

REQUEST FOR PROPOSALS

THIS IS NOT AN ORDER

ADVERTISED RFP 1415-049 Refresh Carson City Capital Projects Public Outreach Assistance

RELEASE DATE: August 8, 2014

Carson City invites qualified firms to submit proposals for Refresh Carson City Capital Projects Public Outreach Assistance. Proposals shall be submitted in accordance with the Documents and Requirements as set forth in the formal "Request for Proposals."

PROPOSALS shall be submitted to the **CARSON CITY FINANCE DEPARTMENT – PURCHASING AND CONTRACTS**, 201 N. Carson Street, Suite 3, Carson City, Nevada 89701, by no later than 3:00 p.m. on August 29, 2014.

RECOMMENDATION FOR AWARD will be made by the Public Works Department, based on the evaluation results of the City Review and Selection Committee. Once the committee has made a recommendation and a contract is negotiated, the results will be posted on the City's website www.carson.org/Index.aspx/page=998 and all respondents will be notified by e-mail of the Recommendation for Award to the successful respondent.

FINAL SELECTION will be made by the Carson City Public Works Department. Should it become necessary to reschedule the date set for award, notice will be provided to those finalists selected. In all instances, a decision rendered by Carson City shall be deemed final.

1 **INTRODUCTION** (General Information)

- 1.1 Carson City invites qualified firms to submit proposals for Refresh Carson City Capital Projects Public Outreach Assistance. Proposals shall be submitted in accordance with the Documents and Requirements as set forth in the formal "Request for Proposals." The Contract that will result from this "Request for Proposals" will include what is indicated in Section 4 of this RFP.
- 1.2 A City Review and Selection Committee will evaluate the proposals submitted.
- 1.3 During evaluation, the City Review and Selection Committee reserves the right, where it may serve the City's best interest, to request additional information or clarification from the Consulting Firm, or to allow corrections of errors or omissions. Oral interviews may be conducted by the City Review and Selection Committee for the Consultants who submit a Proposal and were short listed.
- 1.4 Submission of a proposal indicates acceptance by the Consulting Firm of the conditions contained in this Request for Proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the resultant contract between Carson City and the Firm selected.

PROVISIONS AND REQUIREMENTS

- 1.5 The use of the term "firm" refers to Consultant Firms with certified personnel, doing business in the United States and duly registered in the State of Nevada with business license paid to the City and County of Carson City after selection of the firm. With this type of project, the City may accept one or more firms teaming up for joint venture with a Nevada-based firm to prepare the required services, but the City will recognize such a consortium as a single entity only with one juridical personality.
- 1.6 There is no expressed or implied intent or obligation for Carson City to reimburse responding firms for any expenses incurred in preparing proposals, as well as, travel expenses during interviews in response to this Request for Proposals.
- 1.7 Carson City shall reserve the right to terminate any agreement resultant from this solicitation and subsequent action for cause but not limited to inadequacy of performance.

2 CARSON CITY CONTACT PERSON:

- 2.1 Until the receipt and opening of proposals, the proposers' principal contact with Carson City will be as listed below. All questions are to be submitted in writing and potential Proposers will receive copies of all questions and answers except for the questions that are considered proprietary. Questions will only be received through 2:00 p.m. on August 25, 2014.

Kim Belt, CPM
Purchasing and Contracts Manager
Carson Finance Department – Purchasing and Contracts
201 N. Carson Street, Suite 3
Carson City, NV 89701
775-283-7137
e-mail: KBelt@carson.org
FAX: 775-887-2107

- 2.2 All contacts regarding the proposal should be with the above-named individual only. Proposers contacting other City staff or City officials may be disqualified for doing so.

3 BACKGROUND INFORMATION:

Introduction: Carson City has approved funding for ten (10) capital projects including a new Animal Services Facility, a Multipurpose Athletic Center, Community Center Improvements, and commercial corridor improvements including downtown Carson Street, North Carson Street, South Carson Street, Curry Street, and East William Street. The projects total cost is estimated to be approximately \$39 million which includes funding from a 1/8th Cent Sales Tax, Grants, and Public Works funding. The projects will be constructed over approximately five (5) years and will be completed with differing timeframes and schedules.

4 SCOPE OF SERVICES:

PROVISIONS AND REQUIREMENTS

- 4.1 The scope of services for the Refresh Carson City Capital Projects Public Outreach Assistance will be cooperatively developed by the selected consultant and City Staff:

The City is seeking consulting assistance to provide a public outreach program to keep the public informed of the progress of each project and to seek public input regarding different aspects for decision making for some of the projects. The City desires to develop an effective public outreach program at a reasonable cost. Submittals should demonstrate past experience and methods utilized with similar outreach efforts.

Attachments are as follows:

1. Staff Report Update and Power Point of Refresh Carson City
2. Plan of Expenditure
3. Project Budgets

5 RFP REQUIREMENTS:

5.1 Submission of RFP Proposals:

- 5.1.1 A master copy (so marked) of the Proposal and three (3) copies to include a title page showing the RFP subject; the firm's name, address, telephone number and e-mail of a contact person. The Proposal must be received on or before the date and time set for receipt of proposals.

Proposals shall be clear, straightforward, and not exceed 20 pages in length not including company brochures. Company brochures are provided as attachments to the 20 pages referenced above.

5.1.3 **Proposals shall contain the following information:**

- 5.1.3.1 Demonstrated Experience with similar projects
- 5.1.3.2 Possible Project Approach and Methods of Public Outreach
- 5.1.3.4 **Key Personnel Information:**
 - a. Key Staff, including Project Manager information
 - b. Relevant Experience
 - c. Demonstrated Commitment and availability to the project
 - d. Accessibility to Carson City Staff

- 5.1.3.5 Proposers shall send their completed Proposals to the following person at the address indicated. Further, they should indicate the RFP number and Firm Name on the outside of the sealed Proposal Package to:

PROVISIONS AND REQUIREMENTS

Kim Belt, CPM
Purchasing and Contracts Manager
Carson City Finance Department – Purchasing and Contracts
201 N. Carson Street, Suite 3
Carson City, Nevada 89701

6 EVALUATION OF PROPOSALS:

- 6.1 Proposals submitted will be evaluated by the City Review and Selection Committee.
- 6.2 The Committee may call for **oral interviews**. The City reserves the right to retain all proposals submitted and use any idea in a proposal regardless of whether or not said proposal is selected.
- 6.3 **The following categories will be evaluated in the selection process (see Exhibit E):**
- Experience: Proposer demonstrates experience with similar projects, and has an excellent performance record
 - Technical Capacity: Proposer demonstrates that the knowledge, skills and abilities to perform the specifications of the RFP exist within its organization
 - Presentation: Proposal is organized and responsive to all requirements of the RFP, and proposer exhibits confidence regarding the proposed project

7 RIGHT TO REJECT PROPOSALS:

- 7.1 Submission of proposal indicates acceptance by the Consulting Firm of the conditions contained in this RFP unless clearly and specifically noted in the proposal submitted and confirmed in the subsequent contract between Carson City and the Consulting Firm selected.
- 7.2 Carson City reserves the right to reject any or all proposals and to award to the proposer the City deems most qualified and whose award of the contract will accrue to the best interests of the City.
- 7.3 **Late proposals will not be accepted.** Prospective proposers are held responsible that their proposals arrive at the Carson City Finance Department - Purchasing and Contracts on or before the designated time and date.

8 WITHDRAWAL OF PROPOSALS:

- 8.1 Requests to withdraw proposals received after the date and time set for opening and acknowledging proposals will **not** be considered.

9 CONTRACT TERMINATION:

PROVISIONS AND REQUIREMENTS

- 9.1 Carson City reserves the right to terminate the contract if the Consultant does not perform as required by the terms of the contract. Reasons for termination may include, but are not limited, to the following:
 - 9.1.1 Failure to provide sufficient personnel as identified in the RFP.
 - 9.1.2 Failure to provide the principal Team as submitted.
 - 9.1.3 Substitution of the Team or other identified personnel without prior approval of Carson City.

10 OBJECTION BY UNSUCCESSFUL PROPOSER:

- 10.1 Any unsuccessful Proposer may file an objection to the City regarding the selection of the City Review and Selection Committee by following the procedure outlined in Paragraph 10.2 below. Information on the results of the Committee's evaluation may be obtained upon request and will be emailed to each respondent.
- 10.2 Any objection shall be written and submitted to the Finance Department – Purchasing and Contracts before the recommendation shall be scheduled to be heard by the Board of Supervisors. The objection will be placed on the next available Board of Supervisors meeting agenda.

*** * * END OF DOCUMENT * * ***

**City of Carson City
Agenda Report**

Date Submitted: July 3, 2014

Agenda Date Requested: July 17, 2014

Time Requested: 15 minutes

To: Mayor and Supervisors

From: Public Works

Subject Title: For Possible Action: Update of Sales Tax Project Schedule and Budgets regarding the schedule to plan, design, and construct the projects identified in the recently approved one-eighth percent sales tax Plan of Expenditure including the animal services facility, multi-purposes athletic center (MAC), street and pedestrian improvements in the downtown area and Carson Street and William Street/Highway 50 East commercial corridors, and Community Center improvements. (Darren Schulz/Lee Plemel)

Summary: Staff will present an updated schedule and updated budgets for completing the proposed projects and may receive direction from the Board regarding various aspects of planning, design, and construction of those projects. The Board of Supervisors adopted the Plan of Expenditure for the proposed projects on April 17, 2014. On May 15, 2014 the Board approved the schedule with a request to proceed with construction of the MAC as a top priority.

Type of Action Requested:

Resolution

Formal Action/Motion

Ordinance—First Reading

Other (No Action)

Does This Action Require a Business Impact Statement: Yes No

Recommended Board Action: I move to accept the updated schedule and budgets to plan, design, and construct the projects identified in the one-eighth percent sales tax Plan of Expenditure.

Explanation for Recommended Board Action: The Board of Supervisors adopted the Plan of Expenditure for the proposed projects on April 17, 2014, and adopted the ordinance imposing the one-eighth percent sales tax on May 1, 2014. The sales tax proceeds may only be used on those projects identified in the Plan of Expenditure. On May 15, 2014 the Board approved the project schedule with a request to proceed with construction of the MAC as a top priority.

The sales tax project Plan of Expenditure gave a general description of each project and an estimated cost for each project. As more detailed work is done to design the projects the schedule and budgets will be updated. This first update provides for continuing with the MAC as the first project, followed by the Animal Services Facility, then the downtown corridor from E. Fifth Street to William Street. The other corridors and the Community Center come as second round projects.

Originally the schedule factored in the timing of the sales tax collections in order to fund the project design work over approximately the first year rather than bonding against the future proceeds for the design work. In working with the City's financial consultants and Finance Department it has been

determined that proceeding with bonding as soon as possible will be the most cost effective approach since bonding rates are significantly low and taking advantage of the low rates allows the city to proceed earlier than planned. This also is consistent with Board direction to proceed with the MAC as soon as possible. As a result budgets were updated for the initial projects recognizing contributions for the Animal Services Facility, some additional revenue for the MAC from Quality of Life and shaving some minor costs from these projects. This then allowed for insuring the projects in the second round maintain funding and also allowed for the addition of \$500,000 for the Community Center which had not been budgeted previously.

The bond funding process, therefore, will begin with the first resolution to accompany this item which provides for requesting the Debt Management Commission to review the financing proposed.

Applicable Statute, Code, Policy, Rule or Regulation: N/A.

Fiscal Impact: Updated Budgets

Explanation of Impact: The Board may provide direction regarding the schedule for completing projects that are proposed to paid with the approved one-eighth percent sales tax.

Funding Source: One-eighth of one percent sales tax on all taxable sales in Carson City.

Alternatives: Provide staff with direction to modify the schedule.

Supporting Material: Revised project schedule time-line and revised budgets.

Prepared By: Darren Schulz, Public Works Director

Reviewed By: _____	Date: _____
(City Manager)	
_____	Date: _____
(District Attorney's Office)	
_____	Date: _____
(Finance Director)	
_____	Date: _____
(Community Development Director)	
_____	Date: _____
(Public Works Director)	
_____	Date: _____
(Parks and Recreation Director)	
_____	Date: _____
(Health and Human Services Director)	

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

Preliminary Sales Tax Projects Timeline

		Bonding	Animal Services Facility	MAC @ B&G Club	Community Center	Downtown Corridor (E Fifth to Williams)	Curry Street Corridor (Muser to Robinson)	North Carson Corridor (Winnie to Freeway 580)	East William Corridor (Carson to Fairview)	Central North Carson Corridor (Winnie to William)	Central South Carson Corridor (E Fifth to Fairview)	South Carson Corridor (Fairview to Freeway 580)
2014	May	Begin 1st Bond Process for \$13.7 million										
	June	Board adopts DMC Notice Resolution		Design & CMAR Contract to BOS		General Planning Concept/Public Outreach	General Planning Concept/Public Outreach					
	July	DMC Approval and Board adopts Resolution of Intent		Design		General Planning Concept/Public Outreach	General Planning Concept/Public Outreach					
	August			Design		Planning Workshop	Planning Workshop					
	September	Sales Tax Levy Begins and Public Hearing on Bonds	Special Use Permit	Design		RTC & RACC Review	RTC & RACC Review					
	October	1st Reading Bond Ordinance		Design		Board Approval of Concept Plan	Board Approval of Concept Plan					
	November	Adoption of Bond Ordinance and Receipt of Sales Tax Funds Begins and Bond Closing	Design Contract to BOS	Design		Preliminary Design and Business Improvement District Formation	Preliminary Design and Business Improvement District Formation					
	December											
2015	January		Design	Design		Preliminary Design and Business Improvement District Formation	Preliminary Design and Business Improvement District					
	February		Design	Final Review		Preliminary Design and Business Improvement District	Preliminary Design and Business Improvement District					
	March		Design	Construction Contract	Request For Proposals	Approval of BID	Approval of BID					
	April		Design	Construction	Proposal Review	Design						
	May		Design	Construction	Planning Consultant Contract	Design						
	June		Bidding	Construction	General Planning Concept/Public Outreach	Design						
	July		Award	Construction	General Planning Concept/Public Outreach	Design						
	August		Construction	Construction	Parks Commission Review	Design						
	September		Construction	Construction	Board Approval of Concept Plan	Design						
	October		Construction	Construction	Design	Design						
	November		Construction	Construction	Design	Design						
	December		Construction	Construction	Design	Design						
2016	January		Construction	Construction	Bidding							
	February		Construction	Construction	Award							

Preliminary Sales Tax Projects Timeline

	Bonding	Animal Services Facility	MAC @ B&G Club	Community Center	Downtown Corridor	Curry Street Corridor	North Carson Corridor	East William Corridor	Central North Carson Corridor	Central South Carson Corridor	South Carson Corridor
March		Construction	Construction		Construction						
April		Construction	Completion		Construction						
May		Completion	Move In		Construction		Request For Proposals	Request For Proposals	Request For Proposals		
June		Move In			Construction		Proposal Review	Proposal Review	Proposal Review		
July					Construction		Design Consultant Contract	Design Consultant Contract	Design Consultant Contract		
August					Construction		General Planning Concept/Public Outreach	General Planning Concept/Public Outreach	General Planning Concept/Public Outreach		
September					Construction		General Planning Concept/Public Outreach	General Planning Concept/Public Outreach	General Planning Concept/Public Outreach		
October					Construction		General Planning Concept/Public Outreach	General Planning Concept/Public Outreach	General Planning Concept/Public Outreach		
November	Begin 2nd Bond Process \$3-4 million				Construction		Planning Workshop	Planning Workshop	Planning Workshop		
December					Winter Shutdown						
2017					Winter Shutdown						
January					Winter Shutdown		RTC & RACC Review	RTC & RACC Review	RTC & RACC Review		
February					Winter Shutdown		Board Approval of Concept Plan	Board Approval of Concept Plan	Board Approval of Concept Plan		
March					Construction		Preliminary Design and Business Improvement District Formation	Preliminary Design and Business Improvement District Formation	Preliminary Design and Business Improvement District Formation		
April	Close 2nd Bond \$3-\$4 million				Construction		Request For Proposals	Request For Proposals	Request For Proposals		
May					Construction		Proposal Review	Proposal Review	Approval of BID	Proposal Review	Proposal Review
June					Construction		Design Consultant Contract	Approval of Design Contract	Approval of Design Contract	Design Consultant Contract	Design Consultant Contract
July					Construction		Design	Design	Design	General Planning Concept Public Outreach	General Planning Concept Public Outreach
August					Construction		Design	Design	Design	General Planning Concept Public Outreach	General Planning Concept Public Outreach
September					Completion		Design	Design	Design	Planning Workshop	Planning Workshop

Preliminary Sales Tax Projects Timeline

		Bonding	Animal Services Facility	MAC @ B&G Club	Community Center	Downtown Corridor	Curry Street Corridor	North Carson Corridor	East William Corridor	Central North Carson Corridor	Central South Carson Corridor	South Carson Corridor
	October		Design Consultant Contract		Design	Design	Design	Design	Design	Design	RTC & RACC Review	RTC & RACC Review
	November		Design		Design	Design	Design	Design	Design	Design	Board Approval of Concept Plan	Board Approval of Concept Plan
	December		Design		Design	Design	Design	Design	Design	Design	Preliminary Design and Business Improvement District Formation	Preliminary Design and Business Improvement District Formation
2018	January		Design		Design	Bidding	Bidding	Bidding	Bidding	Bidding	Preliminary Design and Business Improvement District Formation	Preliminary Design and Business Improvement District Formation
	February		Design		Design	Award	Award	Bidding	Bidding	Bidding	Preliminary Design and Business Improvement District Formation	Preliminary Design and Business Improvement District Formation
	March		Design		Design	Construction	Construction	Award	Award	Award	Approval of BID	Approval of BID
	April		Design		Design	Construction	Construction	Construction	Construction	Construction	Approval of Design Contract	Approval of Design Contract
	May		Bidding		Bidding	Construction	Construction	Construction	Construction	Construction	Design	Design
	June		Award		Award	Construction	Construction	Construction	Construction	Construction	Design	Design
	July		Construction		Construction	Construction	Construction	Construction	Construction	Construction	Design	Design
	August		Construction		Construction	Construction	Construction	Construction	Construction	Construction	Design	Design
	September		Construction		Construction	Construction	Construction	Construction	Construction	Construction	Design	Design
	October		Construction		Construction	Completion	Completion	Completion	Completion	Completion	Design	Design
	November		Construction		Construction						Design	Design
	December		Construction		Construction						Bidding	Bidding
2019	January		Construction		Construction						Bidding	Bidding
	February		Construction		Construction						Award	Award
	March		Construction		Construction						Construction	Construction
	April		Construction		Construction						Construction	Construction
	May		Construction		Construction						Construction	Construction
	June		Construction		Construction						Construction	Construction
	July		Construction		Construction						Construction	Construction
	August		Construction		Construction						Construction	Construction
	September		Completion		Completion						Construction	Construction
	October		Move In								Construction	Construction
	November										Construction	Construction
	December										Completion	Completion

Carson City 1/8th-Cent Sales Tax Project Cash Flow Projection

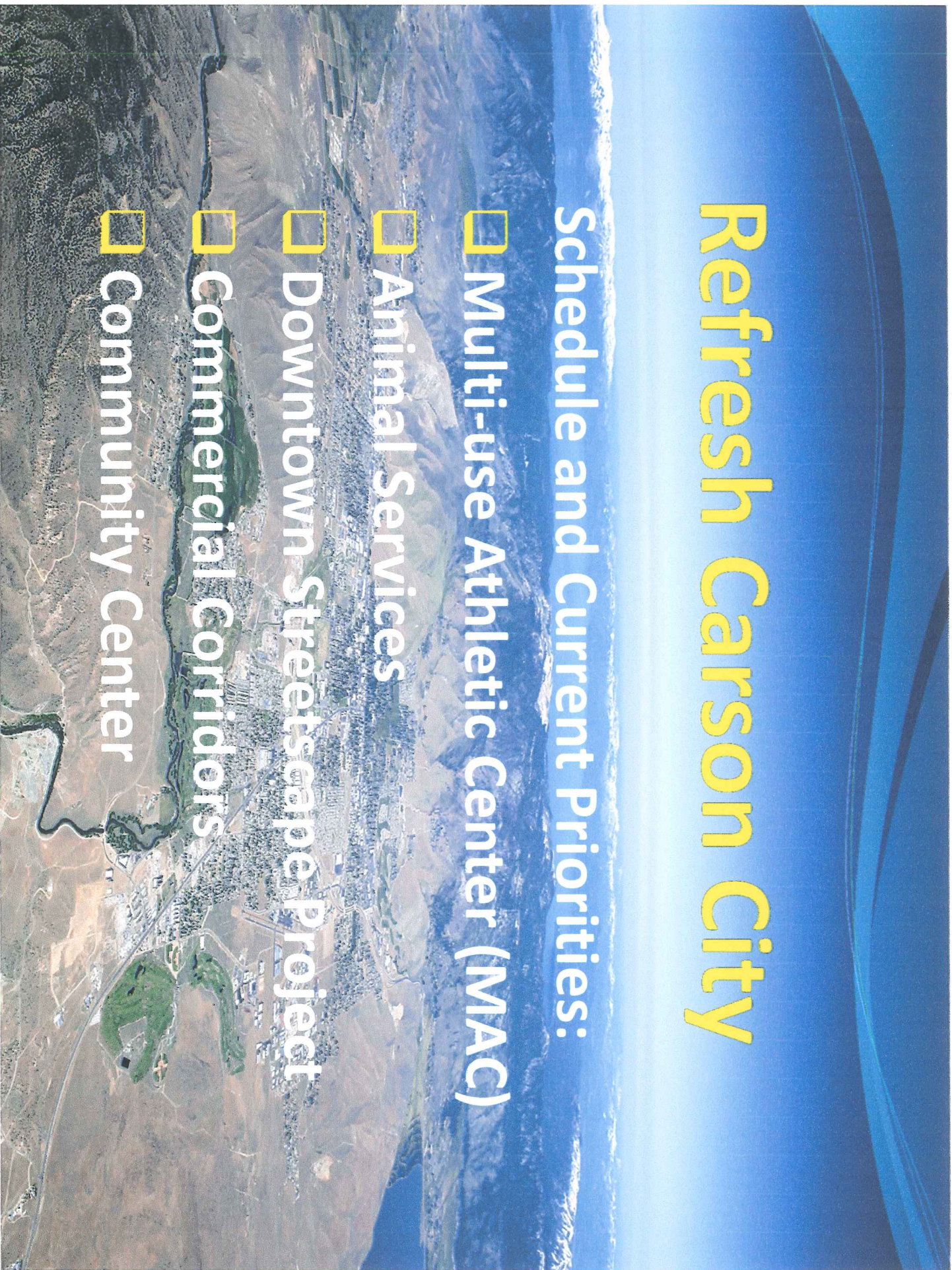
June 10, 2014

Project	PROJECT COSTS	Year					Total
		Year 1 July 1, 2014- June 30, 2015	Year 2 July 1, 2015- June 30, 2016	Year 3 July 1, 2016- June 30, 2017	Year 4 July 1, 2017- June 30, 2018	Year 5 July 1, 2018- June 30, 2019	
Animal Services Facility	3,700,000	259,000	3,441,000				3,700,000
Multipurpose Athletic Center	2,200,000		2,200,000				2,200,000
Community Center	500,000	10,000			40,000	450,000	
Corridors							
1-Carson St. North (Winnie to Freeway I-580)	1,133,000			30,000	100,000	1,003,000	1,133,000
2-Carson St. North Central (Winnie to William St.)	500,000			10,000	40,000	450,000	500,000
3-Carson St. South Central (E. Fifth St. to Fairview)	245,000			10,000	20,000	215,000	245,000
4-Carson St. Central (E. Fifth St. to William St)	6,850,000	30,000	479,500	2,000,000	4,340,500		6,850,000
5-Curry Street (Musser to Robinson)	612,000	15,000			50,000	547,000	612,000
6-Carson St. South (Freeway I-580 to Fairview)	1,039,000			30,000	80,000	929,000	1,039,000
7-William St. (Carson St. to Freeway 580)	346,000			10,000	20,000	316,000	346,000
8-HWY 50 East (Freeway 580 East to Fairview)	260,000			10,000	20,000	230,000	260,000
Corridors Total	10,985,000						10,985,000
Total:	17,385,000	314,000	6,120,500	2,100,000	4,710,500	4,140,000	17,385,000

Refresh Carson City

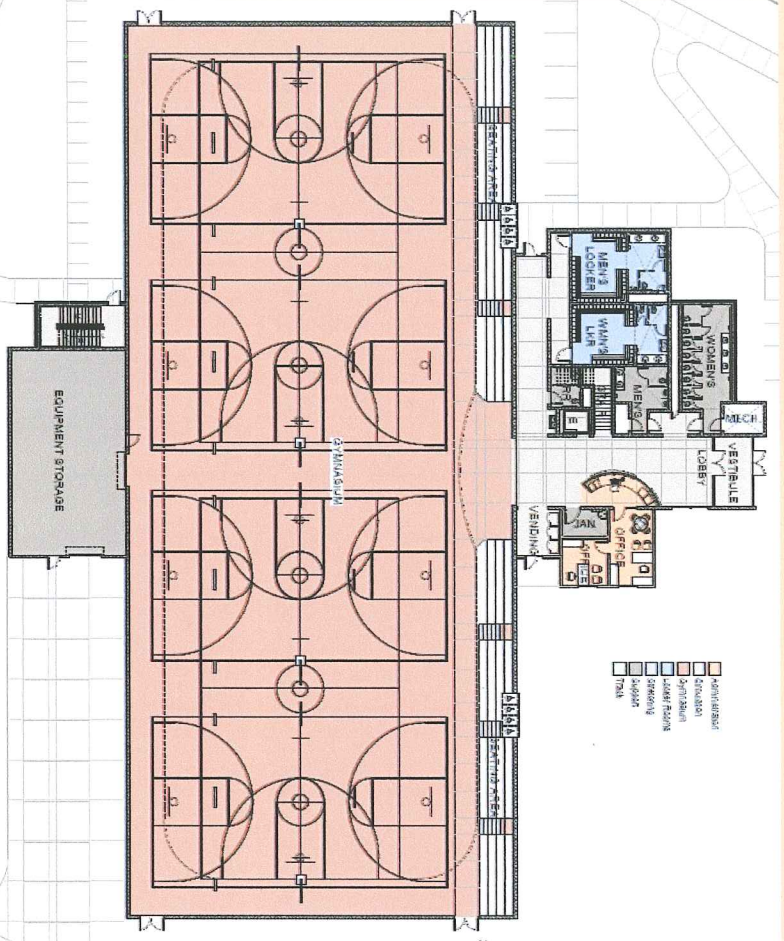
Schedule and Current Priorities:

- Multi-use Athletic Center (MAC)
- Animal Services
- Downtown Streetscape Project
- Commercial Corridors
- Community Center

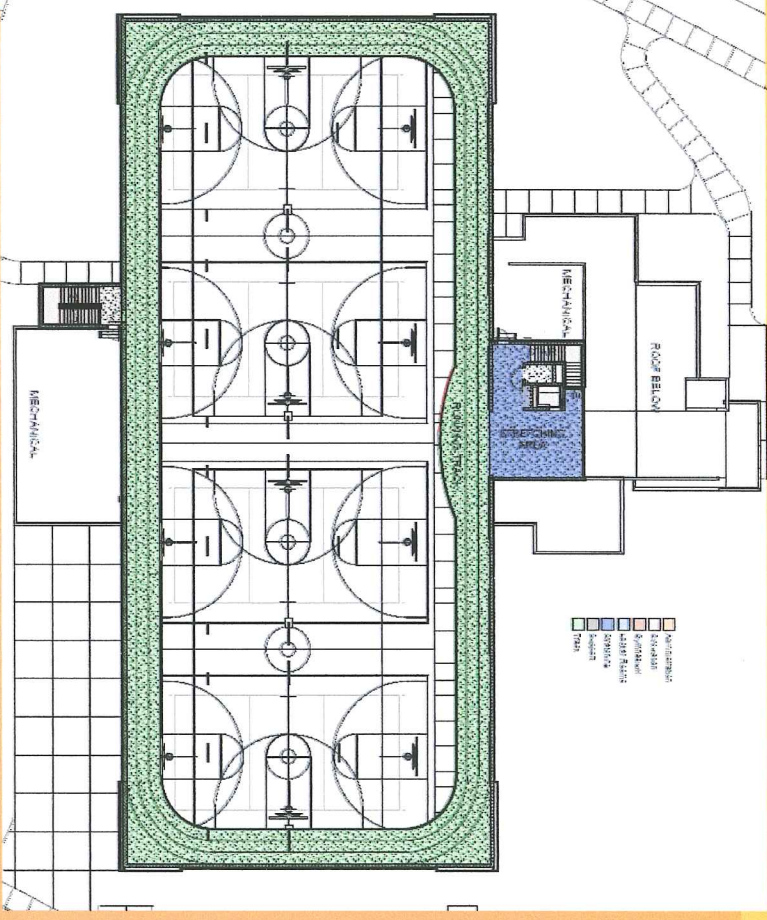


Multi-use Athletic Center (MAC)

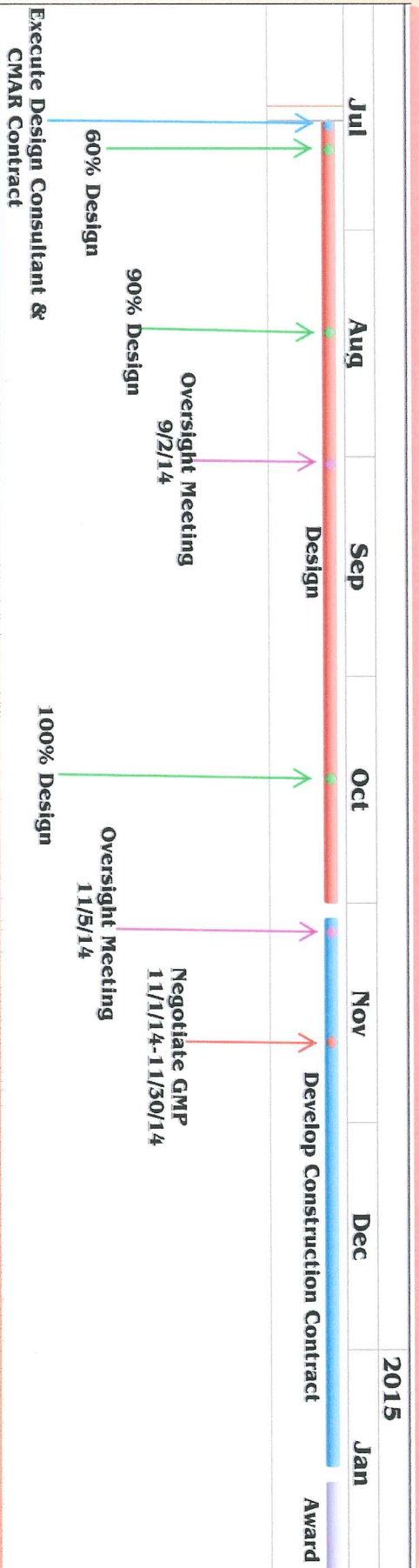
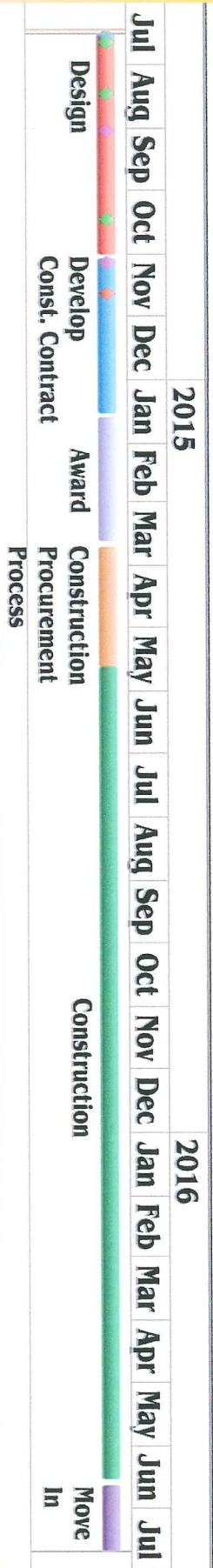
First Floor



Second Floor



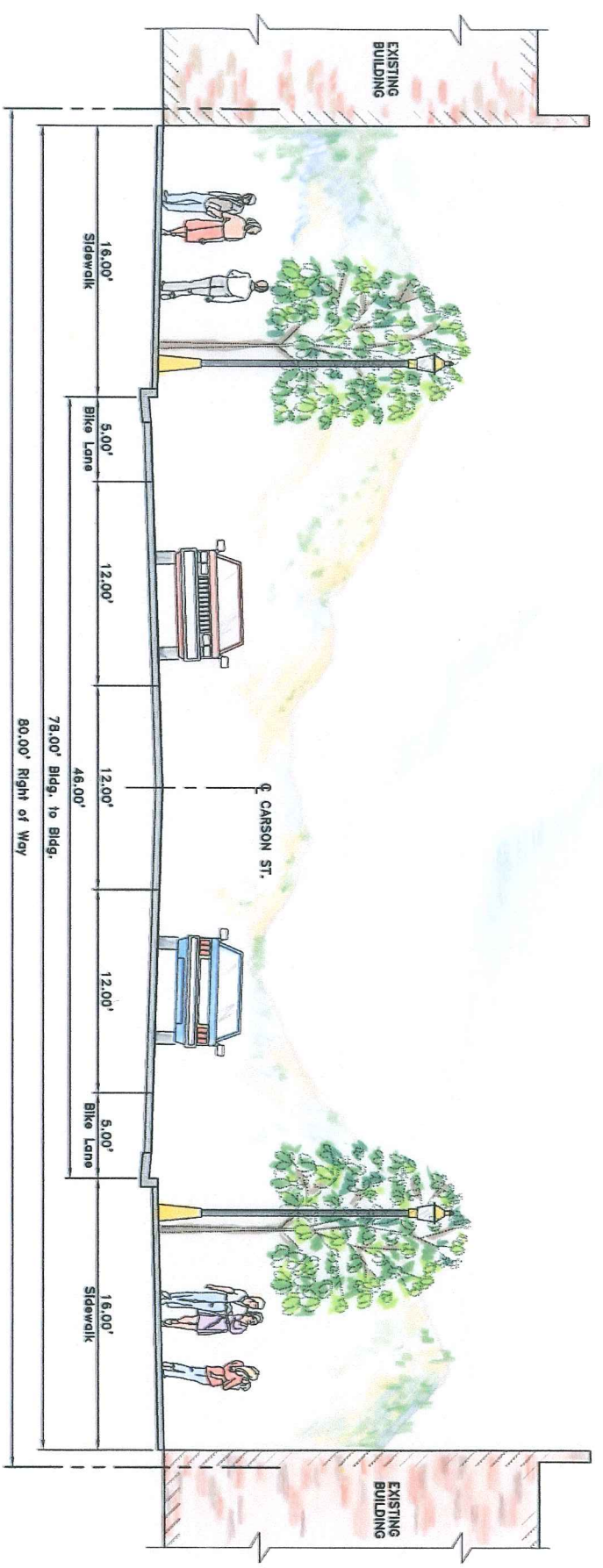
Multi-use Athletic Center (MAC)



- Total Budget: \$8,300,000
- Oversight: Parks & Recreation Commission

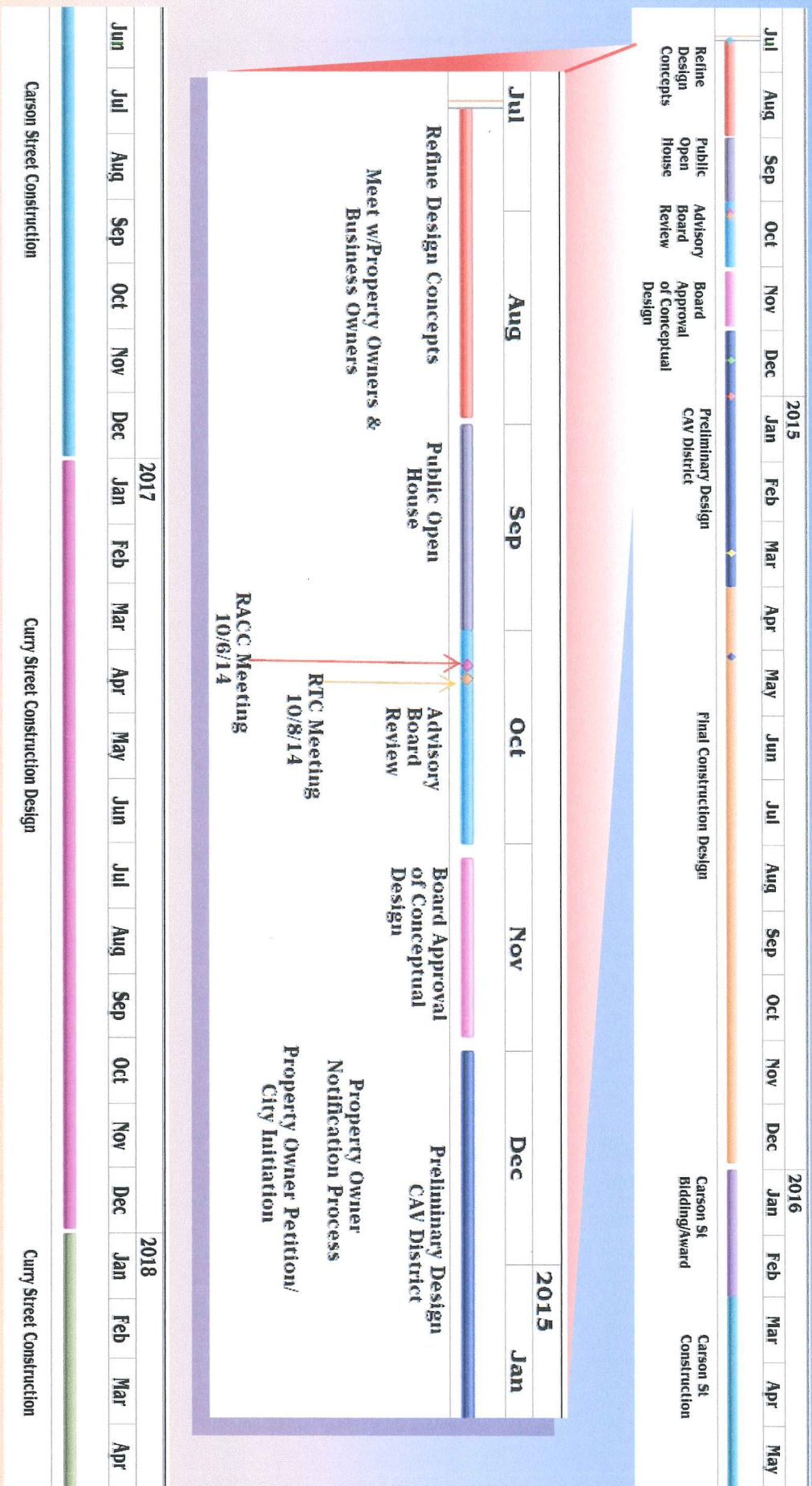
Downtown Streetscape Project

Draft Concept Plan



Proposed Cross Section

Downtown Streetscape Project



- Total Budget: \$8,960,000
- Oversight: Regional Transportation Commission (RTC) & Redevelopment Authority Citizens Commission (RACC)

PLAN OF EXPENDITURE
CARSON CITY
ANIMAL SERVICES FACILITY,
MULTI-PURPOSE ATHLETIC CENTER, COMMUNITY CENTER,
CARSON STREET AND WILLIAM STREET CORRIDORS IMPROVEMENT
PROJECTS

(This Plan of Expenditure expires June 30, 2047.)

DESCRIPTION OF PROPOSED PROJECTS

This Plan of Expenditure (this “Plan”) was developed by Carson City, Nevada (the “City”) pursuant to Nevada Revised Statute (“NRS”) 377B.100(7). This Plan encompasses several capital projects of the City, including: (i) improvements to the Carson Street and William Street corridors; (ii) the construction, expansion, improvement, and/or equipping of a new animal services facility (the “Animal Services Facility”); (iii) the construction, expansion, improvement, and/or equipping of a multi-purpose athletic center (the “MAC”); (iv) and the construction of improvements to, remodeling, and/or equipping of the existing Community Center.

Corridor projects, such as proposed improvements to Carson and William Streets, may be constructed in several phases, if necessary, based on the timing of the receipt of available funding (including grants and other agency funding), certain design timeframes, and the relinquishment of right-of-way by the Nevada Department of Transportation. The Animal Services Facility and the MAC will each be constructed in a single phase. The Community Center improvements would be done in several phases based on available funding.

Each of the projects described in this Plan are proposed to be funded, in whole or in part, with the proceeds of a 1/8th cent sales tax (the “Sales Tax”) imposed by the City pursuant to chapter 377B of NRS. It would be permissible to fund the Carson Street and William Street corridor improvements with the proceeds of the Sales Tax pursuant to NRS 377B.160(3)(e), because they would constitute a “projects” under NRS 373.028(2). The construction, expansion, improvement, and/or equipping of the Animal Services Facility would be permissibly funded with the proceeds of the Sales Tax pursuant to NRS 377B.160(3)(f), because the Animal Services Facility would relate to “public safety” by preventing disease and protecting the public. The construction, expansion, improvement, and/or equipping of the MAC would be permissibly funded with the proceeds of the Sales Tax pursuant to NRS 377B.160(3)(f), because the MAC would be a “recreational” facility. The Community Center improvements would be permissibly funded with the proceeds of the Sales Tax pursuant to NRS 377B.160(3)(d) and (f) since the improvements would be “cultural” and/or “recreational” facilities.

Animal Services Facility

The Animal Services Facility would replace the existing animal services facility constructed in the early 1960's. The Animal Services Facility would be a 10,955 square foot building constructed on a 1.6 acre site located at the City corporate yard on Airport Road. The Animal Services Facility would accommodate up to 134 dogs, 104 cats and 7 exotic animals. The Animal Services Facility would promote adoption and provide City staff sufficient area to manage and shelter animals. The proposed budget for the Animal Services Facility is approximately \$4.0 million for the building, the site improvements, and a related contingency.

Multi-Purpose Athletic Center (MAC)

Approximately \$5.7 million of available funds exist for the design and construction of the MAC but current costs for the MAC are estimated to be approximately \$8.0 - \$8.5 million. The MAC is 60% designed and plans can be completed in approximately six (6) months. The MAC is proposed to be an approximately 41,500 square foot recreation and tournament facility. The MAC would include four (4) high school sized basketball courts (84' x 50') that would provide space for multi-purpose recreational uses, including basketball, volleyball, and futsal. In addition to the courts, the proposed MAC facility would include locker rooms, restrooms, a lobby, administrative offices, a storage room, and a second floor walking track. The MAC envisioned with this Plan would be multi-functional and allow for tournament play to provide enhanced economic vitality for the City by attracting out of area attendance, which would increase sales taxes by putting heads in beds. The MAC would be designed to accommodate expansion in the future to a full recreation center if funding allows.

Community Center

The Community Center project will consist primarily of improvements to the theater and to the gymnasium in order to enhance and update the facilities and may include a staging area for the theater, a remodel of the gymnasium, and related equipment and other facility improvements.

Carson Street & William Street Corridor Improvement Projects

The street corridor projects are designed to improve each corridor segment by: (i) enhancing business access; (ii) increasing safety through lighting and roadway improvements; (iii) improving pedestrian access and connectivity; (iv) adding bike lanes; and (v) enhancing aesthetics through parkway landscaping and streetscape improvements. All such improvements would be made in an effort to make the corridors more inviting to the public and thereby increase the attractiveness of the local businesses located along the corridors, which would increase the City's economic vitality. The Carson City "History In Motion" design theme utilized as part of the Carson City Freeway landscape enhancement project could be extended to each of the street corridors to enhance the projects. Overall costs anticipated for all the corridors is approximately \$11 - \$17 million, which would be funded through a combination of Sales Tax revenues, grants, donations and other agency funding. Water, sewer, and storm drain replacement improvements would be included in the projects but would be funded separately by City utility funds.

Downtown Carson Street

The downtown corridor segment would be developed generally in accordance with the Downtown Envision Plan prepared in 2006 and extend along the corridor from Fifth Street to William Street, which could include reducing Carson Street to one through lane in each direction, adding bikes lanes, and adding a turn lane at intersections. The parallel parking originally proposed would be significantly reduced in scope and generally limited to handicap parking and loading, which would reduce traffic conflicts and allow for better traffic flow. As a result, wider sidewalks would be constructed allowing business access to the area for outside seating for cafes, displays, and public events. Another component of the downtown project would include improvements to Curry Street from Musser to Washington and include improved parking, improved pedestrian access, street furniture such as benches, themed lighting, and directional signage.

North Carson Street

The northern portion of this project, north of Winnie Lane to the I-580 Freeway, would include street frontage and storm water improvements, street lighting for safety, and landscaping the existing traffic islands. In addition, an urban streetscape environment from Winnie Lane to William Street is proposed. This phase would include new themed street lighting for safety, improved pedestrian street crossings, and urban site amenities including benches, waste receptacles, business district signage, and a possible landscaped roundabout at Carson Street and William Street. The North Carson Street corridor could be developed in phases depending on funding availability.

William Street

The segment from Carson Street to the Freeway interchange would include street frontage and storm water improvements, new themed street lighting, urban site amenities including benches, waste receptacles, and business district signage; wide concrete sidewalks; and street frontage landscaping. The segment from the Freeway interchange to the College Parkway and Fairview Drive intersection would include street frontage and storm water improvements, wide concrete sidewalks, multi-use path improvements, street lighting for safety, landscape planting beds, and greenbelt landscaping along the existing multi-use path. The William Street corridor could also be developed in phases depending on funding availability.

South Carson Street

The South Carson Street corridor would be divided into two segments; Segment - 1- from Fifth Street to Fairview Drive; Segment 2 – from Fairview Drive to the proposed new I-580 freeway. Segment 2 would have to be delayed to wait for the completion of the Carson City Freeway. The Segment 1 improvements would include signage, street lighting, and pedestrian connections, as well as a possible landscaped roundabout at Stewart Street. A significant storm drain project would be included for this segment and this corridor project would be coordinated with the storm drain project to take advantage of the storm drain capital investment planned to allow for better

utilization of available funding. Segment 2 of the South Carson Street corridor would be done once the freeway is completed and would include reducing the six (6) lane street to four (4) lanes with left-turn lanes. Landscaped medians would be added along with parkway improvements, street lighting for safety, pedestrian walkway improvements, bike lanes, frontage business access improvements, signage and other street improvements. The Nevada Department of Transportation is required to make some roadway improvements in the corridor pavement section before relinquishing the right-of-way to the City. So, an opportunity for jointly pursuing overall corridor improvements with the City would be pursued.

PROJECT COSTS

The anticipated overall project costs have been developed through several sources depending on the particular element of the project.

The projected Animal Services Facility costs were developed based on an architectural study and preliminary concept design of the facility. The proposed budget for the project is \$4.0 million for the building and site improvements. Contributions would be available for the project, reducing the funding required from the Sales Tax. Therefore, funding from the Sales Tax would be less than \$4.0 million.

The anticipated MAC costs were also prepared by the architect and contractor engaged by the City for the facility design. Costs for the MAC are currently projected to be approximately \$8.0 - \$8.5 million, with \$5.7 million available from current funds. Therefore, funding from the Sales Tax would be approximately \$2.3 - \$2.8 million.

The Community Center costs are estimated to be as much as \$2 million. A planning process is necessary to define the project and costs further and then subsequently proceed with design and then construction.

Projected costs for the corridors have been developed with greater specificity for the downtown segment since significant planning has been done for this element. The anticipated costs for the other corridors are based on general concept plans/ideas, and square footage allocations for each have been developed. Detailed planning and design would be required for all of the corridor projects. It is anticipated not all the landscaping proposed for the corridors would be able to be included in initial project construction. Even so, the underground infrastructure to support future addition of these elements would be included as funds became available. Costs allocated for the downtown and corridors funded by the Sales Tax would approximately amount to \$11 million initially, growing over time as additional funds became available.

Also, additional funding for the corridors would be identified as a part of the projects where applicable to replace water, sewer, and storm drain infrastructure funded by City utility funds; to enhance lighting through safety grants; roadway pavements using transportation funding from either the Regional Transportation Commission or Nevada Department of Transportation; and private funding along the corridors.

The projects would be designed to allow budget limits plus any additional funding including private donations, grants, and other agency funding as may be available. The corridor projects as funded above are a start of a larger effort to enhance the business activity along the corridors. Further future investments are anticipated from various sources including grants, donations, private funding, and other agency funding over the next 10 years. Future funding is also anticipated as growth of the Salea Tax revenue increases over time with an improved economy and this would be invested into continued enhancement of the corridors.

In addition a business vitality district or other funding mechanism would be formed/developed for each corridor to contribute funding annually to the city to provide for routine maintenance required for the corridors such as cleaning sidewalks, maintaining landscaping, servicing trash receptacles, etc.

PROJECT TIMING

The Animal Services Facility would be constructed in one phase. Design could begin as early as 2014 and the facility could be constructed in 2015 or later to allow for additional contributions to off-set the capital costs.

The MAC final design can be completed in 2014 and could begin construction in 2015.

The Community Center will be done over several years as planning and project definition is completed. Construction is anticipated in several phases and could begin as early as 2017 or 2018.

The corridor improvement projects are more complex and some segments or phases would be completed over a longer timeframe. Each corridor would require a 4-6 month project planning effort ahead of detailed design. The Downtown Carson Street improvements could be designed beginning in 2015 after defining the project through a public planning process in 2014. Construction is anticipated during 2016 or may wait until 2017 when the freeway is completed. The Curry Street improvements would follow as a separate phase. The North Carson Street and East William Street corridors could be designed beginning in 2015 and constructed in 2016. The South Carson Street corridor segments would need to wait for completion of the Carson Freeway and relinquishment of right-of-way to the City as well as the stormwater capital projects planned as part of the City's capital plans. These segments would likely be designed in approximately 2016/2017 and constructed in 2018/2019 depending on completion of the freeway and securing funding.

In addition, completion of the remaining portions of the landscaping and other components for the corridor projects would be dependent upon identifying additional funding which may include grants, donations, and other agency funding as it becomes available over the next 5-10 years.

FINANCING

The City may issue bonds, notes or other obligations to fund the capital needs of the projects and may pay for certain of the costs of the projects on a pay-as-it-goes basis. The projects can be financed with bonds, notes, and/or other obligations that are payable from the proceeds of the Sales Tax or the revenue generated by the projects themselves, or may be secured in whole or in part with a pledge of the proceeds of the Sales Tax or the revenue generated by the projects themselves. In addition, it is anticipated that bonds, notes or other obligations would not be issued immediately upon implementation of the Sales Tax since initial construction would not begin for approximately a year after implementation. Funds for the first year of about \$1,000,000 from the Sales Tax would be used for project design costs. It is anticipated that two debt issuances could be issued to support the projects. An initial debt issuance of approximately \$12.0 - \$14.0 million to support the first round of projects followed two years later with a debt issuance of approximately \$2.0 - \$4.0 million or greater depending on available bonding capacity. Or the funding for the balance of the corridor program could be paid with current revenues on a pay as you go basis.

Carson City 1/8th Cent Sales Tax Project Cost Summary

Project	PROJECT FUNDING					NOTES
	TOTAL	1/8th CENT SALES TAX PROJECT FUNDS	PUBLIC WORKS FUNDS *	GRANTS & OTHER FUNDS **		
Animal Services Facility	\$3,900,000	\$3,700,000		\$200,000		Including Contributions
Multipurpose Athletic Center	\$8,300,000	\$2,200,000		\$6,100,000		Existing Bond Funding plus new Quality of Life Revenue
Community Center	\$500,000	\$500,000				
Corridors (By Segment Below)	\$27,228,000	\$10,985,000	\$10,184,000	\$6,059,000		
Total	\$39,928,000	\$17,385,000	\$10,184,000	\$12,359,000		
Street Segment						
1-Carson St. North (Winnie to Freeway I-580)	\$2,640,000	\$1,133,000	\$1,237,000	\$270,000		
2-Carson St. North Central (Winnie to William St.)	\$763,000	\$500,000	\$98,000	\$165,000		Future Landscaping Costs \$206,000
3-Carson St. South Central (E. Fifth St. to Fairview)	\$2,897,000	\$245,000	\$2,607,000	\$45,000		Future Landscaping/Linear Park Costs \$743,000
4-Carson St. Central (E. Fifth St. to William St.)	\$8,960,000	\$6,850,000	\$2,110,000	\$0		
5-Curry Street (Musser to Robinson)	\$1,722,000	\$612,000	\$1,110,000	\$0		
6-Carson St. South (Freeway I-580 to Fairview)	\$7,580,000	\$1,039,000	\$1,533,000	\$5,008,000		NDOT Contribution + and Grants
7-William St. (Carson St. to Fairview)	\$2,666,000	\$606,000	\$1,489,000	\$571,000		Future Landscaping/Linear Park Costs \$1,844,000 Future Landscaping Costs \$872,000

* Public Works funds for water/sewer line replacement, stormwater improvements, and pavement rehabilitation within the current five year capital program.

** Grants have been estimated conservatively and likely will be obtained at higher levels.

6/20/2014