2/1987	LAST WORK DATE		7/7/2018
LAST INSPECTION DATE		3/22/2021	LAST INSPECTED PCI		55
			PREDICTED PCI (2022)		53
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	7851	Section 1	\$ 15.00	\$ 117,765.00
CURB	FEET	78		\$ 24.00	\$ 1,872.00
CURB AND GUTTER	FEET				
VALLEY GUTTER	SF				
SIDEWALK	SF	660		\$ 16.00	\$ 10,560.00
PED RAMP	EACH				
LIGHT POLE SINGLE	EACH				
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH				
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH				
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH				
SPACES, REGULAR	EACH	12		\$ 9.00	\$ 108.00
PCC TRASH APRON	SF	200		\$ 13.00	\$ 2,600.00
AC WOOD 2X RETAINER	FT	64		\$ 3.00	\$ 192.00
			TOTAL		\$ 133,097.00



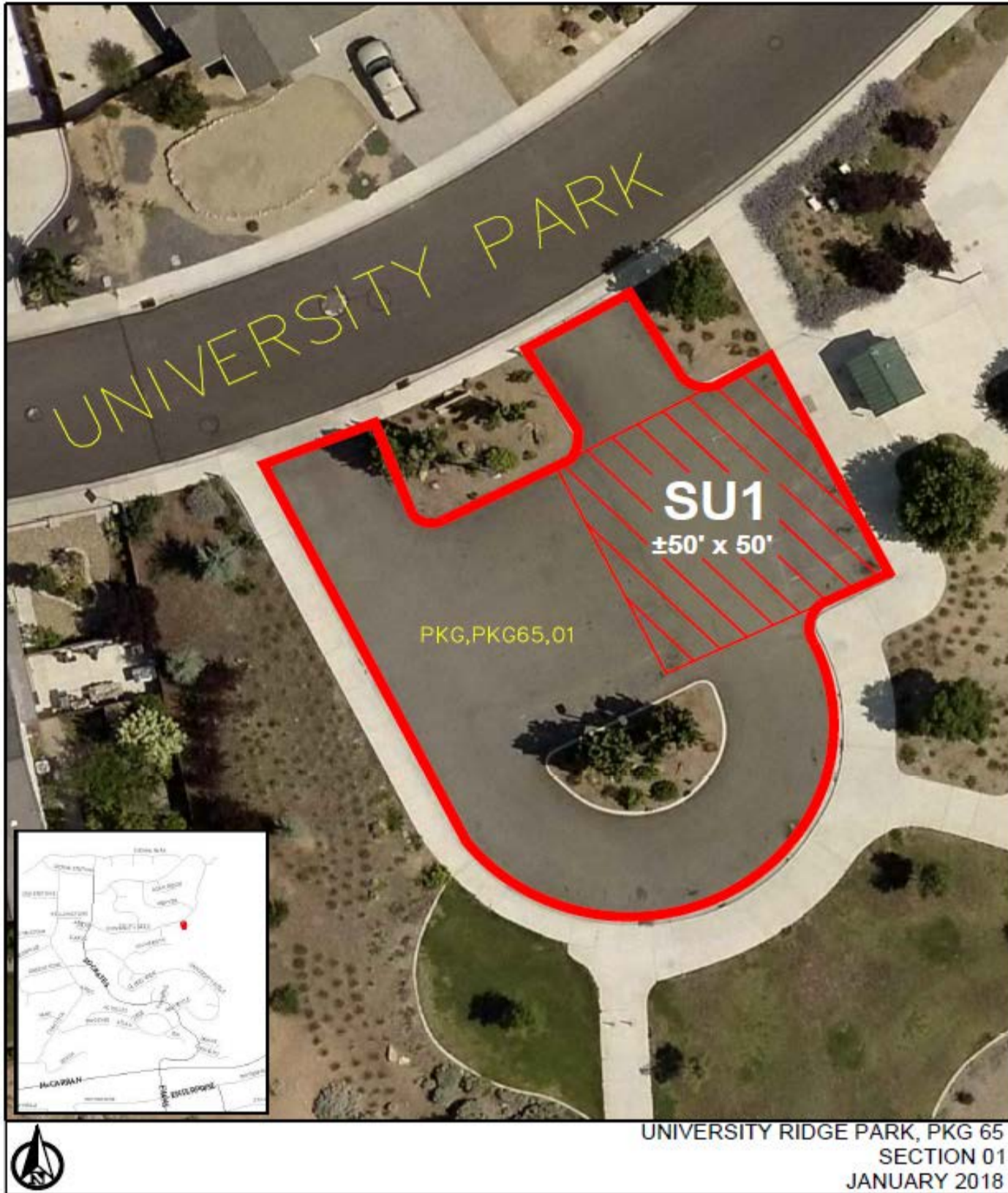
FIRE STATION #9 - MT VIDA, PKG 20
SECTION 01
JANUARY 2018





UNIVERSITY RIDGE PARK

PARKING LOT INVENTORY :PKG #		65	PAVEMENT TYPE		AC
ORIGINAL CONSTRUCTION DATE		7/7/2004	LAST WORK DATE		7/18/2022
LAST INSPECTION DATE		9/17/2019	LAST INSPECTED PCI		54
			PREDICTED PCI (2022)		56
	UNIT	QUANTITY	COMMENTS	UNIT COST	TOTAL
PAVEMENT AREA	SF	6483	Section 1	\$ 15.00	\$ 97,245.00
CURB	FEET	283		\$ 24.00	\$ 6,792.00
CURB AND GUTTER	FEET	248		\$ 65.00	\$ 16,120.00
VALLEY GUTTER	SF				
SIDEWALK	SF	1330		\$ 16.00	\$ 21,280.00
PED RAMP	EACH	1		\$ 8,300.00	\$ 8,300.00
LIGHT POLE SINGLE	EACH	2		\$ 1,800.00	\$ 3,600.00
LIGHT POLE DOUBLE	EACH				
LIGHT POLE PIER	EACH				
CATCH BASIN	EACH	1		\$ 1,200.00	\$ 1,200.00
MANHOLE	EACH				
VALVE, GAS	EACH				
VALVE, WATER	EACH				
SIGN	EACH				
SPEED BUMP	EACH				
VAULT	EACH				
WHEEL STOP	EACH				
ROOT MITIGATION	EACH				
SPACES, HANDICAP	EACH	2		\$ 225.00	\$ 450.00
SPACES, REGULAR	EACH	15		\$ 9.00	\$ 135.00
			TOTAL		\$ 155,122.00





PUBLIC ART

ARTWORK INVENTORY REPORT - SUMMARY

<i>Artwork Title</i>	<i>Replacement Cost</i>	<i>Annual Maint.</i>	<i>Major Maint.</i>	<i>Estimated Total</i>
Indoor Collection (City Hall)	\$130,800	\$3,350	\$0	\$3,350
Signal Boxes	\$60,750	\$2,500	\$0	\$2,500
4 Cycle Hitch	\$3,000	\$0	\$0	\$0
Abstract Animals	\$16,500	\$0	\$0	\$0
Alfresco	\$17,003	\$500	\$0	\$500
Aspen Grove	\$47,322	\$550	\$0	\$550
Believe	\$70,000	\$2,000	\$0	\$2,000
Biggest Little Dog Park Pet Mural	\$12,000	\$750	\$0	\$750
Bike Racks - Tommy Shearer	\$9,825	\$0	\$0	\$0
Bluebirds Among Sage Mural	\$70,000	\$1,000	\$6,000	\$7,000
Bridged Leaves ReTrac	\$400,000	\$1,500	\$0	\$1,500
Buffalo Mother	\$1,000	\$0	\$0	\$0
Call of the Panther	\$18,943	\$300	\$0	\$300
Circles	\$18,900	\$200	\$2,000	\$2,200
City Scape	\$11,000	\$0	\$0	\$0
Community, Diversity, and Independence	\$160,000	\$25,000	\$30,000	\$55,000
Concrete Art Markers	\$20,000	\$0	\$0	\$0
Creatures of Nevada	\$90,000	\$2,500	\$50,000	\$52,500
Dances in Flight	\$21,000	\$250	\$0	\$250
Daring Young Man on the Trapeze	\$14,000	\$0	\$7,500	\$7,500
Desert Tortoise	\$6,781	\$500	\$0	\$500
Dia de los Muertos Mural	\$8,000	\$1,000	\$1,000	\$2,000
Downtown Dog Park Bike Rack	\$1,850	\$0	\$500	\$500
Dragonfly	\$50,000	\$1,000	\$0	\$1,000
Dual Nature	\$20,000	\$300	\$0	\$300
Evelyn Mount Mural	\$50,000	\$0	\$3,000	\$3,000
Feather	\$12,000	\$0	\$8,000	\$8,000
Fire Station No. 1 Mural	\$4,000	\$0	\$0	\$0
Fire Station No. 2 Mural	\$3,500	\$0	\$0	\$0
Fire Station No. 4 Mural	\$3,500	\$0	\$0	\$0
Fire Station No. 9 Mural	\$4,000	\$0	\$0	\$0
Gallop-a-Pace	\$70,000	\$450	\$0	\$450
Gateway Monument and Kiosk	\$18,000	\$0	\$0	\$0
Gift of Flight	\$50,000	\$450	\$0	\$450
Golden Eagle Soaring	\$50,000	\$300	\$0	\$300
Greek Legends Mural	\$5,000	\$0	\$2,000	\$2,000
Grimes Point Rock	\$1,000	\$0	\$0	\$0
Idlewild Pool Mural	\$20,000	\$300	\$0	\$300
In the Chips	\$12,000	\$450	\$0	\$450
Iron Horse	\$12,000	\$0	\$0	\$0
Jester Bike Rack	\$6,000	\$0	\$0	\$0
Keystone Bridge Mural	\$20,000	\$0	\$0	\$0
Kinetic Banners	\$38,500	\$2,000	\$0	\$2,000
Legend	\$22,500	\$250	\$0	\$250
Lion's Arch	\$12,975	\$0	\$0	\$0
Locomotion Plaza Ground Mural	\$25,000	\$4,000	\$0	\$4,000
Luminous Balloon Seeds	\$558,000	\$900	\$0	\$900
Midtown Sculptural Banners	\$42,000	\$0	\$0	\$0
Mira Loma Skate Park Sculptures	\$20,000	\$0	\$0	\$0
Mountaintop	\$20,000	\$400	\$0	\$400
National Bowling Stadium Mural	\$80,000	\$2,000	\$0	\$2,000
Native Baskets Mural	\$4,500	\$2,000	\$0	\$2,000
Nevada	\$55,000	\$250	\$0	\$250

ARTWORK INVENTORY REPORT - SUMMARY

<i>Artwork Title</i>	<i>Replacement Cost</i>	<i>Annual Maint.</i>	<i>Major Maint.</i>	<i>Estimated Total</i>
Neil Road Recreation Center Mural	\$4,000	\$0	\$0	\$0
Parking for a Purpose	\$800	\$0	\$0	\$0
Parking Gallery	\$33,000	\$0	\$0	\$0
Pin Setting	\$25,000	\$0	\$0	\$0
Portal of Evolution	\$85,000	\$1,000	\$0	\$1,000
Rainbow Trout Tree	\$24,000	\$450	\$0	\$450
Reciprocity	\$60,000	\$500	\$0	\$500
Redirect Red Five	\$12,000	\$500	\$0	\$500
Reno Star	\$105,000	\$0	\$42,000	\$42,000
Rhinoman	\$20,000	\$250	\$0	\$250
Rising Together	\$30,000	\$0	\$0	\$0
Road Totems of Fish	\$5,000	\$0	\$0	\$0
Rose Waterfall	\$2,500	\$0	\$0	\$0
Serpent Bench	\$16,500	\$0	\$0	\$0
Six Plus Six	\$60,000	\$1,500	\$0	\$1,500
Society	\$113,000	\$0	\$0	\$0
Songbirds	\$17,000	\$0	\$0	\$0
Space Whale	\$62,500	\$5,000	\$0	\$5,000
Svirgola	\$1,500	\$0	\$0	\$0
Teglia's Paradise Park Activity Center Mural	\$20,000	\$0	\$0	\$0
The Rippling	\$9,500	\$0	\$0	\$0
The Portal Mural	\$40,000	\$1,000	\$0	\$1,000
The Road of Equilibrium	\$10,000	\$0	\$0	\$0
Train Bike Rack	\$6,000	\$0	\$0	\$0
Transcendence Mural	\$18,000	\$0	\$0	\$0
Tree of Life Gates	\$12,000	\$0	\$0	\$0
Tree Spire	\$20,000	\$400	\$0	\$400
Tribute to Native Americans - Paiute Tribe	\$17,000	\$0	\$0	\$0
Truckee River Trout Bike Rack	\$6,000	\$0	\$0	\$0
Untitled Benches-Amtrak	\$24,000	\$0	\$0	\$0
Untitled Bench-Wells Ave District	\$16,000	\$0	\$0	\$0
Untitled Bench-ReTRAC	\$12,000	\$0	\$0	\$0
Veletas	\$16,200	\$0	\$0	\$0
Virginia St Bridge	\$270,000	\$750	\$0	\$750
Waltz Forms	\$385,000	\$0	\$0	\$0
Wa-Pai-Shone	?	\$0	\$0	\$0
West Street Market Gates & Recycle Containe	\$12,000	\$0	\$0	\$0
Wind Dancers	\$13,500	\$5,000	\$0	\$5,000
You Should Have Been Here	\$100,000	\$3,000	\$0	\$3,000
				\$0
				\$0
Total		\$76,300.00	\$152,000.00	\$228,300.00

FULL LIST OF PERMANENT COLLECTION AT CITY HALL (INDOOR)

Artist	Title	Year	Media	Location	Floor
Bill Bliss	Bodie Commode	2003	Watercolor	McKinley	1st
Bill Bliss	Bodie	2004	Watercolor	McKinley	1st
Bill Bliss	Fulstone Barn	2003	Watercolor	McKinley	1st
Michelle Lassaline	Out of the Forest	2014	Watercolor	McKinley	1st
Stephane Cellier	The Irishman	2015	Oil on canvas	McKinley	1st
Robert Barnes	Zen Garden	2013	Digital photographic montage on panel	McKinley	1st
Paul Ford	Straw Fence	1995	Native soil and reclamation grass	McKinley	1st
Rebekah Bogard	Zoophyte	2004	Earthenware Sculpture	McKinley	1st
Ruby Barrientos	Untitled (Simbolos Series)	2019	Acrylic on Canvas	McKinley	1st
Tom Drakulich	Dividers and Uniter 1-6	2019	Acrylic on Canvas	McKinley	1st
Sarah Sweetwater	Nevada Mosaic	1996	Stone Mosaic	City Hall	1st
Antonia Lowden	Reeds in a Pond	2003	Weaving	City Hall	2nd
Bryce Chisholm	Last Spring for Donald	2017	Spray paint and acrylic on wood panel	City Hall	2nd
Kelly Smith Cassidy	Late Fall in Hope Valley	2016	Metal wall hanging sculpture	City Hall	2nd
Paul Ford	Encroachment	1992	Mixed media, soil, fiber	City Hall	2nd
Tom Gilbertson	Procession #2 (For Peggy)	2003	Watercolor and Mixed Media on Paper	City Hall	2nd
Ingrid Evans	Incursion #3	2003	Acrylic on Handmade Paper on Canvas	City Hall	3rd
Jim McCormick	You are Here: 1	2004	Mixed Media	City Hall	3rd
Jim McCormick	You are Here: 2	2004	Mixed Media	City Hall	3rd
Jim McCormick	You are Here: 3	2004	Mixed Media	City Hall	3rd
Jim McCormick	You are Here: 4	2004	Mixed Media	City Hall	3rd
Jim McCormick	You are Here: 5	2004	Mixed Media	City Hall	3rd
Jim McCormick	You are Here: 6	2004	Mixed Media	City Hall	3rd
Jim McCormick	You are Here: 7	2004	Mixed Media	City Hall	3rd
Phyllis Shafer	Sunset in the Buttermilks	2003	Gouache on Tinted Paper	City Hall	3rd
Danae Anderson	Island	2003	Oil on Board	City Hall	7th
Fred Reid	Dog (#52)	2004	Ceramic raku	City Hall	7th
Michael Sarich	Perch	2004	Mixed media	City Hall	7th
Mick Sheldon	The Ugly Americans Visit the Orient		Handcolored Woodcut	City Hall	7th
Paul Ford	Ode to the Miwok	1992	Mixed media, soil, fiber	City Hall	7th
Peter Ruprecht	Voyage		Photograph mounted on plexi	City Hall	7th
Robert Desmond	First Storm		Chromogenic Print	City Hall	7th
Robert Desmond	High Sierra Twilight		Chromogenic Print	City Hall	7th
Walter McNamara	Hey Bill, I Erased Gold Hill, Almost		Collage	City Hall	7th
Jeff Nicholson	Busted in Coaldale	1999	Watercolor	City Hall	8th
Nolan Preece	August Storm, NV Series	2003	Silver Gelatin Print	City Hall	8th
Nolan Preece	Black Willows, NV Series	2002	Silver Gelatin Print	City Hall	8th
Nolan Preece	Old Car Hwy 50, NV Series	2004	Silver Gelatin Print	City Hall	8th
Nolan Preece	Wall #6, Virginia City Blacksmith	2005	Hand-colored Silver Gelatin Print	City Hall	8th
Peter Goin	1997 Flood, Looking Across Sierra	1997	Chromogenic Print	City Hall	8th
Peter Goin	1997 Flood, Old Reno Arch	1997	Chromogenic Print	City Hall	8th
Maurice Nespor	Chapter VIII	2004	Collage on panel	City Hall	9th
Phyllis Shafer	Upper Truckee, Spring	2003	Gouache on Tinted Paper	City Hall	9th
Russell Dudley	Surface 7		Ultrachrome Print	City Hall	9th
Catherine	Long Division	2000	Oil on Panel	City Hall	11th
Paul Ford	Intrusion	1992	Mixed media, soil, fiber	City Hall	11th
Rafael Lopez de	Flamenco I	2012	Oil on Canvas	City Hall	11th
Ingrid Evans	Arrangement in Red, Green, Gray	2003	Acrylic on Handmade Paper on Canvas	City Hall	12th
Jain McClain	Letter VIII		Mixed Media	City Hall	12th
Jain McClain	Letter XIV		Mixed Media	City Hall	12th
Jain McClain	Letter XIX		Mixed Media	City Hall	12th
Jain McClain	Letter XV		Mixed Media	City Hall	12th
Nolan Preece	Nolangrams #014	2001	Silver Gelatin Print	City Hall	12th
Nolan Preece	Nolangrams #021	2001	Silver Gelatin Print	City Hall	12th
Nolan Preece	Nolangrams #031	2001	Silver Gelatin Print	City Hall	12th
Adam Jahiel	Remuda #6 IL Ranch, NV		Platinum Print	City Hall	15th
Dean Burton	Urban Lawn Project 1		Photograph, acrylic and aluminum	City Hall	15th
Dean Burton	Urban Lawn Project 2		Photograph, acrylic and aluminum	City Hall	15th
Dean Burton	Urban Lawn Project 3		Photograph, acrylic and aluminum	City Hall	15th

FULL LIST OF PERMANENT COLLECTION AT CITY HALL (INDOOR)

Artist	Title	Year	Media	Location	Floor
James Shay	Channel		Casein and Prismacolor on board	City Hall	15th
Laddie John Dill	Untitled #4405	1994	Concrete, Glass and Oxides	City Hall	15th
Larry Williamson	Great Basin Circle (Two Nevada		Mixed media, wood	City Hall	15th
Maurice Nesper	Modulation	2004	Collage on panel	City Hall	15th
Phyllis Shafer	Echo View	2003	Gouache on Tinted Paper	City Hall	15th
Phyllis Shafer	Hope Valley from the Homestead	2004	Oil on canvas	City Hall	15th
Phyllis Shafer	View from Tahoe Mountains	2003	Gouache on Tinted Paper	City Hall	15th
Sharon Maczko	Still Life with Apples		Watercolor	City Hall	15th
Tom Gilbertson	Ascension #1 (Lily)	2004	Watercolor	City Hall	15th
	Second Reno Arch	1997	Color photograph	City Hall	15th
Jean LeGassick	Mining Road	2004	Oil on canvas mounted on board	City Hall	On loan to Washoe County
Jim Zlokovich	Reno Sunset		Pastel on Paper	City Hall	On loan to Washoe County
Peter Goin	Stillwater National Wildlife Refuge		Chromogenic Print	City Hall	On loan to Washoe County

FULL LIST OF ART ON SIGNAL BOXES

Artist	Year	Location	Description
Artie Richmond	2017	Center St. and S. Virginia St.	Painted signal box by artist Artie Richmond featuring a colorful bird with a beak that transforms into a gas nozzle. Located at the intersection of Center St. and S. Virginia.
Asa Kennedy	2017	Virginia St. and 5th St.	Painted signal box by artist Asa Kennedy featuring two sides, one day with desert floor in the foreground and a flower growing up through the cracks against a blue sky, the other at night with geometric shapes filling the foreground and a plant sprouting up between against a dark sky. Located at the corner of 5th St. and Virginia St.
Ashley Follmer	2017	N. Virginia St. and College Dr.	Painted signal box by artist Ashley Follmer featuring bright colored backgrounds with figures dressed in suits and skirts with colored smoke/clouds coming from their necks. Located at the intersection of College Dr. and N. Virginia St.
Bryce Chisholm	2017	S. Virginia St. and McCarran Blvd.	Painted signal box by artist Bryce Chisholm featuring a bright, abstract background with stenciled owl, a horse, and a woman holding an owl in black outlines. Located at the corner of McCarran Blvd. and S. Virginia St.
Anthony Ortega	2018	Lake Street and Second Street	Painted signal box by artist Anthony Ortega with large insects on a leafy background. Sponsored by MYNT. Located on the corner of Lake Street and Second Street.
Artie Richmond	2018	Wells Avenue and Mill Street	Painted signal box by Artie Richmond with a large colorful frog that wraps around 3 sides of the box. Located on the corner of Wells Avenue and Mill Street.
Bryce Chisholm	2018	Keystone Ave. and 4th St.	Painted signal box by artist Bryce Chisholm with colorful abstract background with clouds in pink and blue layered with stenciled figures outlined in black. Located on Keystone Ave. near 4th St.
Cathy Ashworth	2018	N. Virginia St. and Artemesia Way	Painted signal box by artist Cathy Ashworth featuring an owl surrounded by night sky and framed by grass with the text "Majestic Reno" on the side. Located at the corner of N. Virginia St. and Artemesia Way.
Dave Cherry	2018	California Ave. and Arlington Ave.	Painted signal box by artist Dave Cherry featuring a rock tunnel with a road going through it, surrounded by brush and trees. Located on the corner of Arlington Ave. and California Ave.
Jonathan Hatjakes	2018	Court St. and Sierra St.	Painted signal box by artist Jonathan Hatjakes featuring a coyote against a blue background with a cactus. Located at the corner of Sierra St. and Court St.
Jonathan Hatjakes	2018	N. Virginia St. and McCarran Blvd.	Painted signal box by artist Jonathan Hatjakes featuring a pink background with a black jaguar and jungle flora. Located at the corner of N. Virginia St. and McCarran Blvd.
Kaelyn McGowen	2018	California Ave. and Virginia St.	Painted signal box by Kaelyn McGowen featuring an octopus with a paint roller against a starry space background and the text "Reno" spelled out in constellations. Located on S. Virginia St. at California Ave.
Kendel Leslie	2018	Wells Ave. and 2nd St.	Painted signal box by artist Kendel Leslie featuring various plants and cacti against bright pink and blue backgrounds. Located on the corner of Wells Ave. and East 2nd St.
Killbuck	2018	Arlington Ave. and 2nd St.	Painted signal box by artist Killbuck featuring a brick building and details of decorative facade of the historic El Cortez adjacent to the signal box. Located on the corner of Arlington Ave. and 2nd St.
Leona Novio	2018	Center St. and 6th St.	Painted signal box by artist Leona Novio featuring a stylized bull painted against bright colored backgrounds of blue with side panels of flowers. Inspired by the children's story "Ferdinand." Located at the corner of Center St. and 6th St.
Mina Hoskins	2018	N. Virginia St. and 15th St.	Painted signal box by artist Mina Hoskins featuring a blue figure from the shoulders up against a purple background with flowers growing out from a space between the eyes and the lower face. Located at the corner of N. Virginia St. and 15th St.

FULL LIST OF ART ON SIGNAL BOXES

Artist	Year	Location	Description
Nathaniel Benjamin	2018	Keystone Ave. and 5th St.	Painted signal box by artist Nathaniel Benjamin featuring stylized horses and thorns against a pink and purple background. Located at the corner of 5th St. and Keystone Ave.
Ryan Harris	2018	Ryland St. and Mill St.	Painted signal box by artist Ryan Harris with fantastic animals. Located at the intersection of Ryland St. and Mill St. at Pickett Park.
Scott Oliver	2018	E. Liberty St. and Sinclair St.	Painted signal box by artist Scott Oliver featuring stencils made from objects in the surrounding environment, including brick walls, fences, trees, bushes, bike racks, and other textures. Located at the corner of Sinclair St. and E. Liberty St.
Scott Oliver	2018	E. Liberty St. and Holcomb Ave.	Painted signal box by artist Scott Oliver featuring stencils made from objects in the surrounding environment, including brick walls, trees, bike racks, bushes, and fences. Located at the intersection of Holcomb Ave. and E. Liberty St.
Seth McCorkle	2018	Evans Ave. and E. 4th St.	Painted signal box by artist Seth McCorkle featuring blue sky with a rocky landscape and California quail. Located on Evans Ave. near the corner of 4th St.
Traci Turner	2018	Center St. and 5th St.	Painted signal box by artist Traci Turner featuring stylized a portrait of young woman in a green shirt against a colorful background. Located at the corner of 5th St. and Center St.
Abigail Penfold	2019	Lake Street and First Street	Painted traffic signal box with a high-rise apartment building being painted by two painters. A tree wraps around one side of the box. Located at the intersection of Lake Street and First Street in downtown Reno.
Breanna Brown	2019	Plumb Ln and Kietzke Ln	Signal box of a portrait of a woman wearing a green beanie and a blue sweater. Art Signals is an annual Arts and Culture program coordinated by the City of Reno. The program uses signal boxes throughout the Reno community to serve as canvases for original art pieces painted by local artists, residents, students and community members of all ages.
Bridget Haught	2019	4th St and Sutro	Painted signal box of a mystic woman in a green dress with purple hair, holding planet Earth in her lap. Art Signals is an annual Arts and Culture program coordinated by the City of Reno. The program uses signal boxes throughout the Reno community to serve as canvases for original art pieces painted by local artists, residents, students and community members of all ages.
Carrie White	2019	Wells Ave. and I-80	Painted signal box by Carrie White featuring a sailboat and rock island in bright rainbow colors that represents a scene at Lake Tahoe. The sky and water is filled with lines created movement and an abstracted quality. Located at Wells Ave. and the I-80 West off ramp.
Dave Cherry	2019	S. Virginia St. and S. Meadows Marketplace Dr.	Painted signal box by Dave Cherry featuring an underwater scene with orcas and dolphins. Located at the corner of S. Virginia St. and S. Meadows Marketplace Dr.
Ivy Antonowitsch	2019	Center St. and Plaza St.	Painted signal box by artist Ivy Antonowitsch featuring stylized figures dressed in colored robes and turbans against a blue background with the text
Jake Gillispie	2019	Sutro St. and Wedekind Rd.	Painted signal box by artist Jake Gillispie featuring cartoonish characters against a blue background with clouds and colored polka dots. The
Jeff Musser	2019	Vassar St. and Holcomb Ave.	Painted traffic signal box with abstracted plant patterns in background and overlapping images of birds, leaves and flowers. Colorful lines crisscross
Kendel Leslie	2019	South Meadows Parkway and Double R Blvd.	Painted signal box by artist Kendel Leslie with a rabbit leaping across a pale blue background dotted with stars and planets. Located at the corner of South
Marie Dyer	2019	N. Virginia St. and E. 1st St.	Painted signal box by Marie Dyer featuring a design based on the City of Reno's flag. The box has a dark blue background with a circle containing a
Megan Jewett	2019	6th St. and Wells Ave.	Painted signal box by Megan Jewett featuring a cartoon woman with a red polka dot dress and a donut in her hand. She is surrounded by larger donuts
Mike Moreno	2019	E. 4th St. and Valley Rd.	Painted signal box by artist Mike Moreno featuring abstract squiggly lines in bright pink and blue covering the box with the word "Reno" on the front and

FULL LIST OF ART ON SIGNAL BOXES

Artist	Year	Location	Description
Mina Hoskins	2019	Center St. and 8th St.	Painted signal box by artist Mina Hoskins featuring a soft purple watery scene with a figure floating among lily pads. Located at the corner of Center St. and 8th St. at the I-80 off ramp.
Nathaniel Benjamin	2019	Wells Ave. and Sutro St.	Painted signal box by artist Nathaniel Benjamin featuring an abstract head broken into pieces painted on each side of the box against an abstract background of squiggly tentacles. Located at the corner of Wells Ave. and Sutro St.
Neda Khalafi	2019	Sage St. and 4th St.	Painted signal box by Neda Khalafi with a background that looks like a sunset painted in purple and blue with a silhouetted figure on the front and back surrounded by floating dandelion seeds. Located on the corner of 4th St. at Sage St.
Rossitza Todorova	2019	Plumb Ln. and Harvard Way	Painted signal box by artist Rossitza Todorova featuring a Nevada desert scene with native flora and fauna, including a jackrabbit, sagebrush, and quail. Located at the corner of Plumb Lane and Harvard Way.
Seth McCorkle	2019	Stead Blvd. and Silver Lake Rd.	Painted signal box by artist Seth McCorkle featuring a greater sage grouse painted against a desert background. Located at the corner of Stead Blvd.
Sheyenne Taylor	2019	Sierra St. across from Clrcus Circus Parking Garage	Painted signal box by artist Sheyenne Taylor featuring a stylized slot machine with abstract rainbow shapes on the screen and two people holding hands. Located on Sierra Street across from the Circus Circus parking garage.
Terrence Hammond	2019	N. Sierra St. and 5th St.	Painted signal box by artist Terrence Hammond featuring a colorful background of geometric squares with a stylized mountain range and large butterfly. Located at the corner of N. Virginia St. and 5th St.
Carrie White	2020	4th St. and Ralston St.	Painted signal box by artist Carrie White featuring rainbow colors forming lines and geometric shapes in abstract patterns. Located on the corner of W. 4th St. and Ralston St.
Cathy Ashworth	2020	N. Virginia St. and W. 6th St.	Painted signal box by artist Cathy Ashworth featuring a heart in the middle with "Reno" in a banner across the center. Lines radiating from the heart form rays that are filled with designs and symbols that relate to Reno. Located at
Chris Kepley	2020	N. Virginia St. and Commercial Row	Painted signal box by artist Chris Kepley featuring abstracted figures emerging from mountains against an orange sky. Located at the corner of N. Virginia St. and Commercial Row on the ReTRAC plaza.
Dave Cherry	2020	Virginia St. and Gentry Wy.	Painted signal box by artist Dave Cherry featuring a landscape with brown rolling hills and a sky at dusk or dawn with molecule like geometric shapes floating in it. Located at the corner of Virginia St. and Gentry Way.
Ivy Antonowitsch	2020	Third St. and Vine St.	Painted signal box by artist Ivy Antonowitsch featuring a yellow background with a red silhouette and black reflection of the city of Reno's skyline and rays of light spreading from the center. Located on 3rd St. at Vine St.
Kendel Leslie	2020	Liberty St. and S. Virginia St.	Painted signal box by artist Kendel Leslie featuring a Nevada high desert landscape with blue sky, mountains, hills, and desert flora and fauna, including an antelope and a coyote. A banner reads "Keep Nevada Beautiful." Located on the corner of Liberty St. and S. Virginia St.
Mahsan Ghazianzad	2020	S. Virginia St. and Plumb Ln.	Painted signal box by artist Mahsan Ghazianzad featuring abstract paper airplane shapes jumbled against a pastel pink background. Located at the corner of S. Virginia St. and Plumb Ln.
Megan Jewett	2020	Center St. and Maple St.	Painted signal box by artist Megan Jewett made to look like a TARDIS from the sci-fi TV series "Doctor Who." It is painted blue with windows and text that reads "Police Public Call Box." Located at the corner of Center St. and Maple St.
Mike Lucido	2020	Reno City Plaza	Three painted signal boxes by artist Mike Lucido featuring cartoon raccoons. One box is painted to look like a van with skateboards, another has text that reads "Reno is Rad." Located on City Plaza across from Reno City Hall.

FULL LIST OF ART ON SIGNAL BOXES

Artist	Year	Location	Description
Naomi Devore	2020	3rd St. and Ralston St.	Painted signal box by Naomi Devore featuring colorful, stylized birds against a blue background. Located at 3rd St. and Ralston St. along ReTRAC.
Paul Fenkell	2020	S. Virginia St. and Holcomb Ave.	Painted signal box by artist Paul Fenkell featuring a portrait of Senator Newlands, buildings, and large text that reads "Land" and "Water." Located at the corner of Holcomb Ave. and S. Virginia St.
Rachel Blizzard	2020	S. Virginia St. and Regency Wy.	Painted signal box by artist Rachel Blizzard featuring abstract shapes and colors in the background with a stylized portrait of a figure with blue hair and sunglasses. Located on the corner of S. Virginia St. and Regency Way.
Rodney Herrera	2020	4th St. and West St.	Painted signal box by artist Rodney Herrera featuring a cherry tree with blossoms against a pastel pink background. Located on the corner of 4th St. and West St.
Seth McCorkle	2020	N. Virginia St. and 4th St.	Painted signal box by artist Seth McCorkle featuring a mountain chickadee perched on a branch against a blue sky. Located on the corner of 4th St. and N. Virginia St.
Ashley Gottlieb	2021	S. Virginia St. and E. Moana Ln.	Painted signal box by artist Ashley Gottlieb featuring a colorful, graphic representation of Reno's skies and mountainous horizons, with painted, stylized silhouettes of birds flying. Located on the corner of Virginia Street and Moana Lane.
Chelsea Houston	2021	Wells Ave. and Ryland St.	Painted signal box by artist Chelsea Houston featuring a trio of trout perched on a tribal pattern background. Located on the corner of Wells Avenue and Ryland Street.
Guadalupe Bogarin	2021	West St and 4th St	Painted signal box by artist Guadalupe Bogarin with sky and space theme, in colors of pinks, yellow, oranges, and purples. Stars on front side with small planets. The sun on one side, and a sleepy moon on the other side.
Ivy Antonowitsch	2021	Virginia St and Eighth St	Painted signal box by artist Ivy Antonowitsch featuring an African woman playing a tall drum on each side of the box, all on a gray background.
Jahahi Mazariego	2021	Oddie Blvd and Montello St	Painted signal box by artist Jahahi Mazariego of a head of a young girl in purple hair and skin tones looking at a blue butterfly on the side of the box, while her hair wraps around another side of the box.
Juan Bonilla	2021	Oddie Blvd and Silverada Blvd	Painted signal box by artist Juan Bonilla with Native American woman in a landscape scene, where river flows to mountains. She carries a water jug on her head, cup in hand. Eagle on side of box. Howling wolf and jumping salmon from river on back side.
Kendel Leslie	2021	South Meadows Pkwy and S Virginia St	Painted signal box by artist Kendel Leslie featuring a wolf, antelope, and pheasant in desert foliage, on a blue background with colorful swirls and marks around it.
Mina Hoskins	2021	California Ave. and Booth St.	Painted signal box by artist Mina Hoskins, painted bright yellow, with orange swirls, and buzzing bee motif. Located on the corner of Keystone Ave and California Ave.
Nathaniel Benjamin	2021	Virginia St and Fourth St	Painted signal box by artist Nathaniel Benjamin featuring green and blue tigers in a space background of red and purple with planets and stars swirling about.
Ruby Barrientos	2021	Vasser St and Wells St	Painted signal box by artist Ruby Barrientos featuring designs in her Mayan-influence aesthetic. The box is yellow while the images are painted in blue, black and red, which include a farm and chicken on one side and a sun and temple on another side.
Ruby Barrientos	2021	Vasser St and Wells St	Painted signal box by artist Ruby Barrientos featuring designs in her Mayan-influence aesthetic. The box is yellow while the images are painted in blue, black and red, which include a farm and chicken on one side and a sun and temple on another side.

FULL LIST OF ART ON SIGNAL BOXES

Artist	Year	Location	Description
Sheyenne Taylor	2021	Virginia St and Patriot Blvd	Painted signal box by artist Sheyenne Taylor featuring young adults in brightly colored clothing who are jumping and dancing, while a spaceship hovers above each of them with a light beam on them as if they are about to be pulled up to the sky.
April Gratix	2022	Veterans Pkwy and Mira Loma Dr	Painted signal box by artist April Gratix featuring stacked rocks with a hand drawn and cross-hatched look, colored in black and white. A mountainscape is in the background
Blair Latos	2022	Second St and Ballpark Ln	Painted signal box by artist Blair Latos featuring a scene depicting the inside of Greater Nevada Field baseball stadium. Baseball fans are shown trying to catch a baseball.
Blair Latos	2022	N. Hills Blvd and Golden Valley Rd	Painted signal box by artist Blair Latos featuring outdoor people doing outdoor activities found around Reno, including hiking, skiing, biking and kayaking on the various sides.
Charly Malpass	2022	Lemmon Dr and Buck Dr	Painted signal box by artist Charly Malpass featuring orange, blue and green plant leaves, with a gray background, and notes on either side that read "Adopt the pace of nature. Her secret is patience." and "Art washes away from the soul the dust of everyday life."
Dave Cherry	2022	Neil Rd and Airway Dr	Painted signal box by artist Dave Cherry featuring a parade of dinosaurs playing instruments. Music notes float in the sky above them with a prehistoric sky in the background with multiple moons in the sky.
Haley Deiro	2022	Mae Anne Dr and McCarran Blvd	Painted signal box by artist Haley Deiro featuring a kaleiscope design in yellow, black and white, with the front reading "Open Eyes" and "Pursue Peace" and an image of the world globe in the front middle.
Iain Harrison	2022	Vine St and Third St	Painted signal box by artist Iain Harrison featuring lots of bright colors in zig-zag lines and shapes. Eyes are hidden throughout the design.
Jenie Villanueva	2022	Keystone Ave and Seventh St	Painted signal box by artist Jenie Villanueva featuring brown bears swimming in the lake, with mountains in the background, and fish splashing around below them.
Julie Steiner	2022	McCarren Blvd and Mira Loma Dr	Painted signal box by artist Julie Steiner featuring a bouquet of flowers in a vase. Flowers are colored in pinks, reds, orange, yellows, and purples, all on a white background.
Kate O'Hara	2022	Virginia St and Sierra St	Painted signal box by artist Kate O'Hara featuring an illustrated tapestry of wild flowers in yellows, oranges, and white, with lots of green leaves about. The background is white or yellow on each side.
Kristine Palmer	2022	Neil Rd and Peckham Dr	Painted signal box by artist Kristine Palmer featuring a hand holding an avocado with an orange background on one side, and a hand holding an avocado pit downwards, as if to plant it, on a teal background on the backside.
Nick Noyes	2022	Virginia St and Second St	Painted signal box by artist Nick Noyes featuring neon-looking flower heads in whites, blues and oranges, with a purple background.
Nicole Ashton Martin	2022	Ralston St and Fourth St	Painted signal box by artist Nicole Ashton featuring outlined parts of the human body, such as a face, torso, heart and two bodies hugging, with plants and flowers appearing to grow out the top. The background is a wash of colors with blues, yellows, and pinks.
Sian O'Hara	2022	Clear Acre Ln and Scottsdale Rd	Painted signal box by artist Sian O'Hara that reads "For most of history anonymous was a woman" by Virginia Woolf. The box has a blue background with flowers and leaves patterned throughout, with an image of a house painted on the side.
Terrance Hammond	2022	Mae Anne Dr and Robb Dr	Painted signal box by artist Terrance Hammond featuring a large bird sitting on a branch in a black ink illustrated style. The background is an ombre of bright pinks with a teal top and bottom.



MISCELLANEOUS

Miscellaneous Asset Capital Maintenance Report

This report identifies and provides brief assessments of several miscellaneous City assets. This includes:

- Downtown lighting (arches and alleyways)
- Electric vehicle charging infrastructure
- Parking meters
- ReTRAC and Riverwalk
- Trash receptacles
- Vehicle fuel tanks

In these assessments we identify the number of any given type of asset, who maintains the asset, the asset's location, what — if any — preventative maintenance is performed for the asset, and estimates for long term capital costs that the City should consider. The majority of the assets considered in this report see very little to no preventative maintenance. This report does not identify recurring costs associated with these assets (such as connectivity fees or software licenses) nor does it identify the costs of any routine preventative maintenance performed.

Downtown Lighting – Reno Arches and Alleyways

Overview of Asset

The City of Reno owns and maintains two arches and lighting for marquis signage for three alleys in the downtown area. The Building Technical Services Division of the Maintenance & Operations Department, through a contract with Young Electric Sign Company (YESCO), maintains these assets.

Downtown lighting includes:

- Reno Arch (Virginia Street)
- Reno Arch (Lake Street)
- Marquis signage for Douglas Alley (north of 2nd Street between Sierra Street and Virginia Street)
- Marquis signage for Fulton Alley (running from 1st Street to Douglas Alley between Sierra Street and Virginia Street)
- Marquis signage for Lincoln Alley (running from 1st Street to 2nd Street between Virginia Street and University Way)

There is no planned, preventative maintenance for the arches and marquis signage. For the arches, a visual inspection is performed for major issues when YESCO is contracted to arrive and replace bulbs. For the marquis signage, bulbs are replaced when needed.

Long term Capital Costs

There are no long term capital costs currently associated with these assets.

Electric Vehicle Charging Stations

Overview of Asset

The City of Reno owns and maintains 17 electric vehicle charging stations. The Fleet Management Division within the Maintenance & Operations Department maintains the 16 charging stations dedicated to City-owned vehicles. Charging stations are located at the City Hall parking garage (seven chargers), Evelyn Mount Northeast Community Center (three chargers), Maintenance & Operations Yard (six chargers), and at the McKinley Arts & Culture Center (one charger). Of the 17 charging stations, 15 are tied to individual vehicles — that is, one vehicle, one charger — one is located in Fleet Management’s motor vehicle repair bay, and one is a two port level 2 charger available to the public on the 2nd floor of the City Hall parking garage. Table 1 below lists the locations and brand of City-owned electric vehicle charging stations.

Table 1: Locations and brand of City-owned electric vehicle charging stations

Charging Station Location	Brand of Charger
City Hall Parking Garage 5th Floor	Clipper Creek HCS40
City Hall Parking Garage 5th Floor	Clipper Creek HCS40
City Hall Parking Garage 5th Floor	Clipper Creek HCS40
City Hall Parking Garage 5th Floor	Clipper Creek HCS40
City Hall Parking Garage 5th Floor	Clipper Creek HCS40
City Hall Parking Garage 2nd Floor	Clipper Creek HCS40
City Hall Parking Garage 2nd Floor	EV-Box B2323-65063
M&O Yard Code Enforcement	Clipper Creek HCS40
M&O Yard Code Enforcement	Clipper Creek HCS40
M&O Yard Code Enforcement	Clipper Creek HCS40
M&O Yard Code Enforcement	Clipper Creek HCS40
M&O Yard Main Building – Exterior	Clipper Creek HCS40
M&O Yard Main Building – Interior	Clipper Creek HCS40
McKinley Arts & Culture Center	Clipper Creek HCS40
Evelyn Mount Northeast Community Center	Clipper Creek HCS40
Evelyn Mount Northeast Community Center	Clipper Creek HCS40
Evelyn Mount Northeast Community Center	Clipper Creek HCS40

*This is a public facing, two-port charger

Long term Capital Costs

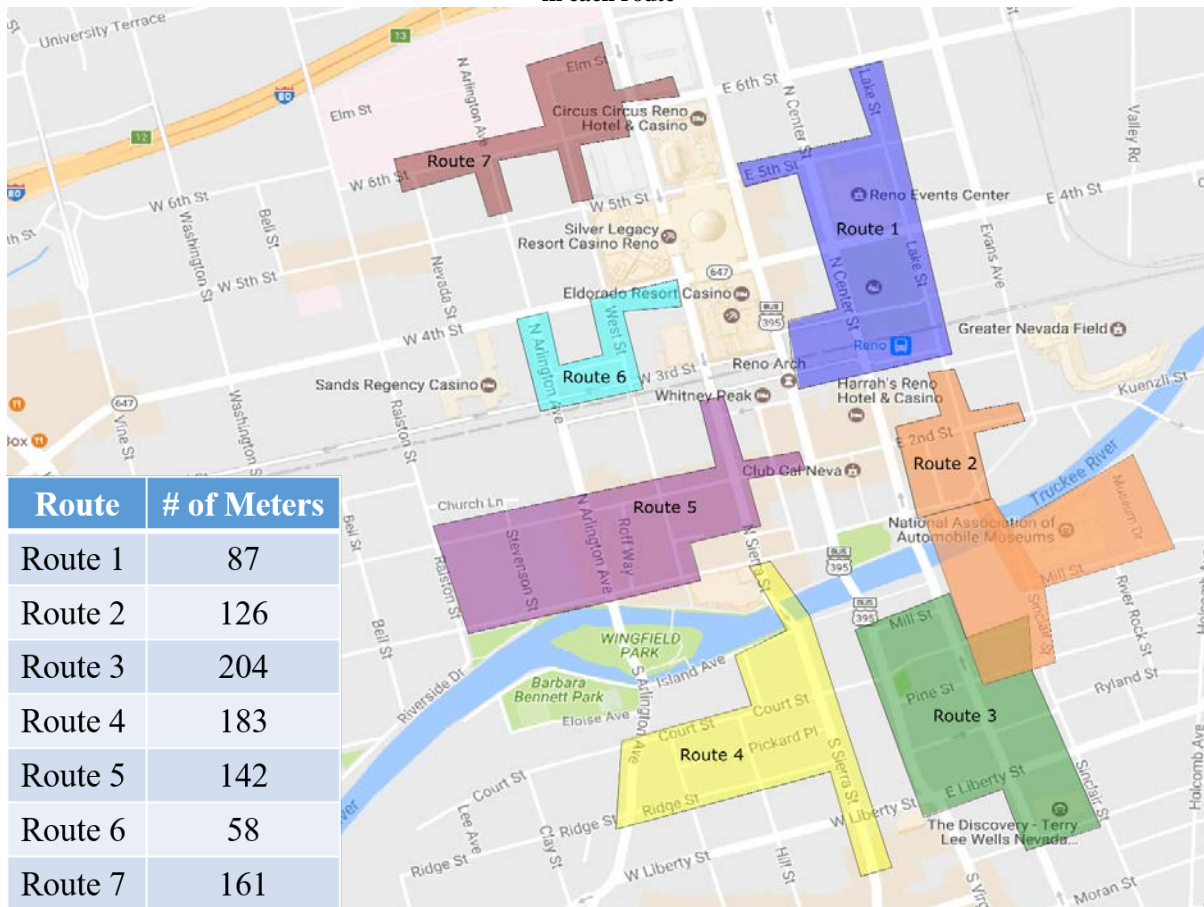
It’s difficult to say at this point what the average lifespan is for an electric vehicle charging station. Being a relatively new technology, there is little data available for predicting their average lifespan. Non-networked charging stations (16 of the City’s 17 charging stations are non-networked level 2 chargers) require very little to no maintenance and are expected to have a 10+ year lifespan before hardware failure becomes very likely. Failure of a networked charger is likely to occur sooner since they have more components (touchscreens, buttons, and credit card processors) and associated software. The average cost of a new, level 2, non-networked charger is \$700 and the cost of a new, level 2, networked charger can approach \$10,000 (not including annual network fees) depending on manufacturer and power needs.

Parking Meters

Overview of Asset

The City of Reno owns and maintains 965 parking meters. The Streets Division of the Maintenance & Operations Department maintains the parking meters. Parking meters are located within the downtown corridor and each meter is visited at least once per week for inspection (to determine if maintenance is needed) and collection of coin revenue. Figure 1 illustrates the seven “routes” that the parking meters are divided into and the total number of meters within each route (a comprehensive listing of all parking meters has been included in Appendix 1). Note that there are four more meters than listed in Figure 1 as they are not located within the seven routes.

Figure 1: The seven parking meter routes considered by the Streets Division and the number of meters in each route



Long Term Capital Costs

The IPS brand parking meters deployed by the City have an expected useful life of 7-10 years. Individual meters currently cost \$550 each. If, however, a meter is being installed in a new location (that is, expanding coverage) then the cost is around \$1,000 as it includes additional supplies. Unless replaced prematurely — due to vandalism or an unexpected hardware failure — the parking meters currently deployed by the City were installed in mid-2021.

Given the above, the City should be planning for an increased rate of hardware failures near the end of the decade and ensuring that funds are available to pay for replacements.

Complete Listing of Parking Meters

Route	Street	Pole	Terminal	Block Number	Direction
1	Commercial Row	COM0001	IPS	10	East
1	Commercial Row	COM0002	IPS	10	East
1	Commercial Row	COM0003	IPS	10	East
1	Commercial Row	COM0004	IPS	10	East
1	Commercial Row	COM0005	IPS	10	East
1	Commercial Row	COM0006	IPS	10	East
1	Commercial Row	COM0007	IPS	10	East
1	Commercial Row	COM0008	IPS	10	East
1	Commercial Row	COM0009	IPS	10	East
1	Commercial Row	COM0010	IPS	10	East
1	Commercial Row	COM0011	IPS	10	East
1	Commercial Row	COM0012	IPS	10	East
1	Commercial Row	COM0013	IPS	10	East
1	Commercial Row	COM0014	IPS	10	East
1	Commercial Row	COM0015	IPS	10	East
1	Commercial Row	COM0016	IPS	10	East
1	Commercial Row	COM0017	IPS	10	East
1	Commercial Row	COM0018	IPS	10	East
1	Commercial Row	COM0019	IPS	10	East
1	Commercial Row	COM0020	IPS	10	East
1	Commercial Row	COM0101	IPS	100	East
1	Commercial Row	COM0102	IPS	100	East
1	Commercial Row	COM0103	IPS	100	East
1	Commercial Row	COM0104	IPS	100	East
1	Commercial Row	COM0105	IPS	100	East
1	Commercial Row	COM0106	IPS	100	East
1	Commercial Row	COM0107	IPS	100	East
1	Commercial Row	COM0108	IPS	100	East
1	Commercial Row	COM0109	IPS	100	East
1	Commercial Row	COM0110	IPS	100	East
1	Commercial Row	COM0111	IPS	100	East
1	Commercial Row	COM0112	IPS	100	East
1	Commercial Row	COM0113	IPS	100	East
1	Commercial Row	COM0114	IPS	100	East
1	Commercial Row	COM0115	IPS	100	East
1	Commercial Row	COM0116	IPS	100	East
1	Commercial Row	COM0117	IPS	100	East
1	Commercial Row	COM0118	IPS	100	East

Route	Street	Pole	Terminal	Block Number	Direction
1	Commercial Row	COM0119	IPS	100	East
1	Commercial Row	COM0120	IPS	100	East
1	Commercial Row	COM0121	IPS	100	East
1	Commercial Row	COM0123	IPS	100	East
1	Commercial Row	COM0125	IPS	100	East
1	Commercial Row	COM0127	IPS	100	East
1	E. 4th St.	E40002	IPS	10	East
1	E. 4th St.	E40004	IPS	10	East
1	E. 4th St.	E40006	IPS	10	East
1	E. 5th St.	E50001	IPS	10	East
1	E. 5th St.	E50002	IPS	10	East
1	E. 5th St.	E50003	IPS	10	East
1	E. 5th St.	E50004	IPS	10	East
1	E. 5th St.	E50005	IPS	10	East
1	E. 5th St.	E50006	IPS	10	East
1	E. 5th St.	E50007	IPS	10	East
1	E. 5th St.	E50009	IPS	10	East
1	E. 5th St.	E50011	IPS	10	East
1	E. 5th St.	E50101	IPS	100	East
1	E. 5th St.	E50103	IPS	100	East
1	E. 5th St.	E50105	IPS	100	East
1	E. 5th St.	E50107	IPS	100	East
1	E. 5th St.	E50109	IPS	100	East
1	E. 5th St.	E50111	IPS	100	East
1	E. 5th St.	E50113	IPS	100	East
1	Lake	LAK0301	IPS	300	North
1	Lake	LAK0303	IPS	300	North
1	Lake	LAK0305	IPS	300	North
1	Lake	LAK0307	IPS	300	North
1	Lake	LAK0402	IPS	400	North
1	Lake	LAK0404	IPS	400	North
1	Lake	LAK0406	IPS	400	North
1	Lake	LAK0408	IPS	400	North
1	Lake	LAK0410	IPS	400	North
1	Lake	LAK0412	IPS	400	North
1	Lake	LAK0501	IPS	500	North
1	Lake	LAK0502	IPS	500	North
1	Lake	LAK0503	IPS	500	North
1	Lake	LAK0504	IPS	500	North
1	Lake	LAK0505	IPS	500	North

Route	Street	Pole	Terminal	Block Number	Direction
1	Lake	LAK0506	IPS	500	North
1	Lake	LAK0507	IPS	500	North
1	Lake	LAK0508	IPS	500	North
1	Lake	LAK0509	IPS	500	North
1	Lake	LAK0511	IPS	500	North
1	Lake	LAK0513	IPS	500	North
1	Lake	LAK0515	IPS	500	North
1	Plaza	PLA0001	IPS	10	East
1	Plaza	PLA0002	IPS	10	East
2	E. 1st St.	E10101	IPS	100	East
2	E. 1st St.	E10102	IPS	100	East
2	E. 1st St.	E10103	IPS	100	East
2	E. 1st St.	E10104	IPS	100	East
2	E. 1st St.	E10105	IPS	100	East
2	E. 1st St.	E10106	IPS	100	East
2	E. 1st St.	E10107	IPS	100	East
2	E. 1st St.	E10108	IPS	100	East
2	E. 1st St.	E10109	IPS	100	East
2	E. 1st St.	E10110	IPS	100	East
2	E. 1st St.	E10111	IPS	100	East
2	E. 1st St.	E10112	IPS	100	East
2	E. 1st St.	E10113	IPS	100	East
2	E. 1st St.	E10114	IPS	100	East
2	E. 1st St.	E10115	IPS	100	East
2	E. 1st St.	E10116	IPS	100	East
2	E. 1st St.	E10118	IPS	100	East
2	E. 1st St.	E10120	IPS	100	East
2	E. 2nd St.	E20001	IPS	10	East
2	E. 2nd St.	E20003	IPS	10	East
2	E. 2nd St.	E20005	IPS	10	East
2	E. 2nd St.	E20007	IPS	10	East
2	E. 2nd St.	E20102	IPS	100	East
2	E. 2nd St.	E20104	IPS	100	East
2	E. 2nd St.	E20106	IPS	100	East
2	E. 2nd St.	E20108	IPS	100	East
2	E. 2nd St.	E20110	IPS	100	East
2	E. 2nd St.	E20112	IPS	100	East
2	E. 2nd St.	E20114	IPS	100	East
2	E. 2nd St.	E20201	TR	200	East
2	E. 2nd St.	E20202	IPS	200	East

Route	Street	Pole	Terminal	Block Number	Direction
2	E. 2nd St.	E20203	TR	200	East
2	E. 2nd St.	E20204	IPS	200	East
2	E. 2nd St.	E20205	TR	200	East
2	E. 2nd St.	E20206	IPS	200	East
2	E. 2nd St.	E20207	TR	200	East
2	E. 2nd St.	E20209	TR	200	East
2	E. 2nd St.	E20210	IPS	200	East
2	E. 2nd St.	E20212	IPS	200	East
2	E. 2nd St.	E20302	IPS	300	East
2	E. 2nd St.	E20304	IPS	300	East
2	E. 2nd St.	E20306	IPS	300	East
2	Lake	LAK0001	IPS	10	North
2	Lake	LAK0002	IPS	10	North
2	Lake	LAK0003	IPS	10	North
2	Lake	LAK0004	IPS	10	North
2	Lake	LAK0005	IPS	10	North
2	Lake	LAK0006	IPS	10	North
2	Lake	LAK0007	IPS	10	North
2	Lake	LAK0008	IPS	10	North
2	Lake	LAK0009	IPS	10	North
2	Lake	LAK0010	IPS	10	North
2	Lake	LAK0011	IPS	10	North
2	Lake	LAK0012	IPS	10	North
2	Lake	LAK0013	IPS	10	North
2	Lake	LAK0015	IPS	10	North
2	Lake	LAK0102	IPS	100	North
2	Lake	LAK0104	IPS	100	North
2	Lake	LAK0106	IPS	100	North
2	Lake	LAK0201	IPS	200	North
2	Lake	LAK0202	TR	200	North
2	Lake	LAK0204	TR	200	North
2	Lake	LAK0206	TR	200	North
2	Lake	LAK0208	TR	200	North
2	Lake	LAK0210	TR	200	North
2	Lake	LAK0212	TR	200	North
2	Lake	LAK0214	TR	200	North
2	Lake	LAK0216	TR	200	North
2	Lake	LAK0218	TR	200	North
2	Mill	MIL0201	IPS	200	East
2	Mill	MIL0202	IPS	200	East

Route	Street	Pole	Terminal	Block Number	Direction
2	Mill	MIL0203	IPS	200	East
2	Mill	MIL0204	IPS	200	East
2	Mill	MIL0205	IPS	200	East
2	Mill	MIL0206	IPS	200	East
2	Mill	MIL0207	IPS	200	East
2	Mill	MIL0208	IPS	200	East
2	Mill	MIL0209	IPS	200	East
2	Mill	MIL0211	IPS	200	East
2	Mill	MIL0213	IPS	200	East
2	Mill	MIL0215	IPS	200	East
2	Mill	MIL0217	IPS	200	East
2	Mill	MIL0219	IPS	200	East
2	Mill	MIL0221	IPS	200	East
2	Mill	MIL0223	IPS	200	East
2	Mill	MIL0225	IPS	200	East
2	Mill	MIL0227	IPS	200	East
2	Mill	MIL0229	IPS	200	East
2	Mill	MIL0231	IPS	200	East
2	Pine	PIN0101	IPS	100	East
2	Pine	PIN0102	IPS	100	East
2	Pine	PIN0103	IPS	100	East
2	Pine	PIN0104	IPS	100	East
2	Pine	PIN0105	IPS	100	East
2	Pine	PIN0106	IPS	100	East
2	Pine	PIN0107	IPS	100	East
2	Pine	PIN0108	IPS	100	East
2	Pine	PIN0109	IPS	100	East
2	Pine	PIN0110	IPS	100	East
2	Pine	PIN0111	IPS	100	East
2	Pine	PIN0112	IPS	100	East
2	Pine	PIN0113	IPS	100	East
2	Pine	PIN0114	IPS	100	East
2	Pine	PIN0115	IPS	100	East
2	S. Lake	SLA0001	IPS	10	South
2	S. Lake	SLA0002	IPS	10	South
2	S. Lake	SLA0003	IPS	10	South
2	S. Lake	SLA0004	IPS	10	South
2	S. Lake	SLA0005	IPS	10	South
2	S. Lake	SLA0007	IPS	10	South
2	S. Lake	SLA0009	IPS	10	South

Route	Street	Pole	Terminal	Block Number	Direction
2	S. Lake	SLA0011	IPS	10	South
2	S. Lake	SLA0013	IPS	10	South
2	State	STA0101	IPS	100	East
2	State	STA0102	IPS	100	East
2	State	STA0103	IPS	100	East
2	State	STA0104	IPS	100	East
2	State	STA0105	IPS	100	East
2	State	STA0106	IPS	100	East
2	State	STA0107	IPS	100	East
2	State	STA0108	IPS	100	East
2	State	STA0109	IPS	100	East
2	State	STA0111	IPS	100	East
2	State	STA0113	IPS	100	East
2	Virginia	VIR0002	IPS	10	North
2	Virginia	VIR0004	IPS	10	North
3	E. Liberty	ELI0001	IPS	10	East
3	E. Liberty	ELI0003	IPS	10	East
3	E. Liberty	ELI0005	IPS	10	East
3	E. Liberty	ELI0007	IPS	10	East
3	E. Liberty	ELI0009	IPS	10	East
3	E. Liberty	ELI0011	IPS	10	East
3	Mill	MIL0001	IPS	10	East
3	Mill	MIL0003	IPS	10	East
3	Mill	MIL0004	IPS	10	East
3	Mill	MIL0005	IPS	10	East
3	Mill	MIL0006	IPS	10	East
3	Mill	MIL0007	IPS	10	East
3	Mill	MIL0008	IPS	10	East
3	Mill	MIL0009	IPS	10	East
3	Mill	MIL0010	IPS	10	East
3	Mill	MIL0011	IPS	10	East
3	Mill	MIL0012	IPS	10	East
3	Mill	MIL0013	IPS	10	East
3	Mill	MIL0014	IPS	10	East
3	Mill	MIL0015	IPS	10	East
3	Mill	MIL0016	IPS	10	East
3	Mill	MIL0017	IPS	10	East
3	Mill	MIL0018	IPS	10	East
3	Mill	MIL0019	IPS	10	East
3	Mill	MIL0020	IPS	10	East

Route	Street	Pole	Terminal	Block Number	Direction
3	Mill	MIL0021	IPS	10	East
3	Mill	MIL0022	IPS	10	East
3	Mill	MIL0023	IPS	10	East
3	Mill	MIL0024	IPS	10	East
3	Mill	MIL0025	IPS	10	East
3	Mill	MIL0026	IPS	10	East
3	Mill	MIL0027	IPS	10	East
3	Mill	MIL0028	IPS	10	East
3	Mill	MIL0029	IPS	10	East
3	Mill	MIL0030	IPS	10	East
3	Mill	MIL0031	IPS	10	East
3	Mill	MIL0032	IPS	10	East
3	Mill	MIL0033	IPS	10	East
3	Pine	PIN0001	IPS	10	East
3	Pine	PIN0002	IPS	10	East
3	Pine	PIN0003	IPS	10	East
3	Pine	PIN0004	IPS	10	East
3	Pine	PIN0005	IPS	10	East
3	Pine	PIN0006	IPS	10	East
3	Pine	PIN0007	IPS	10	East
3	Pine	PIN0008	IPS	10	East
3	Pine	PIN0010	IPS	10	East
3	Pine	PIN0011	IPS	10	East
3	Pine	PIN0012	IPS	10	East
3	Pine	PIN0013	IPS	10	East
3	Pine	PIN0014	IPS	10	East
3	Pine	PIN0015	IPS	10	East
3	Pine	PIN0016	IPS	10	East
3	Pine	PIN0018	IPS	10	East
3	Powning Park	PP0102	IPS	100	South
3	Powning Park	PP0104	IPS	100	South
3	Powning Park	PP0106	IPS	100	South
3	Powning Park	PP0108	IPS	100	South
3	Powning Park	PP0110	IPS	100	South
3	Powning Park	PP0112	IPS	100	South
3	Powning Park	PP0114	IPS	100	South
3	Powning Park	PP0116	IPS	100	South
3	Powning Park	PP0118	IPS	100	South
3	Ryland	RYL0001A	IPS	10	East
3	Ryland	RYL0001	IPS	10	East

Route	Street	Pole	Terminal	Block Number	Direction
3	Ryland	RYL0003	IPS	10	East
3	Ryland	RYL0005	IPS	10	East
3	Ryland	RYL0007	IPS	10	East
3	Ryland	RYL0009	IPS	10	East
3	Ryland	RYL0011	IPS	10	East
3	Ryland	RYL0013	IPS	10	East
3	Ryland	RYL0015	IPS	10	East
3	Ryland	RYL0017	IPS	10	East
3	Ryland	RYL0019	IPS	10	East
3	Ryland	RYL0021	IPS	10	East
3	Ryland	RYL0023	IPS	10	East
3	Ryland	RYL0025	IPS	10	East
3	Ryland	RYL0027	IPS	10	East
3	Ryland	RYL0029	IPS	10	East
3	Ryland	RYL0031	IPS	10	East
3	Ryland	RYL0033	IPS	10	East
3	Ryland	RYL0035	IPS	10	East
3	Ryland	RYL0037	IPS	10	East
3	Ryland	RYL0039	IPS	10	East
3	Ryland	RYL0041	IPS	10	East
3	Ryland	RYL0101	IPS	100	East
3	Ryland	RYL0102	IPS	100	East
3	Ryland	RYL0103	IPS	100	East
3	Ryland	RYL0104	IPS	100	East
3	Ryland	RYL0105	IPS	100	East
3	Ryland	RYL0106	IPS	100	East
3	Ryland	RYL0107	IPS	100	East
3	Ryland	RYL0108	IPS	100	East
3	Ryland	RYL0109	IPS	100	East
3	Ryland	RYL0110	IPS	100	East
3	Ryland	RYL0111	IPS	100	East
3	Ryland	RYL0112	IPS	100	East
3	Ryland	RYL0113	IPS	100	East
3	Ryland	RYL0114	IPS	100	East
3	Ryland	RYL0115	IPS	100	East
3	Ryland	RYL0116	IPS	100	East
3	Ryland	RYL0117	IPS	100	East
3	Ryland	RYL0118	IPS	100	East
3	Ryland	RYL0119	IPS	100	East
3	S. Center	SCE0001	IPS	10	South

Route	Street	Pole	Terminal	Block Number	Direction
3	S. Center	SCE0002	IPS	10	South
3	S. Center	SCE0003	IPS	10	South
3	S. Center	SCE0004	IPS	10	South
3	S. Center	SCE0005	IPS	10	South
3	S. Center	SCE0006	IPS	10	South
3	S. Center	SCE0102	IPS	100	South
3	S. Center	SCE0104	IPS	100	South
3	S. Center	SCE0106	IPS	100	South
3	S. Center	SCE0108	IPS	100	South
3	S Center	SCE0110	IPS	100	South
3	S. Center	SCE0201	IPS	200	South
3	S. Center	SCE0202	IPS	200	South
3	S. Center	SCE0203	IPS	200	South
3	S Center	SCE0204	IPS	200	South
3	S. Center	SCE0205	IPS	200	South
3	S. Center	SCE0207	IPS	200	South
3	S. Center	SCE0301	IPS	300	South
3	S. Center	SCE0302	IPS	300	South
3	S. Center	SCE0303	IPS	300	South
3	S. Center	SCE0305	IPS	300	South
3	S. Center	SCE0307	IPS	300	South
3	S. Center	SCE0309	IPS	300	South
3	S. Center	SCE0311	IPS	300	South
3	S. Center	SCE0401	IPS	400	South
3	S. Center	SCE0402	IPS	400	South
3	S. Center	SCE0403	IPS	400	South
3	S. Center	SCE0404	IPS	400	South
3	S. Center	SCE0405	IPS	400	South
3	S. Center	SCE0406	IPS	400	South
3	S. Center	SCE0407	IPS	400	South
3	S. Center	SCE0408	IPS	400	South
3	S. Center	SCE0409	IPS	400	South
3	S. Center	SCE0410	IPS	400	South
3	S. Center	SCE0411	IPS	400	South
3	S. Center	SCE0412	IPS	400	South
3	S. Center	SCE0413	IPS	400	South
3	S. Center	SCE0415	IPS	400	South
3	S. Center	SCE0417	IPS	400	South
3	S. Center	SCE0419	IPS	400	South
3	S. Center	SCE0421	IPS	400	South

Route	Street	Pole	Terminal	Block Number	Direction
3	S. Center	SCE0423	IPS	400	South
3	State	STA0001	IPS	10	East
3	State	STA0003	IPS	10	East
3	State	STA0005	IPS	10	East
3	State	STA0007	IPS	10	East
3	State	STA0009	IPS	10	East
3	State	STA0011	IPS	10	East
3	Stewart	STW0001	IPS	10	East
3	Stewart	STW0002	IPS	10	East
3	Stewart	STW0003	IPS	10	East
3	Stewart	STW0004	IPS	10	East
3	Stewart	STW0005	IPS	10	East
3	Stewart	STW0006	IPS	10	East
3	Stewart	STW0008	IPS	10	East
3	Stewart	STW0010	IPS	10	East
3	Stewart	STW0012	IPS	10	East
3	Stewart	STW0014	IPS	10	East
3	Stewart	STW0016	IPS	10	East
3	Stewart	STW0101	IPS	100	East
3	Stewart	STW0102	IPS	100	East
3	Stewart	STW0103	IPS	100	East
3	Stewart	STW0104	IPS	100	East
3	Stewart	STW0105	IPS	100	East
3	Stewart	STW0106	IPS	100	East
3	Stewart	STW0107	IPS	100	East
3	Stewart	STW0108	IPS	100	East
3	Stewart	STW0109	IPS	100	East
3	Stewart	STW0110	IPS	100	East
3	Stewart	STW0111	IPS	100	East
3	Stewart	STW0112	IPS	100	East
3	Stewart	STW0114	TR	100	East
3	Stewart	STW0116	TR	100	East
3	Stewart	STW0118	TR	100	East
3	Stewart	STW0120	TR	100	East
3	S. Virginia	SVI0001	IPS	10	South
3	S. Virginia	SVI0003	IPS	10	South
3	S. Virginia	SVI0005	IPS	10	South
3	S. Virginia	SVI0007	IPS	10	South
3	S. Virginia	SVI0009	IPS	10	South
3	S. Virginia	SVI0011	IPS	10	South

Route	Street	Pole	Terminal	Block Number	Direction
3	S. Virginia	SVI0013	IPS	10	South
3	S. Virginia	SVI0015	IPS	10	South
3	S. Virginia	SVI0101	IPS	100	South
3	S. Virginia	SVI0103	IPS	100	South
3	S. Virginia	SVI0105	IPS	100	South
3	S. Virginia	SVI0107	IPS	100	South
3	S. Virginia	SVI0201	IPS	200	South
3	S. Virginia	SVI0202	IPS	200	South
3	S. Virginia	SVI0203	IPS	200	South
3	S. Virginia	SVI0204	IPS	200	South
3	S. Virginia	SVI0205	IPS	200	South
3	S. Virginia	SVI0206	IPS	200	South
3	S. Virginia	SVI0207	IPS	200	South
3	S. Virginia	SVI0208	IPS	200	South
3	S. Virginia	SVI0209	IPS	200	South
3	S. Virginia	SVI0210	IPS	200	South
3	S. Virginia	SVI0212	IPS	200	South
3	S. Virginia	SVI0214	IPS	200	South
3	S. Virginia	SVI0216	IPS	200	South
4	Court	CRT0001	IPS	10	West
4	Court	CRT0002	IPS	10	West
4	Court	CRT0003	IPS	10	West
4	Court	CRT0004	IPS	10	West
4	Court	CRT0005	IPS	10	West
4	Court	CRT0006	IPS	10	West
4	Court	CRT0007	IPS	10	West
4	Court	CRT0008	IPS	10	West
4	Court	CRT0010	IPS	10	West
4	Court	CRT0012	IPS	10	West
4	Court	CRT0014	IPS	10	West
4	Court	CRT0016	IPS	10	West
4	Court	CRT0102	IPS	100	West
4	Court	CRT0104	IPS	100	West
4	Court	CRT0106	IPS	100	West
4	Court	CRT0108	IPS	100	West
4	Court	CRT0110	IPS	100	West
4	Court	CRT0201	IPS	200	West
4	Court	CRT0202	IPS	200	West
4	Court	CRT0203	IPS	200	West
4	Court	CRT0204	IPS	200	West

Route	Street	Pole	Terminal	Block Number	Direction
4	Court	CRT0205	IPS	200	West
4	Court	CRT0206	IPS	200	West
4	Court	CRT0207	IPS	200	West
4	Court	CRT0208	IPS	200	West
4	Court	CRT0209	IPS	200	West
4	Court	CRT0210	IPS	200	West
4	Court	CRT0211	IPS	200	West
4	Court	CRT0212	IPS	200	West
4	Court	CRT0213	IPS	200	West
4	Court	CRT0214	IPS	200	West
4	Court	CRT0215	IPS	200	West
4	Court	CRT0216	IPS	200	West
4	Court	CRT0217	IPS	200	West
4	Court	CRT0219	IPS	200	West
4	Court	CRT0221	IPS	200	West
4	Court	CRT0223	IPS	200	West
4	Court	CRT0225	IPS	200	West
4	Court	CRT0227	IPS	200	West
4	Court	CRT0229	IPS	200	West
4	Flint	FLI0201	IPS	200	South
4	Flint	FLI0202	IPS	200	South
4	Hill	HIL0101	IPS	100	South
4	Hill	HIL0102	IPS	100	South
4	Hill	HIL0103	IPS	100	South
4	Hill	HIL0104	IPS	100	South
4	Hill	HIL0105	IPS	100	South
4	Hill	HIL0106	IPS	100	South
4	Hill	HIL0107	IPS	100	South
4	Hill	HIL0108	IPS	100	South
4	Hill	HIL0109	IPS	100	South
4	Hill	HIL0201	IPS	200	South
4	Hill	HIL0202	IPS	200	South
4	Hill	HIL0203	IPS	200	South
4	Hill	HIL0205	IPS	200	South
4	Hill	HIL0207	IPS	200	South
4	Rainbow	RAI0001	IPS	10	South
4	Rainbow	RAI0003	IPS	10	South
4	Rainbow	RAI0005	IPS	10	South
4	Rainbow	RAI0007	IPS	10	South
4	Rainbow	RAI0009	IPS	10	South

Route	Street	Pole	Terminal	Block Number	Direction
4	Rainbow	RAI0011	IPS	10	South
4	Rainbow	RAI0013	IPS	10	South
4	Rainbow	RAI0015	IPS	10	South
4	Rainbow	RAI0017	IPS	10	South
4	Rainbow	RAI0019	IPS	10	South
4	Ridge	RID0101	IPS	100	West
4	Ridge	RID0102	IPS	100	West
4	Ridge	RID0103	IPS	100	West
4	Ridge	RID0104	IPS	100	West
4	Ridge	RID0105	IPS	100	West
4	Ridge	RID0106	IPS	100	West
4	Ridge	RID0107	IPS	100	West
4	Ridge	RID0108	IPS	100	West
4	Ridge	RID0109	IPS	100	West
4	Ridge	RID0110	IPS	100	West
4	Ridge	RID0111	IPS	100	West
4	Ridge	RID0112	IPS	100	West
4	Ridge	RID0113	IPS	100	West
4	Ridge	RID0114	IPS	100	West
4	Ridge	RID0116	IPS	100	West
4	Ridge	RID0118	IPS	100	West
4	Ridge	RID0201	IPS	200	West
4	Ridge	RID0202	IPS	200	West
4	Ridge	RID0203	IPS	200	West
4	Ridge	RID0204	IPS	200	West
4	Ridge	RID0205	IPS	200	West
4	Ridge	RID0206	IPS	200	West
4	Ridge	RID0207	IPS	200	West
4	Ridge	RID0208	IPS	200	West
4	Ridge	RID0209	IPS	200	West
4	Ridge	RID0210	IPS	200	West
4	Ridge	RID0211	IPS	200	West
4	Ridge	RID0212	IPS	200	West
4	Ridge	RID0213	IPS	200	West
4	Ridge	RID0214	IPS	200	West
4	Ridge	RID0215	IPS	200	West
4	Ridge	RID0216	IPS	200	West
4	Ridge	RID0218	IPS	200	West
4	Ridge	RID0301	IPS	300	West
4	Ridge	RID0302	IPS	300	West

Route	Street	Pole	Terminal	Block Number	Direction
4	Ridge	RID0303	IPS	300	West
4	Ridge	RID0304	IPS	300	West
4	Ridge	RID0305	IPS	300	West
4	Ridge	RID0306	IPS	300	West
4	Ridge	RID0307	IPS	300	West
4	Ridge	RID0308	IPS	300	West
4	Ridge	RID0309	IPS	300	West
4	Ridge	RID0310	IPS	300	West
4	Ridge	RID0311	IPS	300	West
4	Ridge	RID0312	IPS	300	West
4	Ridge	RID0313	IPS	300	West
4	Ridge	RID0314	IPS	300	West
4	Ridge	RID0316	IPS	300	West
4	N. Sierra	SIE0001	IPS	10	North
4	N. Sierra	SIE0002	IPS	10	North
4	N. Sierra	SIE0003	IPS	10	North
4	N. Sierra	SIE0004	IPS	10	North
4	N. Sierra	SIE0005	IPS	10	North
4	N. Sierra	SIE0006	IPS	10	North
4	N. Sierra	SIE0008	IPS	10	North
4	N. Sierra	SIE0010	IPS	10	North
4	N. Sierra	SIE0012	IPS	10	North
4	N. Sierra	SIE0014	IPS	10	North
4	S. Sierra	SSI0002	IPS	10	South
4	S. Sierra	SSI0004	IPS	10	South
4	S. Sierra	SSI0006	IPS	10	South
4	S. Sierra	SSI0008	IPS	10	South
4	S. Sierra	SSI0010	IPS	10	South
4	S. Sierra	SSI0012	IPS	10	South
4	S. Sierra	SSI0014	IPS	10	South
4	S. Sierra	SSI0016	IPS	10	South
4	S. Sierra	SSI0018	IPS	10	South
4	S. Sierra	SSI0020	IPS	10	South
4	S. Sierra	SSI0022	IPS	10	South
4	S. Sierra	SSI0101	IPS	100	South
4	S. Sierra	SSI0102	IPS	100	South
4	S. Sierra	SSI0103	IPS	100	South
4	S. Sierra	SSI0104	IPS	100	South
4	S. Sierra	SSI0105	IPS	100	South
4	S. Sierra	SSI0106	IPS	100	South

Route	Street	Pole	Terminal	Block Number	Direction
4	S. Sierra	SSI0107	IPS	100	South
4	S. Sierra	SSI0108	IPS	100	South
4	S. Sierra	SSI0110	IPS	100	South
4	S. Sierra	SSI0112	IPS	100	South
4	S. Sierra	SSI0201	IPS	200	South
4	S. Sierra	SSI0202	IPS	200	South
4	S. Sierra	SSI0203	IPS	200	South
4	S. Sierra	SSI0204	IPS	200	South
4	S. Sierra	SSI0205	IPS	200	South
4	S. Sierra	SSI0206	IPS	200	South
4	S. Sierra	SSI0207	IPS	200	South
4	S. Sierra	SSI0208	IPS	200	South
4	S. Sierra	SSI0209	IPS	200	South
4	S. Sierra	SSI0210	IPS	200	South
4	S. Sierra	SSI0211	IPS	200	South
4	S. Sierra	SSI0212	IPS	200	South
4	S. Sierra	SSI0214	IPS	200	South
4	S. Sierra	SSI0216	IPS	200	South
4	S. Sierra	SSI0301	IPS	300	South
4	S. Sierra	SSI0302	IPS	300	South
4	S. Sierra	SSI0303	IPS	300	South
4	S. Sierra	SSI0304	IPS	300	South
4	S. Sierra	SSI0305	IPS	300	South
4	S. Sierra	SSI0306	IPS	300	South
4	S. Sierra	SSI0307	IPS	300	South
4	S. Sierra	SSI0308	IPS	300	South
4	S. Sierra	SSI0309	IPS	300	South
4	S. Sierra	SSI0310	IPS	300	South
4	S. Sierra	SSI0311	IPS	300	South
4	S. Sierra	SSI0312	IPS	300	South
4	S. Sierra	SSI0313	IPS	300	South
4	S. Sierra	SSI0314	IPS	300	South
4	S. Sierra	SSI0401	IPS	400	South
4	S. Sierra	SSI0402	IPS	400	South
4	S. Sierra	SSI0403	IPS	400	South
4	S. Sierra	SSI0404	IPS	400	South
4	S. Sierra	SSI0405	IPS	400	South
4	S. Sierra	SSI0406	IPS	400	South
4	S. Sierra	SSI0407	IPS	400	South
4	S. Sierra	SSI0408	IPS	400	South

Route	Street	Pole	Terminal	Block Number	Direction
4	S. Sierra	SSI0409	IPS	400	South
4	S. Sierra	SSI0410	IPS	400	South
5	Arlington	ARL0102	IPS	100	North
5	Arlington	ARL0104	IPS	100	North
5	Arlington	ARL0106	IPS	100	North
5	Arlington	ARL0108	IPS	100	North
5	Arlington	ARL0110	IPS	100	North
5	Roff	ROF0101	IPS	100	North
5	Roff	ROF0102	IPS	100	North
5	Roff	ROF0103	IPS	100	North
5	Roff	ROF0104	IPS	100	North
5	Roff	ROF0105	IPS	100	North
5	Roff	ROF0106	IPS	100	North
5	Roff	ROF0107	IPS	100	North
5	Roff	ROF0108	IPS	100	North
5	Roff	ROF0109	IPS	100	North
5	Roff	ROF0110	IPS	100	North
5	Roff	ROF0111	IPS	100	North
5	Roff	ROF0112	IPS	100	North
5	Roff	ROF0113	IPS	100	North
5	Roff	ROF0114	IPS	100	North
5	Roff	ROF0115	IPS	100	North
5	Roff	ROF0116	IPS	100	North
5	Roff	ROF0117	IPS	100	North
5	Roff	ROF0118	IPS	100	North
5	Roff	ROF0119	IPS	100	North
5	Roff	ROF0120	IPS	100	North
5	Roff	ROF0122	IPS	100	North
5	Roff	ROF0124	IPS	100	North
5	Roff	ROF0126	IPS	100	North
5	N. Sierra	SIE0101	IPS	100	North
5	N. Sierra	SIE0102	IPS	100	North
5	N. Sierra	SIE0103	IPS	100	North
5	N. Sierra	SIE0104	IPS	100	North
5	N. Sierra	SIE0105	IPS	100	North
5	N. Sierra	SIE0106	IPS	100	North
5	N. Sierra	SIE0108	IPS	100	North
5	N. Sierra	SIE0110	IPS	100	North
5	N. Sierra	SIE0201	IPS	200	North
5	N. Sierra	SIE0202	IPS	200	North

Route	Street	Pole	Terminal	Block Number	Direction
5	N. Sierra	SIE0203	IPS	200	North
5	N. Sierra	SIE0204	IPS	200	North
5	N. Sierra	SIE0205	IPS	200	North
5	N. Sierra	SIE0206	IPS	200	North
5	N. Sierra	SIE0207	IPS	200	North
5	N. Sierra	SIE0208	IPS	200	North
5	N. Sierra	SIE0209	IPS	200	North
5	N. Sierra	SIE0211	IPS	200	North
5	Stevenson	STE0101	IPS	100	North
5	Stevenson	STE0102	IPS	100	North
5	Stevenson	STE0103	IPS	100	North
5	Stevenson	STE0104	IPS	100	North
5	Stevenson	STE0105	IPS	100	North
5	Stevenson	STE0106	IPS	100	North
5	Stevenson	STE0107	IPS	100	North
5	Stevenson	STE0108	IPS	100	North
5	Stevenson	STE0109	IPS	100	North
5	Stevenson	STE0110	TR	100	North
5	Stevenson	STE0111	IPS	100	North
5	Stevenson	STE0112	TR	100	North
5	Stevenson	STE0113	IPS	100	North
5	Stevenson	STE0114	TR	100	North
5	Stevenson	STE0116	TR	100	North
5	Stevenson	STE0118	TR	100	North
5	W. 1st St.	W10201	IPS	200	West
5	W. 1st St.	W10202	IPS	200	West
5	W. 1st St.	W10203	IPS	200	West
5	W. 1st St.	W10204	IPS	200	West
5	W. 1st St.	W10205	IPS	200	West
5	W. 1st St.	W10206	IPS	200	West
5	W. 1st St.	W10208	IPS	200	West
5	W. 1st St.	W10210	IPS	200	West
5	W. 1st St.	W10212	IPS	200	West
5	W. 1st St.	W10214	IPS	200	West
5	W. 1st St.	W10216	IPS	200	West
5	W. 1st St.	W10301	IPS	300	West
5	W. 1st St.	W10303	IPS	300	West
5	W. 1st St.	W10305	IPS	300	West
5	W. 1st St.	W10307	IPS	300	West
5	W. 1st St.	W10309	IPS	300	West

Route	Street	Pole	Terminal	Block Number	Direction
5	W. 1st St.	W10311	IPS	300	West
5	W. 1st St.	W10313	IPS	300	West
5	W. 1st St.	W10401	IPS	400	West
5	W. 1st St.	W10402	IPS	400	West
5	W. 1st St.	W10403	IPS	400	West
5	W. 1st St.	W10404	IPS	400	West
5	W. 1st St.	W10405	IPS	400	West
5	W. 1st St.	W10406	IPS	400	West
5	W. 1st St.	W10407	IPS	400	West
5	W. 1st St.	W10408	IPS	400	West
5	W. 1st St.	W10410	IPS	400	West
5	W. 1st St.	W10412	IPS	400	West
5	W. 1st St.	W10414	IPS	400	West
5	W. 1st St.	W10416	IPS	400	West
5	W. 1st St.	W10418	IPS	400	West
5	W. 1st St.	W10420	IPS	400	West
5	W. 1st St.	W10422	IPS	400	West
5	W. 1st St.	W10424	IPS	400	West
5	W. 1st St.	W10426	IPS	400	West
5	W. 1st St.	W10428	IPS	400	West
5	W. 1st St.	W10430	IPS	400	West
5	W. 1st St.	W10432	IPS	400	West
5	W. 1st St.	W10434	IPS	400	West
5	W. 1st St.	W10436	IPS	400	West
5	W. 1st St.	W10438	IPS	400	West
5	W. 1st St.	W10440	IPS	400	West
5	W. 2nd St.	W20001	IPS	10	West
5	W. 2nd St.	W20002	IPS	10	West
5	W. 2nd St.	W20003	IPS	10	West
5	W. 2nd St.	W20004	IPS	10	West
5	W. 2nd St.	W20005	IPS	10	West
5	W. 2nd St.	W20006	IPS	10	West
5	W. 2nd St.	W20007	IPS	10	West
5	W. 2nd St.	W20009	IPS	10	West
5	W. 2nd St.	W20101	IPS	100	West
5	W. 2nd St.	W20102	IPS	100	West
5	W. 2nd St.	W20103	IPS	100	West
5	W. 2nd St.	W20104	IPS	100	West
5	W. 2nd St.	W20105	IPS	100	West
5	W. 2nd St.	W20106	IPS	100	West

Route	Street	Pole	Terminal	Block Number	Direction
5	W. 2nd St.	W20108	IPS	100	West
5	W. 2nd St.	W20110	IPS	100	West
5	W. 2nd St.	W20112	IPS	100	West
5	W. 2nd St.	W20114	IPS	100	West
5	W. 2nd St.	W20201	IPS	200	West
5	W. 2nd St.	W20202	IPS	200	West
5	W. 2nd St.	W20203	IPS	200	West
5	W. 2nd St.	W20204	IPS	200	West
5	W. 2nd St.	W20206	IPS	200	West
5	W. 2nd St.	W20208	IPS	200	West
5	W. 2nd St.	W20210	IPS	200	West
5	W. 2nd St.	W20212	IPS	200	West
5	West St.	WES0101	IPS	100	North
5	West St.	WES0102	IPS	100	North
5	West St.	WES0103	IPS	100	North
5	West St.	WES0104	IPS	100	North
5	West St.	WES0105	IPS	100	North
5	West St.	WES0106	IPS	100	North
5	West St.	WES0107	IPS	100	North
5	West St.	WES0108	IPS	100	North
5	West St.	WES0109	IPS	100	North
5	West St.	WES0110	IPS	100	North
5	West St.	WES0111	IPS	100	North
5	West St.	WES0112	IPS	100	North
6	W. 3rd St.	3RD0201	IPS	200	West
6	W. 3rd St.	3RD0202	IPS	200	West
6	W. 3rd St.	3RD0203	IPS	200	West
6	W. 3rd St.	3RD0204	IPS	200	West
6	W. 3rd St.	3RD0205	IPS	200	West
6	W. 3rd St.	3RD0206	IPS	200	West
6	W. 3rd St.	3RD0207	IPS	200	West
6	W. 3rd St.	3RD0208	IPS	200	West
6	W. 3rd St.	3RD0210	IPS	200	West
6	W. 3rd St.	3RD0212	IPS	200	West
6	W. 3rd St.	3RD0214	IPS	200	West
6	W. 3rd St.	3RD0216	IPS	200	West
6	W. 3rd St.	3RD0218	IPS	200	West
6	W. 3rd St.	3RD0220	IPS	200	West
6	W. 3rd St.	3RD0222	IPS	200	West
6	Arlington	ARL0301	IPS	300	North

Route	Street	Pole	Terminal	Block Number	Direction
6	Arlington	ARL0302	IPS	300	North
6	Arlington	ARL0303	IPS	300	North
6	Arlington	ARL0304	IPS	300	North
6	Arlington	ARL0305	IPS	300	North
6	Arlington	ARL0306	IPS	300	North
6	Arlington	ARL0307	IPS	300	North
6	Arlington	ARL0308	IPS	300	North
6	Arlington	ARL0309	IPS	300	North
6	Arlington	ARL0310	IPS	300	North
6	Arlington	ARL0311	IPS	300	North
6	Arlington	ARL0312	IPS	300	North
6	Arlington	ARL0313	IPS	300	North
6	Arlington	ARL0314	IPS	300	North
6	Arlington	ARL0315	IPS	300	North
6	Arlington	ARL0316	IPS	300	North
6	Arlington	ARL0317	IPS	300	North
6	Arlington	ARL0318	IPS	300	North
6	Arlington	ARL0319	IPS	300	North
6	Arlington	ARL0320	IPS	300	North
6	W. 4th St.	W40102	IPS	400	West
6	W. 4th St.	W40104	IPS	400	West
6	W. 4th St.	W40106	IPS	400	West
6	W. 4th St.	W40108	IPS	400	West
6	W. 4th St.	W40110	IPS	400	West
6	W. 4th St.	W40112	IPS	400	West
6	W. 4th St.	W40114	IPS	400	West
6	W. 4th St.	W40116	IPS	400	West
6	W. 4th St.	W40118	IPS	400	West
6	W. 4th St.	W40120	IPS	400	West
6	W. 4th St.	W40122	IPS	400	West
6	West St.	WES0301	IPS	300	North
6	West St.	WES0302	IPS	300	North
6	West St.	WES0303	IPS	300	North
6	West St.	WES0304	IPS	300	North
6	West St.	WES0306	IPS	300	North
6	West St.	WES0307	IPS	300	North
6	West St.	WES0308	IPS	300	North
6	West St.	WES0309	IPS	300	North
6	West St.	WES0310	IPS	300	North
6	West St.	WES0312	IPS	300	North

Route	Street	Pole	Terminal	Block Number	Direction
6	West St.	WES0314	IPS	300	North
6	West St.	WES0316	IPS	300	North
7	Arlington	ARL0501	IPS	500	North
7	Arlington	ARL0503	IPS	500	North
7	Arlington	ARL0504	IPS	500	North
7	Arlington	ARL0505	IPS	500	North
7	Arlington	ARL0506	IPS	500	North
7	Arlington	ARL0508	IPS	500	North
7	Arlington	ARL0509	IPS	500	North
7	Arlington	ARL0510	IPS	500	North
7	Arlington	ARL0511	IPS	500	North
7	Arlington	ARL0512	IPS	500	North
7	Arlington	ARL0513	IPS	500	North
7	Arlington	ARL0514	IPS	500	North
7	Arlington	ARL0515	IPS	500	North
7	Arlington	ARL0516	IPS	500	North
7	Arlington	ARL0517	IPS	500	North
7	Arlington	ARL0518	IPS	500	North
7	Arlington	ARL0519	IPS	500	North
7	Arlington	ARL0520	IPS	500	North
7	Arlington	ARL0522	IPS	500	North
7	Elm St.	ELM0101	IPS	100	West
7	Elm St.	ELM0103	IPS	100	West
7	Elm St.	ELM0105	IPS	100	West
7	Elm St.	ELM0107	IPS	100	West
7	Elm St.	ELM0109	IPS	100	West
7	Elm St.	ELM0111	IPS	100	West
7	Elm St.	ELM0113	IPS	100	West
7	Elm St.	ELM0115	IPS	100	West
7	Elm St.	ELM0117	IPS	100	West
7	Nevada St	NEV0501	IPS	500	North
7	Nevada St	NEV0502	IPS	500	North
7	Nevada St	NEV0503	IPS	500	North
7	Nevada St	NEV0504	IPS	500	North
7	Nevada St	NEV0505	IPS	500	North
7	Nevada St	NEV0506	IPS	500	North
7	Nevada St	NEV0507	IPS	500	North
7	Nevada St	NEV0508	IPS	500	North
7	Nevada St	NEV0509	IPS	500	North
7	Nevada St	NEV0510	IPS	500	North

Route	Street	Pole	Terminal	Block Number	Direction
7	Nevada St	NEV0511	IPS	500	North
7	Nevada St	NEV0512	IPS	500	North
7	Nevada St	NEV0513	IPS	500	North
7	Nevada St	NEV0514	IPS	500	North
7	Nevada St	NEV0516	IPS	500	North
7	Ralston St	RAL0501	IPS	500	North
7	Ralston St	RAL0502	IPS	500	North
7	Ralston St	RAL0503	IPS	500	North
7	Ralston St	RAL0504	IPS	500	North
7	Ralston St	RAL0505	IPS	500	North
7	Ralston St	RAL0506	IPS	500	North
7	Ralston St	RAL0507	IPS	500	North
7	Ralston St	RAL0508	IPS	500	North
7	Ralston St	RAL0509	IPS	500	North
7	Ralston St	RAL0510	IPS	500	North
7	Ralston St	RAL0511	IPS	500	North
7	Ralston St	RAL0512	IPS	500	North
7	Ralston St	RAL0513	IPS	500	North
7	Ralston St	RAL0514	IPS	500	North
7	Ralston St	RAL0515	IPS	500	North
7	Ralston St	RAL0516	IPS	500	North
7	Ralston St	RAL0517	IPS	500	North
7	Ralston St	RAL0518	IPS	500	North
7	Ralston St	RAL0519	IPS	500	North
7	Ralston St	RAL0521	IPS	500	North
7	W. 6th St.	W60001	IPS	10	West
7	W. 6th St.	W60003	IPS	10	West
7	W. 6th St.	W60005	IPS	10	West
7	W. 6th St.	W60007	IPS	10	West
7	W. 6th St.	W60101	IPS	100	West
7	W. 6th St.	W60102	IPS	100	West
7	W. 6th St.	W60103	IPS	100	West
7	W. 6th St.	W60104	IPS	100	West
7	W. 6th St.	W60105	IPS	100	West
7	W. 6th St.	W60106	IPS	100	West
7	W. 6th St.	W60107	IPS	100	West
7	W. 6th St.	W60108	IPS	100	West
7	W. 6th St.	W60110	IPS	100	West
7	W. 6th St.	W60112	IPS	100	West
7	W. 6th St.	W60114	IPS	100	West

Route	Street	Pole	Terminal	Block Number	Direction
7	W. 6th St.	W60116	IPS	100	West
7	W. 6th St.	W60118	IPS	100	West
7	W. 6th St.	W60120	IPS	100	West
7	W. 6th St.	W60122	IPS	100	West
7	W. 6th St.	W60201	IPS	200	West
7	W. 6th St.	W60202	IPS	200	West
7	W. 6th St.	W60203	IPS	200	West
7	W. 6th St.	W60204	IPS	200	West
7	W. 6th St.	W60205	IPS	200	West
7	W. 6th St.	W60206	IPS	200	West
7	W. 6th St.	W60207	IPS	200	West
7	W. 6th St.	W60208	IPS	200	West
7	W. 6th St.	W60209	IPS	200	West
7	W. 6th St.	W60210	IPS	200	West
7	W. 6th St.	W60211	IPS	200	West
7	W. 6th St.	W60212	IPS	200	West
7	W. 6th St.	W60213	IPS	200	West
7	W. 6th St.	W60214	IPS	200	West
7	W. 6th St.	W60215	IPS	200	West
7	W. 6th St.	W60216	IPS	200	West
7	W. 6th St.	W60218	IPS	200	West
7	W. 6th St.	W60301	IPS	300	West
7	W. 6th St.	W60302	IPS	300	West
7	W. 6th St.	W60303	IPS	300	West
7	W. 6th St.	W60304	IPS	300	West
7	W. 6th St.	W60305	IPS	300	West
7	W. 6th St.	W60306	IPS	300	West
7	W. 6th St.	W60307	IPS	300	West
7	W. 6th St.	W60308	IPS	300	West
7	W. 6th St.	W60309	IPS	300	West
7	W. 6th St.	W60310	IPS	300	West
7	W. 6th St.	W60311	IPS	300	West
7	W. 6th St.	W60312	IPS	300	West
7	W. 6th St.	W60313	IPS	300	West
7	W. 6th St.	W60314	IPS	300	West
7	W. 6th St.	W60315	IPS	300	West
7	W. 6th St.	W60316	IPS	300	West
7	W. 6th St.	W60317	IPS	300	West
7	W. 6th St.	W60318	IPS	300	West
7	W. 6th St.	W60320	IPS	300	West

Route	Street	Pole	Terminal	Block Number	Direction
7	W. 6th St.	W60322	IPS	300	West
7	W. 6th St.	W60324	IPS	300	West
7	W. 6th St.	W60326	IPS	300	West
7	W. 6th St.	W60328	IPS	300	West
7	W. 6th St.	W60330	IPS	300	West
7	W. 6th St.	W60332	IPS	300	West
7	West St.	WES0501	IPS	500	North
7	West St.	WES0502	IPS	500	North
7	West St.	WES0503	IPS	500	North
7	West St.	WES0505	IPS	500	North
7	West St.	WES0507	IPS	500	North
7	West St.	WES0509	IPS	500	North
7	West St.	WES0511	IPS	500	North
7	West St.	WES0513	IPS	500	North
7	West St.	WES0515	IPS	500	North
7	West St.	WES0601	IPS	600	North
7	West St.	WES0602	IPS	600	North
7	West St.	WES0603	IPS	600	North
7	West St.	WES0604	IPS	600	North
7	West St.	WES0605	IPS	600	North
7	West St.	WES0606	IPS	600	North
7	West St.	WES0607	IPS	600	North
7	West St.	WES0608	IPS	600	North
7	West St.	WES0609	IPS	600	North
7	West St.	WES0610	IPS	600	North
7	West St.	WES0611	IPS	600	North
7	West St.	WES0612	IPS	600	North
7	West St.	WES0613	IPS	600	North
7	West St.	WES0614	IPS	600	North
7	West St.	WES0615	IPS	600	North
7	West St.	WES0616	IPS	600	North
7	West St.	WES0617	IPS	600	North
7	West St.	WES0618	IPS	600	North
7	West St.	WES0619	IPS	600	North
7	West St.	WES0620	IPS	600	North
7	West St.	WES0621	IPS	600	North
7	West St.	WES0622	IPS	600	North
7	West St.	WES0623	IPS	600	North
7	West St.	WES0625	IPS	600	North
7	West St.	WES0627	IPS	600	North

Route	Street	Pole	Terminal	Block Number	Direction
7	West St.	WES0629	IPS	600	North
7	West St.	WES0631	IPS	600	North
7	West St.	WES0633	IPS	600	North
Donation	Barbara Bennett Park		IPS		
Donation	Reno Dog Park		IPS		
Donation	Wingfield Park - Bridge		IPS		
Donation	Wingfield Park - West		IPS		

ReTRAC and Riverwalk

Overview of Asset

The Streets Division within the Maintenance & Operations Department maintains the ReTRAC and Riverwalk areas of the Downtown Business Improvement District. Maintenance work includes trash removal, minor repair work to things like fencing, and reporting major issues (graffiti, for example) to the appropriate Department within the City for repair.

Long term Capital Costs

There has not been a survey recently performed for these stretches of public space. Without an assessment of major work that might need to be performed, no long term capital costs can be provided in this report.

Trash Receptacles

Overview of Asset

The City of Reno owns and maintains 92 trash receptacles throughout downtown and midtown. There are 82 receptacles downtown, 57 of them are Big Belly brand, 24 are a variety of concrete style receptacles, and the one remaining receptacle is a new black stainless steel receptacle that the Maintenance & Operations just added. In midtown, there are 10 Big Belly brand receptacles. The Streets Division within the Maintenance & Operations Department maintains the receptacles and the City has a contract with Waste Management for trash pickup three times a week.

There is very little preventative maintenance performed on the concrete and steel receptacles. However, because the Big Belly receptacles are both less resistant to northern Nevada's climate and they have a large number of parts inside (each Big Belly receptacle has an automated trash compactor and sensors) they require regular routine maintenance.

Long term Capital Costs

The Maintenance & Operations Department, through direction from the City Manager's Office, requested \$200,000 in the FY24 budget process to replace all existing trash receptacles and more than double the total number of trash receptacles in the downtown and midtown areas. Maintenance & Operations will be replacing all Big Belly and concrete trash receptacles with the new black stainless steel receptacle. This plan would replace the combination of Big Belly and multiple styles of concrete receptacles with a single, uniform receptacle that costs less — Big Belly receptacles cost more than \$5,000 each and there are ongoing licensing costs for staff to access Big Belly software — and are also much less expensive and far simpler to maintain (\$1,000 for the receptacle with zero ongoing costs, only minor preventative maintenance). If funding for the complete replacement of all trash receptacles is not made available, they will be replaced on an ongoing basis until all Big Belly receptacles are replaced.

Vehicle Fuel Tanks

Overview of Asset

The City of Reno Maintenance & Operations Department Fleet Management Division maintains five vehicle fuel tanks for City-owned vehicles and equipment. Table 2 below lists more information about the tanks. Fleet Management staff performs visual inspections on the tanks. Otherwise, there is no regular, preventative maintenance associated with the fuel tanks, but there is some maintenance associated with the fuel dispensers. Generally, the tanks are built to function until they fail. That is, a visual inspection identifies a failure on the exterior of the outer tank or an inner tank fails and fuel leaks into the outer tank.

Table 2: Listing of vehicle fuel tanks maintained by the Fleet Management Division

Location	Volume (gallons)	Fuel Type
Idlewild Park	1,000	Biodiesel
Idlewild Park	1,000	Unleaded
Maintenance & Operations Yard	10,000	Biodiesel
Maintenance & Operations Yard	15,000	Unleaded*
Reno Police Department HQ	12,000	Unleaded

*Note that this is a single tank with two-7,500 gallon tanks inside.

Long term Capital Costs

Fleet Management has been recently replacing the fuel dispensers at the Maintenance & Operations Yard tanks. Otherwise, there are no major maintenance activities scheduled or needed for these assets. Typical replacement and installation costs for fuel tanks of sizes similar to what the City owns are listed below in Table 3.

Table 3: Typical replacement costs for vehicle fuel tanks

	Typical Cost	Notes
For a 10-15k gallon tank		
Replacement Tank	\$100,000	
Installation Costs	\$100,000	Includes labor to remove and replace
For a smaller tank (~1k gallons)		
Replacement Tank	\$30,000	
Installation Costs	\$50,000	Includes labor to remove and replace
Other Costs		
Dispenser	\$25,000	
Diesel Filter	\$10,000	