



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** November 5, 2020

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Discussion Only: Discussion and presentation on the summary reports for the Carson City Facility Condition Assessment and Reserve Study. (Darren Schulz, DSchulz@carson.org and Dan Stucky, DStucky@carson.org)

Staff Report: As part of the Carson City Asset Management Program, Faithful + Gould, Inc., has concluded a comprehensive documentation, assessment, and analysis of the City's facilities. The analysis will be utilized to efficiently develop an operational facilities management and capital planning tool that will enable the City to more accurately forecast operational, maintenance, and capital costs and needs. The intent of this project was to not only address current baseline conditions for 149 of the City's facilities, but also forecast future short- and long-term asset renewal capital needs using the data obtained from actual field assessments. The presentation will provide a summary of the study's findings.

Agenda Action: Other / Presentation **Time Requested:** 25 minutes

Proposed Motion

N/A

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

September 19, 2019 - the Board of Supervisors approved a contract with Faithful + Gould, Inc., a qualified independent facility condition assessment consultant, to conduct a facilities condition assessment and reserve study to cover 149 of Carson City's buildings and facilities.

Background/Issues & Analysis

Carson City initiated the Carson City Asset Management Program in early 2016 in order to make the best possible decisions regarding the building, operating, maintaining, renewing, replacing and disposing of public buildings and infrastructure assets. One of the initial goals of Carson City's Asset Management Program was to complete a Facility Condition Assessment and Reserve Study for all City buildings and parks in order to estimate future financial needs for managing these assets over a 10- to 30-year period.

Carson City Facility Condition Assessment and Reserve Study commenced in late 2019 and included a comprehensive condition assessment of 149 of Carson City's buildings and facilities by Faithful + Gould's team of qualified experts. The deliverables for the project include a comprehensive facility condition assessment report for each of the 149 facilities. These individual reports summarize the facility information known at the

time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of the facility together with a forecast of capital expenditures anticipated over the next 10 years. The reports also calculate the Current Facility Condition Needs Index (FCNI), which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. In addition to the individual facility reports, City-wide executive reports were prepared that compiled all the results and needs across the city into one holistic report for stakeholder reporting and higher-level planning. Beyond the executive report covering the City's entire facility portfolio, four other executive level reports were prepared to group and report on various facilities based on their respective funding sources (General Fund, Water Fund, Wastewater Fund, Cemetery Fund). An excerpt from the executive summary report for the City's entire facility portfolio was included as an attachment to this agenda item. After the Board meeting and after all reports have been finalized, staff can make the entire report available for viewing on the City's website.

Overall, this study will help the City to determine the sustainable funding level for the assets by combining the capital needs with the operation and maintenance costs, better prioritize capital needs, and lead to more informative and data driven decisions regarding the City's facilities in the future. Ultimately, this data will be imported into the City's enterprise asset management system - LLumin READYAsset. The incorporation of the data into LLumin READYAsset will create a dynamic solution that will allow the City to automatically update the capital forecasts for all assessed facilities and subcomponents with real-time maintenance costs from completed work orders, thus allowing staff to maintain a rolling capital forecast as new information is collected.

Attachments:

Carson City Facility Condition Assessment Executive Summary - Entire Portfolio

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachments:

[Carson City Facility Condition Assessment Executive Summary- Entire Portfolio.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

**Executive Summary Report for
Facility Condition Assessment Services**

**For
Carson City
201 North Carson Street
Carson City, NV 89701**



Date of Report: October 12, 2020

Provided By:

Faithful+Gould, Inc.

Provided For:

Carson City



Member of the SNC-Lavalin Group



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EXECUTIVE SUMMARY

Introduction

In accordance with the agreement held between the Carson City and Faithful+Gould Inc., this completed report provides a combined executive summary of the individual building Facility Condition Assessments for Carson City.

This report provides an overview summary containing: a summary of the scope of the work provided, a summary of the buildings, a building expenditure summary, a distribution of immediate (Year 1) needs by building system, prioritization of work and an identification of work type over the study period. A Facility Condition Index (FCI) is calculated for the facilities, which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

The report provides a summary of the anticipated primary expenditures over the 10-year study period. Further details of these expenditures are included within each respective report section and within the 10-year expenditure forecast, in Appendix A. A tentative 30-year expenditure forecast is determined and it is provided in Appendix B. We have included categorization for Priority 1 expenditures, which include Fire/Life Safety Equipment that must be replaced to maintain normal and necessary operation to the building's needs. Priority 1 items such as these may be considered for replacement due to industry standard useful life even if the asset is deemed operational during the time of assessment.

We note that the Current Replacement Values (CRVs) as outlined in this report are direct like-for-like replacements using construction methods and materials readily available at the time of a building's construction. As time progresses, upward pressures of inflation as well as evolution of building standards and codes will increase the overall construction costs of a given building. Our current replacement values only factor the current size, style, and construction type of the building. Any expansion, upgrade, or enhancement of the building type, architecture, or construction is not considered as part of The Current Replacement Value nor is accounted for in this report.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. This report does not include a 48% soft cost uplift to the net construction rates or included an inflation escalator of 2% per year throughout the ten-year study period.



Limiting Conditions

This report has been prepared for the exclusive and sole use of the Carson City. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Any reuse without written verification or adaptation by Faithful+Gould for the specific purpose intended will be at user's sole risk and without liability or legal exposure to Faithful+Gould.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-15 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects whether or not described in this report. No guarantee or warranty expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. Faithful+Gould has no control over the cost of labor and materials, general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. The data in this report represent an opinion of probable cost of construction and is made on the basis of the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. Faithful+Gould cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.



Scope of Work Provided

Faithful+Gould visited the Carson City to undertake Facility Condition Assessments (FCA) for the city-owned and operated buildings and facilities.

The Facility Condition Assessments (FCAs) include an assessment of the architecture, mechanical, electrical, and plumbing elements. The assessments determine the current condition of the facilities, identifying physical or operational deficiencies, and provide cost estimates and prioritized schedules of repair work over a ten-year period. Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local and regional market rates. The data in this report represents an opinion of probable cost of construction and is made on the basis of the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry.

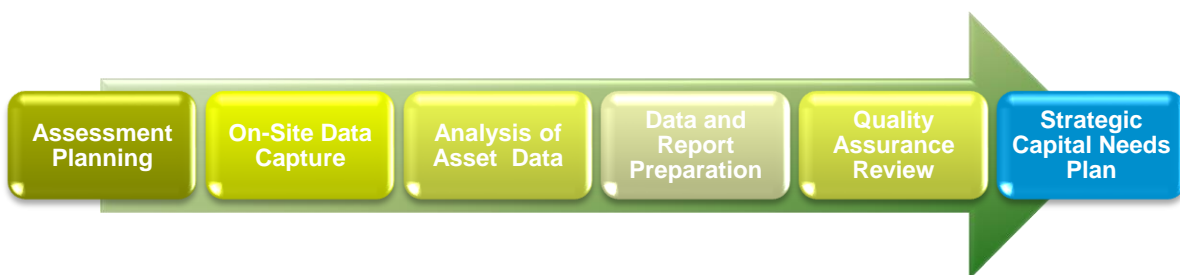
The assessments were conducted using facility information, equipment inventories and a visual only (non-invasive) inspection of the facilities. The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-15 for property condition assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

We followed the five key steps listed below to effectively manage facility and infrastructure assets:

1. Establish baseline asset inventory of city facilities.
2. Establish meaningful baseline data about asset conditions through a detailed, structured assessment process.
3. Estimate short- and long-range asset renewal needs using the data obtained from actual field analysis.
4. Utilize decision-support models to determine priorities and reinvestment rates to obtain desired asset conditions.
5. Communicate the asset condition and impact on mission support to governing boards, senior management and line management responsible for maintaining the portfolio.

Six-Phase Methodology

Our approach to FCA has been key to our success in delivering strategic advice to clients for more than 60 years. Our deliverable is best described through the six phases of our project methodology and plan, shown below, which outlines the key high-level tasks and milestones. Each of our proposed services will follow the same six-phase methodology and execution plan.





The FCAs reviewed substructure systems, shell systems, interior systems, service systems, equipment and site systems. Each facility condition assessment calculated an FCI and gave an overall condition rating for the property.

The Facility Condition Index (FCI) is the ratio of accumulated Total Cost (TC) (Deferred Maintenance, Capital Renewal, and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset. It is calculated by dividing the TC by the CRV and ranges from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by “Asset Type”, but as a general guideline the FCI scoring system is as follows:

$$FCI = \frac{\text{Deferred Maintenance} + \text{Capital Renewal} + \text{Routine Maintenance}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well -maintained condition, with no visual evidence of wear, soiling or other deficiencies	0% to 5%
FAIR	Subject to wear, and soiling but is still in a serviceable and functioning condition	5% to 10%
POOR	Subjected to hard or long -term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long -term wear. Has reached the end of its useful or serviceable life. Renewal now necessary	Greater than 60%



Facility Details

The Carson City maintains a portfolio of 149 facilities provide a variety of services to the Carson City community. The buildings vary widely in construction, style, and date in service and include:

- Governor's Field - Field 1 - Dugouts x 2
- Governor's Field - Field 2 - Dugouts x 2
- Governor's Field - Field 3 - Dugouts x 2
- Governor's Field - Field 4 - Dugouts x 2
- Governor's Field - Field 5 - Dugouts x 2
- Governor's Field - Field 6 - Dugouts x 2
- Governor's Field - Field 1 - Announcer's Building
- Governor's Field - Field 2 - Announcer's Building
- Governor's Field - Field 3 - Announcer's Building
- Governor's Field - Field 4 - Announcer's Building
- Governor's Field - Field 5 - Announcer's Building
- Governor's Field - Field 6 - Announcer's Building
- Governor's Field - Maintenance Building (Old)
- Governor's Field - Caretaker's/Concession/Restrooms
- Governor's Field - Maintenance Building
- Ross Gold Park Ross Gold Park
- Library Main Building
- Cemetery Shop
- Northgate Leased Offices
- Cemetery Office
- Centennial Park Archery Range
- Centennial Park Complex-Lower Rest Room-Field 3
- Centennial Park Complex-Tennis Park Restroom-Office
- Centennial Park Complex-Upper Restroom-Concession Building
- Centennial Park Complex-Upper Maintenance Shop
- Golf Course Cart Barn
- Golf Course Workshop-North
- Golf Course Old Shop-East
- Golf Course Club House
- Golf Course Pump House
- Golf Course Chemical Storage
- Mills Park West-Restroom
- Mills Park West-Restroom (Loop)
- Mills Park East-Restroom
- Mills Park Wungnema House
- Mills Park East-Train Building
- Mills Park Site Systems
- Mills Park Stage/Dressing Rooms
- Mills Park Stage Area
- Mills Park Snack Bar
- Mills Park Main Plaza
- Animal Services Kennels and Garage





- Animal Services Nevada Humane Society offices
- Radio Control Fields Main Building
- Rifle/Pistol Range Shade Shelter 1
- Rifle/Pistol Range Shade Shelter 2
- Trap Range Block Throwing House
- Trap Range Throwing Houses
- Trap Range Low Throwing House x8
- Trap Range Storage Building
- Trap Range Hall of Fame Building
- Trap Range Pro Shop
- Riverview Park Restroom
- Roberts House - House
- Roberts House Carriage House
- Edmonds Park BMX Announcer's Building
- Edmonds Park Dug Outs x 8
- Edmonds Park Metal Restrooms x 2
- Edmonds Park Workshop
- Edmonds Park BMX Main Building
- Edmonds Park Snack Bar
- Edmonds Park Announcer's Building
- Senior Center - Senior Center
- Senior Center Thrift Store
- Community Center Auditorium/Meeting Rooms/Gym
- Health Services Building Offices, Clinic, Residential...
- Sheriff's Department Dispatch
- Landfill Operators Shack Briefing, Office, File Retention
- Aquatic Facility Mechanical Building
- Aquatic Facility Main Building
- Carson Fairgrounds – Fuji West Restroom
- Carson Fairgrounds – Fuji Storage Building
- Carson Fairgrounds – Fuji Arena Metal Restroom
- Carson Fairgrounds – Fuji Arena Announcer's Booth
- Carson Fairgrounds – Fuji Arena Ticket Booth
- Carson Fairgrounds – Fuji 60 Stall Horse Barn
- Carson Fairgrounds – Fuji Maintenance Building
- Carson Fairgrounds – Fuji Exhibit Hall
- Juvenile Probation Annex
- Juvenile Probation Detention
- Juvenile Probation Administration
- Public Safety Building/Court House Courts/Offices
- Sheriff's Department Jail
- Sheriff's Department Admin
- Fire Station 52 New Burn Building
- Fire Station 52 Classroom
- Fire Station 52 Main Building
- Fire Station 54
- BRIC Community Development
- Children's Museum
- City Hall Offices
- United Latino Community Clinic





- MAC Building Multi-Use Athletic Center
- Quill Valve House Control valving
- Quill Water Treatment Plant
- Morgan Mill Lift Station & Silver Oak PRV
- Lift Raw Sewage to new elevation...
- Goni Booster Station
- Fire Station 53
- Kid's Klub
- Fire Station 51 Main Building
- Brunswick Reservoir Control Structure
- Voltaire Booster Station
- Well #10
- Well #11
- Well #24
- Well #25
- Well #3
- Well #34
- Well #38
- Empire Lift Station
- Well #4
- Well #9
- Public Works Building A
- Public Works Building B
- Public Works Building C
- Public Works Building D
- Public Works Warehouse
- Transportation JAC Office
- Fleet Services
- Parks & Custodial Building #7
- Parks Department Building #9
- Sheriff's Swat Building 11
- Headwork and Electrical Building
- Intermediate Pump Station
- Maintenance Building
- North Lift Station
- Number 3 water / Golf Course
- Primary Sludge Pump Station
- RAS Pump Station
- Riverview Lift Station
- Lift Raw Sewage to new elevation...
- Sewer South Lift Station
- Lift Raw Sewage to new elevation...
- Second Stage Dosing
- Tertiary Filter Building
- Truck Barn Storage
- Vehicles and supply storage
- Wastewater Operations Bldg.
- Operations, SCADA, Laboratory...
- Chlorine Building
- Electrical controls, welding equipment....
- DAF
- De-Watering





- Digester #1 & #2
- Electrical controls, pumps, motors...
- Digester #3
- Electrical controls, pumps, motors...
- Effluent Pump Station
- Electrical controls, pumps and motors
- Well #40
- Well #41
- Well #43
- Well #44
- Well #5
- Well #6
- Well #7
- Well #8
- Highway 50 Booster Station
- New Electrical Building A Booster Station
- Old Electrical Building (RAS) Booster Station
- Governor's Field Site Systems
- Cemetery Site Systems
- Centennial Park Site Systems
- Golf Course Site Systems
- Edmonds Park Site Systems
- Carson Fairgrounds – Fuji Site Systems
- Public Works Site Systems

This report is a summary of the findings for each building and site systems as well as an aggregated overview of the Carson City Portfolio.





Facility Condition Needs Index (FCI)

The table below lists information regarding each building with their, gross rate/SF, current replacement value, total capital needs, immediate capital needs, FCI rating, and building condition rating.

Condition	Definition	Percentage Value
GOOD	In a new or well -maintained condition, with no visual evidence of wear, soiling or other deficiencies	0% to 5%
FAIR	Subject to wear, and soiling but is still in a serviceable and functioning condition	5% to 10%
POOR	Subjected to hard or long -term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long -term wear. Has reached the end of its useful or serviceable life. Renewal now necessary	Greater than 60%

Individual Building FCI Summary

Facility	Gross Square Footage	Current Replacement Value (\$)	Immediate Capital Needs (\$)	Total Capital Needs Over 10 Year Study Period (\$)	Current Year FCI Rating %	Year 10 FCI Rating %
Animal Services - Kennels and Garage	3,315	\$1,038,475	\$1,790	\$103,961	0.2%	10.0%
Animal Services - Nevada Humane Society	7,411	\$2,519,740	\$2,345	\$233,832	0.1%	9.3%
Aquatic Facility - Main Building	39,365	\$13,777,750	\$48,369	\$1,795,707	0.4%	13.0%
Aquatic Facility - Mechanical Building	2,278	\$797,300	\$64,046	\$392,816	8.0%	49.3%
BRIC	9,234	\$3,693,600	\$267,938	\$640,705	7.3%	17.3%
Brunswick Reservoir Control Structure	480	\$119,040	\$49,579	\$72,526	41.6%	60.9%
Carson Fairgrounds Fuji - 60 Stall Horse Barn	13,104	\$411,576	\$0	\$298,075	0.0%	72.4%
Carson Fairgrounds Fuji - Arena Announcers Booth	396	\$65,340	\$2,200	\$17,563	3.4%	26.9%
Carson Fairgrounds Fuji - Arena Metal Restroom	1,040	\$218,400	\$32,177	\$108,875	14.7%	49.9%
Carson Fairgrounds Fuji - Arena Ticket Booth	48	\$12,684	\$1,246	\$1,650	9.8%	13.0%



Carson Fairgrounds Fuji - Exhibit Hall	10,160	\$1,971,040	\$467,396	\$852,657	23.7%	43.3%
Carson Fairgrounds Fuji - Maintenance Building	1,680	\$277,200	\$0	\$17,292	0.0%	6.2%
Carson Fairgrounds Fuji - Site Systems	N/A	N/A	\$19,254	\$151,031	N/A	N/A
Carson Fairgrounds Fuji - Storage Building	2,304	\$149,760	\$202,105	\$506,049	135.0%	337.9%
Carson Fairgrounds Fuji - West Restroom	805	\$169,050	\$38,953	\$50,521	23.0%	29.9%
Cemetery - Office	1,500	\$450,000	\$0	\$109,736	0.0%	24.4%
Cemetery - Shop	1,500	\$450,000	\$2,536	\$42,082	0.6%	9.4%
Cemetery - Site Systems	N/A	N/A	\$225,000	\$721,734	N/A	N/A
Centennial Park - Archery Range	1,620	\$324,000	\$0	\$14,935	0.0%	4.6%
Centennial Park - Maintenance Shop	400	\$90,000	\$3,367	\$35,180	3.7%	39.1%
Centennial Park - Rest Room Field 3	420	\$94,500	\$36,755	\$83,166	38.9%	88.0%
Centennial Park - Restroom Concession Building	1,500	\$375,000	\$12,627	\$195,006	3.4%	52.0%
Centennial Park - Restroom Office	800	\$200,000	\$47,074	\$74,123	23.5%	37.1%
Centennial Park - Site Systems	N/A	N/A	\$574,706	\$896,643	N/A	N/A
Children's Museum	13,498	\$5,399,200	\$1,230,687	\$2,175,529	22.8%	40.3%
Chlorine Building	1,072	\$300,160	\$18,732	\$49,619	6.2%	16.5%
City Hall	34,097	\$11,933,950	\$728,923	\$2,407,697	6.1%	20.2%
Community Center	43,230	\$15,130,500	\$916,797	\$5,462,275	6.1%	36.1%
DAF	1,875	\$525,000	\$49,705	\$83,151	9.5%	15.8%
De-Watering	4,160	\$1,347,840	\$35,018	\$223,950	2.6%	16.6%
Digester #3	690	\$179,400	\$920	\$36,857	0.5%	20.5%
Digesters #1 and #2	2,670	\$760,950	\$34,220	\$157,486	4.5%	20.7%
Edmonds Park - Announcers Building	1,389	\$229,185	\$21,800	\$159,603	9.5%	69.6%
Edmonds Park - BMX Announcers Building	338	\$70,304	\$5,115	\$44,533	7.3%	63.3%
Edmonds Park - BMX Main Building	625	\$78,625	\$325	\$20,464	0.4%	26.0%
Edmonds Park - Dugouts x 8	1,440	\$223,200	\$27,425	\$93,179	12.3%	41.7%
Edmonds Park - Metal Restrooms x 2	816	\$159,120	\$18,390	\$61,482	11.6%	38.6%
Edmonds Park - Site Systems	N/A	N/A	\$8,120	\$20,258	N/A	N/A
Edmonds Park - Snack Bar	1,456	\$355,264	\$42,780	\$144,517	12.0%	40.7%
Edmonds Park - Work Shop	1,344	\$221,760	\$22,990	\$55,132	10.4%	24.9%
Effluent Pump Station	2,270	\$556,150	\$7,400	\$54,080	1.3%	9.7%
Empire Lift Station	400	\$59,200	\$2,138	\$8,509	3.6%	14.4%
Fire Station 51	18,100	\$5,152,218	\$315,432	\$1,347,695	6.1%	26.2%
Fire Station 52 - Classroom	2,624	\$577,280	\$26,846	\$96,764	4.7%	16.8%
Fire Station 52 - Main Building	7,026	\$1,861,890	\$79,624	\$378,159	4.3%	20.3%



Fire Station 52 - New Burn Building	1,770	\$255,269	\$26,060	\$50,993	10.2%	20.0%
Fire Station 53	4,367	\$1,053,765	\$161,450	\$349,629	15.3%	33.2%
Fire Station 54	3,200	\$891,851	\$40,222	\$141,756	4.5%	15.9%
Fleet Services	13,000	\$3,250,000	\$53,232	\$173,198	1.6%	5.3%
Golf Course - Cart Barn	7,500	\$1,500,000	\$2,500	\$348,873	0.2%	23.3%
Golf Course - Chemical Storage	360	\$90,000	\$19,780	\$22,280	22.0%	24.8%
Golf Course - Club House	9,072	\$3,175,200	\$797,908	\$1,416,399	25.1%	44.6%
Golf Course - Old Shop East	2,700	\$675,000	\$222,986	\$243,106	33.0%	36.0%
Golf Course - Pump House	1,064	\$212,800	\$2,400	\$20,334	1.1%	9.6%
Golf Course - Site Systems	N/A	N/A	\$0	\$176,807	N/A	N/A
Golf Course - Work Shop North	5,000	\$1,250,000	\$156,076	\$208,542	12.5%	16.7%
Goni Booster	350	\$83,300	\$17,925	\$38,904	21.5%	46.7%
Governors Field - Caretaker's/Concession/Restrooms	2,756	\$689,000	\$110,663	\$309,234	16.1%	44.9%
Governors Field - Field 1 Announcer's Building	600	\$150,000	\$43,558	\$65,967	29.0%	44.0%
Governors Field - Field 1 Dugouts x 2	396	\$89,100	\$67,098	\$67,098	75.3%	75.3%
Governors Field - Field 2 Announcer's Building	544	\$136,000	\$34,151	\$52,293	25.1%	38.5%
Governors Field - Field 2 Dugouts x 2	336	\$75,600	\$6,500	\$71,235	8.6%	94.2%
Governors Field - Field 3 Announcer's Building	256	\$64,000	\$40,138	\$56,499	62.7%	88.3%
Governors Field - Field 3 Dugouts x 2	168	\$37,800	\$0	\$5,250	0.0%	13.9%
Governors Field - Field 4 Announcer's Building	544	\$136,000	\$34,151	\$52,293	25.1%	38.5%
Governors Field - Field 4 Dugouts x 2	336	\$75,600	\$6,500	\$15,975	8.6%	21.1%
Governors Field - Field 5 Announcer's Building	544	\$136,000	\$22,651	\$40,793	16.7%	30.0%
Governors Field - Field 5 Dugouts x 2	336	\$75,600	\$6,500	\$15,975	8.6%	21.1%
Governors Field - Field 6 Announcer's Building	460	\$115,000	\$33,741	\$50,482	29.3%	43.9%
Governors Field - Field 6 Dugouts x 2	406	\$91,350	\$6,850	\$77,575	7.5%	84.9%
Governors Field - Maintenance Building	1,254	\$313,500	\$34,681	\$101,997	11.1%	32.5%
Governors Field - Maintenance Building (Old)	800	\$200,000	\$73,498	\$93,498	36.7%	46.7%
Governors Field - Site Systems	N/A	N/A	\$6,362	\$697,832	N/A	N/A
Headwork's & Electrical Building	798	\$217,056	\$4,539	\$40,594	2.1%	18.7%



Health Services Building	20,000	\$7,000,000	\$714,637	\$2,167,601	10.2%	31.0%
Highway 50 Booster Station	590	\$154,580	\$7,184	\$40,306	4.6%	26.1%
Intermediate Pump Station	1,560	\$436,800	\$35,662	\$43,162	8.2%	9.9%
Juvenile Probation - Administration	4,196	\$1,594,480	\$66,342	\$169,610	4.2%	10.6%
Juvenile Probation - Annex	3,200	\$752,000	\$26,572	\$101,344	3.5%	13.5%
Juvenile Probation - Detention	11,500	\$3,473,000	\$424,831	\$1,029,088	12.2%	29.6%
Kid's Klub	1,000	\$300,000	\$106,846	\$142,653	35.6%	47.6%
Landfill Operators Shack	606	\$90,900	\$8,132	\$40,210	8.9%	44.2%
Library	20,800	\$7,280,000	\$395,650	\$1,959,386	5.4%	26.9%
MAC Building	33,126	\$9,937,800	\$0	\$514,827	0.0%	5.2%
Maintenance Building	2,985	\$811,920	\$128,740	\$228,559	15.9%	28.2%
Mills Park - East Restroom	627	\$131,670	\$15,886	\$73,916	12.1%	56.1%
Mills Park - East Train Building	2,147	\$437,258	\$41,485	\$251,553	9.5%	57.5%
Mills Park - Main Plaza (Hockey Arena & Storage Building)	32,350	\$2,749,750	\$11,175	\$81,094	0.4%	2.9%
Mills Park - Site Systems	N/A	N/A	\$253,015	\$581,031	N/A	N/A
Mills Park - Stage Area	875	\$115,500	\$10,700	\$22,607	9.3%	19.6%
Mills Park - Stage/Dressing Rooms	756	\$154,224	\$14,630	\$86,437	9.5%	56.0%
Mills Park - West Restroom	429	\$90,090	\$21,530	\$94,859	23.9%	105.3%
Mills Park - West Restroom (Loop)	522	\$109,620	\$25,477	\$57,381	23.2%	52.3%
Mills Park - Wungnema House	1,000	\$350,000	\$16,581	\$98,803	4.7%	28.2%
Morgan Mill Lift Station & Silver Oak PRV	950	\$410,400	\$27,267	\$209,029	6.6%	50.9%
New Electrical Building A	390	\$107,640	\$0	\$6,378	0.0%	5.9%
North Lift Station	280	\$78,400	\$16,469	\$32,530	21.0%	41.5%
Northgate	14,664	\$5,132,400	\$396,512	\$1,693,406	7.7%	33.0%
Number 3 Water / Golf Course	285	\$781,246	\$5,000	\$22,917	0.6%	2.9%
Old Electrical Building (RAS)	108	\$26,344	\$6,380	\$12,472	24.2%	47.3%
Parks & Custodial - Building #7	10,000	\$3,829,472	\$182,218	\$792,069	4.8%	20.7%
Parks Department - Building #9	18,580	\$5,574,000	\$608,287	\$1,044,966	10.9%	18.7%
Primary Sludge Pump Station	674	\$188,720	\$7,363	\$12,501	3.9%	6.6%
Public Safety Building / Court House	80,346	\$24,314,619	\$812,958	\$5,173,277	3.3%	21.3%
Public Works - Site Systems	N/A	N/A	\$29,768	\$151,551	N/A	N/A
Public Works Building A	8,400	\$2,940,000	\$175,710	\$510,848	6.0%	17.4%
Public Works Building B	7,200	\$2,160,000	\$62,213	\$243,471	2.9%	11.3%



Public Works Building C	9,000	\$2,250,000	\$67,485	\$322,885	3.0%	14.4%
Public Works Building D	9,000	\$2,250,000	\$20,105	\$208,752	0.9%	9.3%
Public Works Warehouse	6,000	\$1,500,000	\$30,358	\$95,299	2.0%	6.4%
Quill Valve House	270	\$61,560	\$26,055	\$40,497	42.3%	65.8%
Quill Water Treatment Plant	8,000	\$2,480,000	\$102,061	\$313,468	4.1%	12.6%
Radio Control Fields/Pony Express Airpark	375	\$153,750	\$40,963	\$111,810	26.6%	72.7%
RAS Pump Station	2,250	\$630,000	\$26,395	\$33,218	4.2%	5.3%
Rifle/Pistol Range - Shade Shelter 1	1,826	\$271,065	\$15,640	\$68,420	5.8%	25.2%
Rifle/Pistol Range - Shade Shelter 2	1,586	\$234,728	\$17,305	\$69,775	7.4%	29.7%
Riverview Lift Station	400	\$172,600	\$18,464	\$124,341	10.7%	72.0%
Riverview Park - Restroom	350	\$92,750	\$22,667	\$63,870	24.4%	68.9%
Roberts House - Carriage House	1,000	\$285,000	\$225	\$36,030	0.1%	12.6%
Roberts House - House	1,880	\$582,800	\$52,729	\$152,057	9.0%	26.1%
Ross Gold Park	770	\$192,500	\$69,627	\$160,975	36.2%	83.6%
Second Stage Dosing	926	\$221,600	\$67,264	\$138,531	30.4%	62.5%
Senior Center	51,871	\$18,154,850	\$91,680	\$1,770,120	0.5%	9.8%
Sewer South Lift Station	656	\$175,000	\$90,482	\$115,054	51.7%	65.7%
Sheriff's Department - Admin	44,000	\$15,939,806	\$684,090	\$2,545,232	4.3%	16.0%
Sheriff's Department - Dispatch	2,948	\$1,031,800	\$203,928	\$466,379	19.8%	45.2%
Sheriff's Department - Jail	54,756	\$16,700,580	\$1,268,686	\$5,743,326	7.6%	34.4%
Sheriff's SWAT Building	3,600	\$900,000	\$118,037	\$373,535	13.1%	41.5%
Tertiary Filter Building	2,080	\$551,200	\$9,962	\$71,166	1.8%	12.9%
Thrift Store	7,470	\$1,867,500	\$904,879	\$1,003,683	48.5%	53.7%
Transportation JAC Office	1,800	\$450,000	\$14,548	\$129,591	3.2%	28.8%
Trap Range - Block Throwing House	288	\$51,840	\$1,395	\$17,988	2.7%	34.7%
Trap Range - Hall of Fame Building	800	\$208,000	\$2,875	\$14,684	1.4%	7.1%
Trap Range - Low Throwing House x 8	512	\$92,160	\$23,609	\$67,500	25.6%	73.2%
Trap Range - Storage Building	280	\$58,800	\$11,068	\$30,105	18.8%	51.2%
Trap Range - Throwing Houses	384	\$74,880	\$1,000	\$34,377	1.3%	45.9%
Truck Barn Storage	900	\$121,500	\$33,120	\$42,859	27.3%	35.3%
United Latino Community - Clinic	3,600	\$1,080,000	\$107,546	\$420,794	10.0%	39.0%
Voltaire Booster	432	\$103,680	\$21,558	\$88,831	20.8%	85.7%
Wastewater Operations Bldg	4,635	\$1,316,340	\$91,684	\$347,887	7.0%	26.4%



Well #10	440	\$105,600	\$25,743	\$28,343	24.4%	26.8%
Well #11	299	\$62,790	\$12,431	\$36,554	19.8%	58.2%
Well #24	500	\$115,000	\$5,826	\$37,411	5.1%	32.5%
Well #25	345	\$72,450	\$5,665	\$17,048	7.8%	23.5%
Well #3	408	\$76,704	\$16,239	\$37,362	21.2%	48.7%
Well #34	414	\$86,940	\$16,652	\$56,598	19.2%	65.1%
Well #38	330	\$69,300	\$4,769	\$17,465	6.9%	25.2%
Well #4	384	\$80,640	\$22,710	\$59,061	28.2%	73.2%
Well #40	425	\$121,125	\$31,963	\$57,230	26.4%	47.2%
Well #41	560	\$117,600	\$1,798	\$28,918	1.5%	24.6%
Well #43	320	\$76,160	\$17,488	\$41,235	23.0%	54.1%
Well #44	320	\$83,590	\$17,573	\$34,354	21.0%	41.1%
Well #5	400	\$90,400	\$25,843	\$35,767	28.6%	39.6%
Well #6	400	\$75,200	\$5,280	\$19,922	7.0%	26.5%
Well #7	240	\$60,000	\$24,382	\$34,802	40.6%	58.0%
Well #8	384	\$92,160	\$29,248	\$35,898	31.7%	39.0%
Well #9	260	\$31,813	\$6,370	\$16,635	20.0%	52.3%
Totals	808,617	\$240,551,036	\$16,907,662	\$59,009,694	7.0%	24.5%

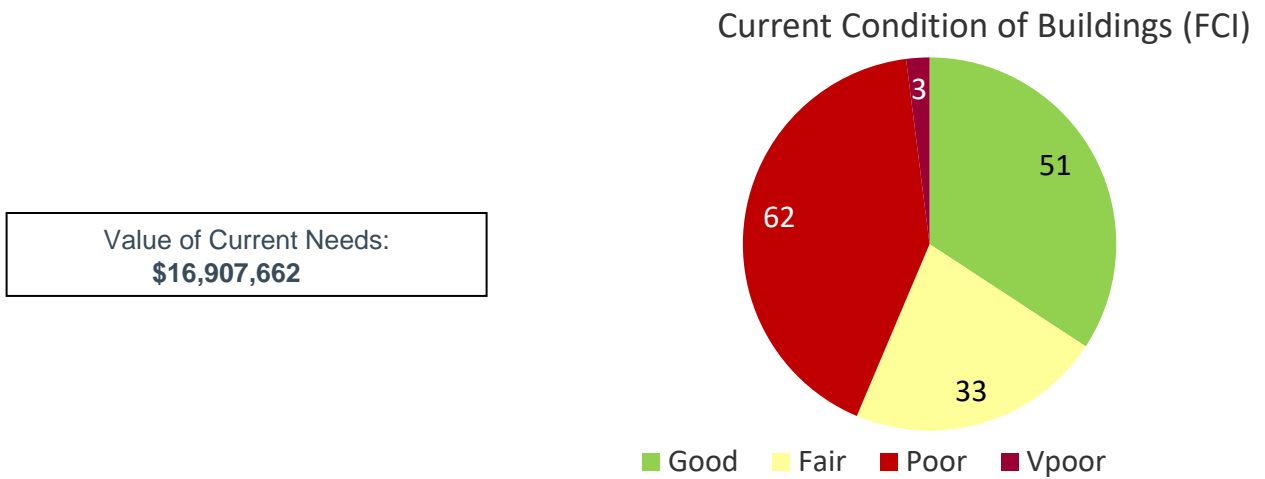
*A separate Executive Summary Report was prepared for facilities funded by General Fund. Of the \$16,907,662 total immediate needs shown in the table above, the General Fund facilities account for \$15,468,856. Respectively, of the \$59,009,694 total 10-year capital needs, the General Fund facilities account for \$54,852,157.



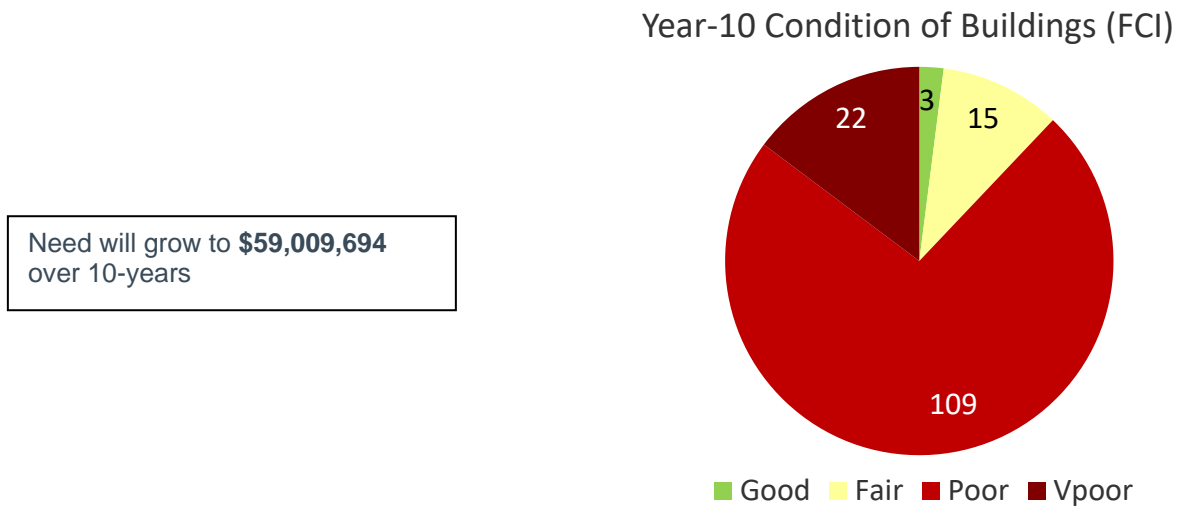
Condition Rating

The Carson City portfolio consists of 149 facilities which are currently rated in very poor through good condition. Fifty-one are rated in good condition, thirty-three are rated in fair condition, sixty-two are in poor condition, and three facilities are rated in very poor condition. Carson City's portfolio as a whole has a current FCI rating of 7% and is considered in overall fair condition. In year ten of the study period the condition ratings will change if there is no capital investment and the overall FCI rating in year ten will increase to 24.5% which is overall poor condition.

The chart below indicates the percentage of buildings with their current FCI condition rating



The chart below indicates the cumulative effects of the FCI ratio over the study period to the various buildings, assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.



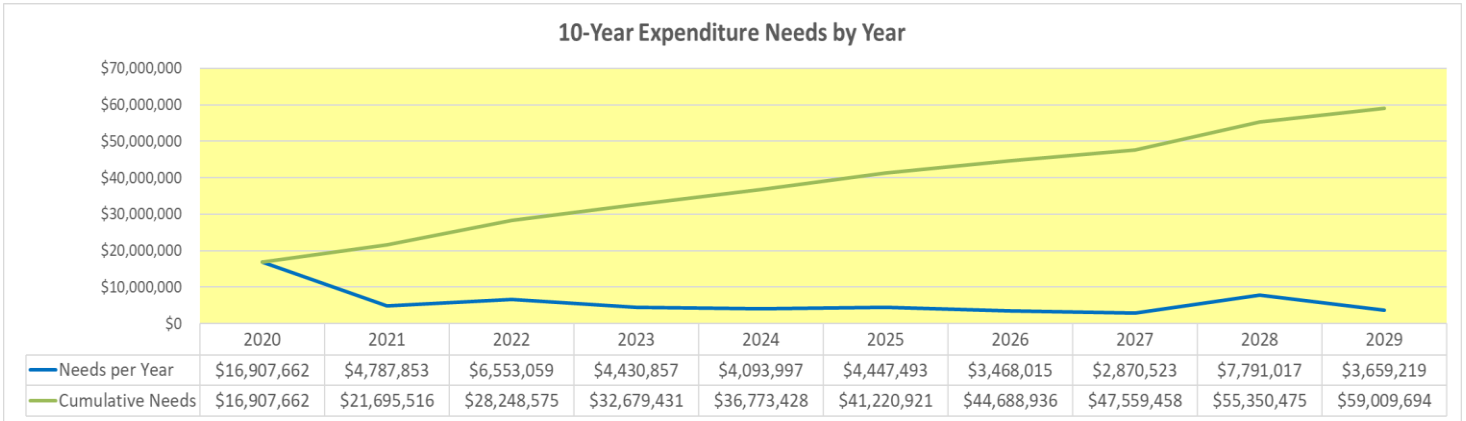


Summary of Expenditure Findings

Carson City has immediate capital needs of \$16,907,662 with a total of \$59,009,694 in capital needs over a 10-year study period.

Key Findings	Metric
Immediate Capital Needs (included in FCI)	\$16,907,662
Year 10 Capital Needs	\$59,009,694

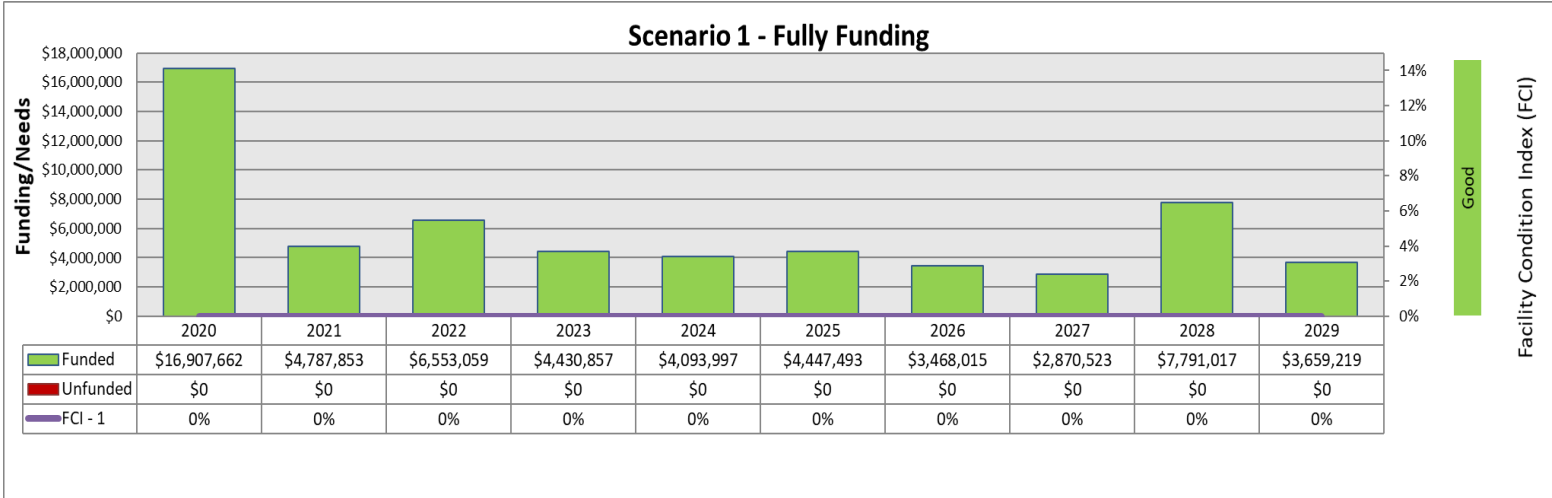
The chart below provides a summary of yearly anticipated expenditures over the ten-year study period for Carson City. Further details of these expenditures are included within each respective report section. The results illustrate a total anticipated expenditure over the study period of \$59,009,694 assuming there are **no** expenditures in the ten-year study period.



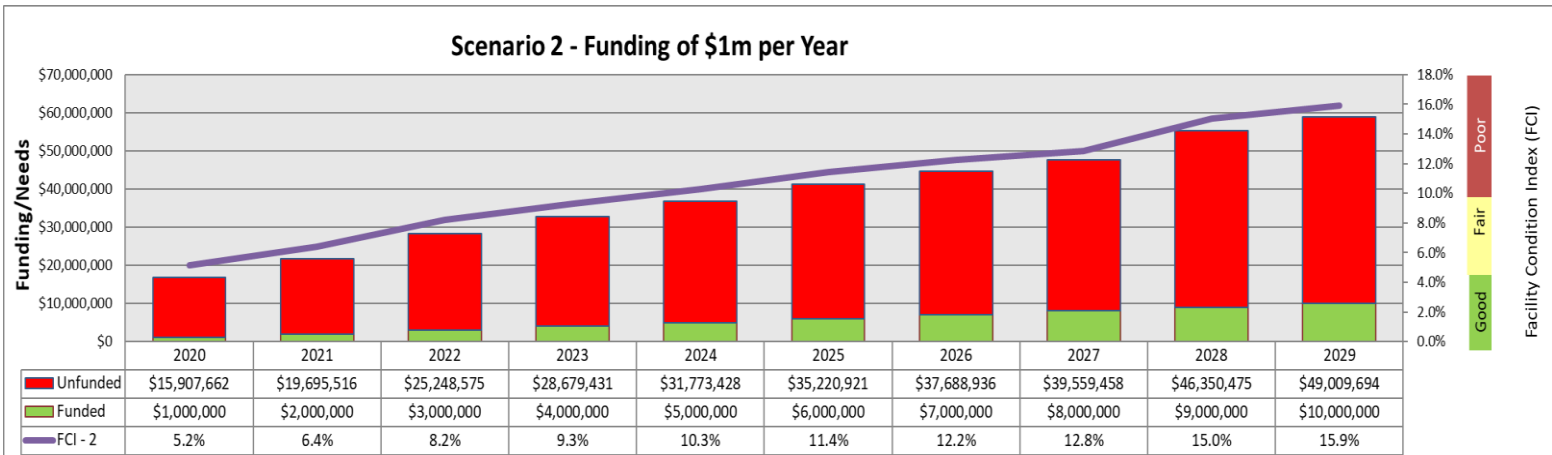


The charts below provide a summary of what impact varying funding levels per year will have on the accumulative yearly need over the ten-year study period for Carson City. A comparison is also made with the Facility Condition index and how the funding levels will impact the condition rating.

Scenario 1 chart illustrates a funding profile as fully funded each year. The FCI Index will remain at 0% (Good).

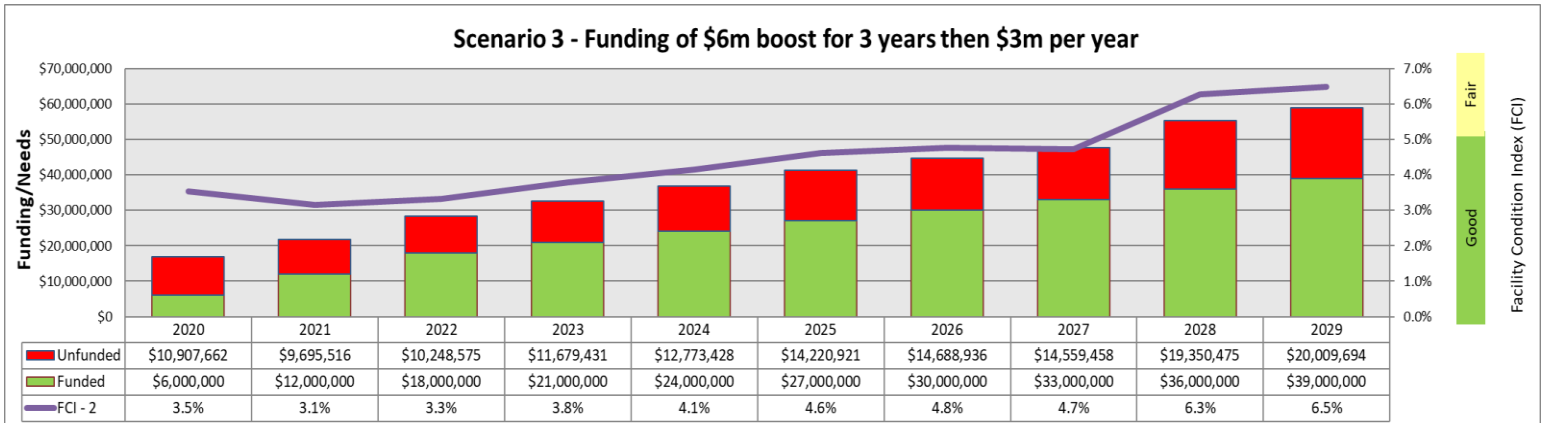


Scenario 2 chart illustrates the proposed annual funding of \$1,000,000 per year. In this scenario, Year 1 will have an unfunded current Deferred Maintenance need of \$15,907,662. This unfunded need will increase over the next 10-years to \$49,009,694. The FCI will start at 5.2% and increase to 15.9%.

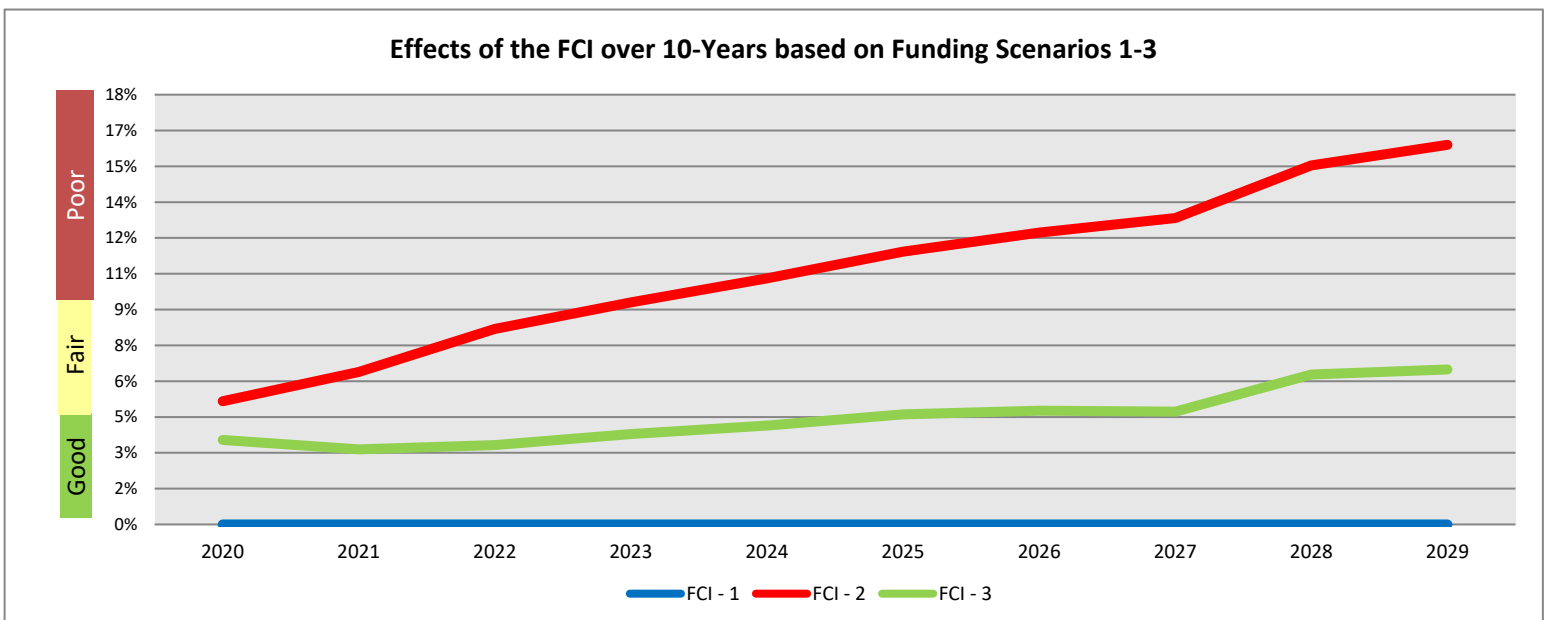




Scenario 3 chart illustrates an example annual funding of \$6,000,000 per year boost for three years and \$3,000,000 per year thereafter. Year 1 will have an unfunded current deferred maintenance need of \$10,907,662. This unfunded need will decrease over the next 10-years to \$20,009,694. The FCI will start at 3.5% and will increase to 6.5%.



Below is a comparison chart that tracks the FCI of each of the above three scenarios across the study period.





10/27/2020

The chart below shows a 10-year cost expenditure by building. As can be seen, The Sheriff's Department – Jail building has the largest anticipated expenditure identified at \$5,743,326.

Property	CRV	GSF	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Animal Services - Kennels and Garage	\$1,038,475	3,315	\$1,789.60	\$0.00	\$3,220.00	\$1,200.00	\$0.00	\$14,539.60	\$53,371.50	\$24,995.10	\$4,845.00	\$0.00	\$103,961
Animal Services - Nevada Humane Society	\$2,519,740	7,411	\$2,344.60	\$836.00	\$0.00	\$0.00	\$2,540.00	\$28,168.96	\$99,803.82	\$81,442.94	\$18,696.11	\$0.00	\$233,832
Aquatic Facility - Main Building	\$13,777,750	39,365	\$48,368.60	\$190,106.19	\$0.00	\$189,846.32	\$27,632.50	\$422,599.04	\$0.00	\$1,791.09	\$746,058.63	\$169,304.59	\$1,795,707
Aquatic Facility - Mechanical Building	\$797,300	2,278	\$64,045.94	\$2,103.06	\$24,385.39	\$13,800.00	\$2,500.00	\$25,302.33	\$0.00	\$21,030.62	\$223,063.24	\$16,585.88	\$392,816
BRIC	\$3,693,600	9,234	\$267,937.55	\$64,702.79	\$0.00	\$12,528.68	\$0.00	\$14,459.81	\$95,000.00	\$0.00	\$92,100.83	\$93,975.49	\$640,705
Brunswick Reservoir Control Structure	\$119,040	480	\$49,579.01	\$10,148.00	\$5,260.00	\$3,421.25	\$0.00	\$4,117.92	\$0.00	\$0.00	\$0.00	\$0.00	\$72,526
Carson Fairgrounds Fuji - 60 Stall Horse Barn	\$411,576	13,104	\$0.00	\$0.00	\$0.00	\$115,777.43	\$0.00	\$0.00	\$0.00	\$0.00	\$182,297.69	\$0.00	\$298,075
Carson Fairgrounds Fuji - Arena Announcers Booth	\$65,340	396	\$2,200.00	\$0.00	\$0.00	\$5,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,763.18	\$0.00	\$17,563
Carson Fairgrounds Fuji - Arena Metal Restroom	\$218,400	1,040	\$32,176.86	\$0.00	\$0.00	\$0.00	\$50,051.56	\$11,635.66	\$0.00	\$0.00	\$7,800.00	\$7,210.50	\$108,875
Carson Fairgrounds Fuji - Arena Ticket Booth	\$12,684	48	\$1,245.97	\$0.00	\$0.00	\$0.00	\$404.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,650
Carson Fairgrounds Fuji - Exhibit Hall	\$1,971,040	10,160	\$467,396.00	\$0.00	\$18,628.60	\$20,174.82	\$63,758.56	\$189,244.64	\$2,703.94	\$80,235.15	\$10,515.31	\$0.00	\$852,657
Carson Fairgrounds Fuji - Maintenance Building	\$277,200	1,680	\$0.00	\$0.00	\$0.00	\$0.00	\$17,291.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,292
Carson Fairgrounds Fuji - Site Systems	N/A	N/A	\$19,254.00	\$0.00	\$12,000.00	\$1,000.00	\$0.00	\$33,800.00	\$75,000.00	\$9,976.80	\$0.00	\$0.00	\$151,031
Carson Fairgrounds Fuji - Storage Building	\$149,760	2,304	\$202,105.09	\$0.00	\$223,443.46	\$0.00	\$0.00	\$0.00	\$0.00	\$80,500.00	\$0.00	\$0.00	\$506,049
Carson Fairgrounds Fuji - West Restroom	\$169,050	805	\$38,953.35	\$0.00	\$0.00	\$5,467.96	\$0.00	\$1,100.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$50,521
Cemetery - Office	\$450,000	1,500	\$0.00	\$7,558.95	\$0.00	\$24,653.04	\$29,144.34	\$18,622.50	\$715.05	\$29,041.88	\$0.00	\$0.00	\$109,736
Cemetery - Shop	\$450,000	1,500	\$2,535.75	\$3,785.51	\$21,350.00	\$3,090.91	\$0.00	\$8,880.16	\$0.00	\$0.00	\$2,439.38	\$0.00	\$42,082
Cemetery - Site Systems	N/A	N/A	\$225,000.00	\$0.00	\$399,475.52	\$0.00	\$0.00	\$0.00	\$0.00	\$658.00	\$0.00	\$96,600.00	\$721,734
Centennial Park - Archery Range	\$324,000	1,620	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,297.89	\$13,637.16	\$0.00	\$14,935
Centennial Park - Maintenance Shop	\$90,000	400	\$3,367.20	\$6,428.50	\$4,324.25	\$0.00	\$16,000.00	\$0.00	\$0.00	\$0.00	\$5,060.00	\$0.00	\$35,180
Centennial Park - Rest Room Field 3	\$94,500	420	\$36,755.42	\$0.00	\$23,753.25	\$0.00	\$11,359.12	\$8,798.59	\$0.00	\$0.00	\$2,500.00	\$0.00	\$83,166
Centennial Park - Restroom Concession Building	\$375,000	1,500	\$12,627.00	\$80,557.20	\$26,409.04	\$35,838.61	\$0.00	\$0.00	\$4,924.53	\$1,949.25	\$0.00	\$32,700.00	\$195,006
Centennial Park - Restroom Office	\$200,000	800	\$47,073.53	\$4,500.00	\$0.00	\$0.00	\$0.00	\$2,525.40	\$0.00	\$2,523.68	\$13,000.00	\$4,500.00	\$74,123
Centennial Park - Site Systems	N/A	N/A	\$574,706.16	\$0.00	\$171,609.90	\$138,573.92	\$834.00	\$0.00	\$0.00	\$0.00	\$10,085.25	\$834.00	\$896,643
Children's Museum	\$5,399,200	13,498	\$1,230,687.26	\$64,443.00	\$88,438.37	\$0.00	\$187,909.99	\$0.00	\$0.00	\$21,180.00	\$335,322.67	\$247,547.77	\$2,175,529
Chlorine Building	\$300,160	1,072	\$18,731.75	\$5,257.66	\$5,540.70	\$14,137.81	\$0.00	\$5,951.25	\$0.00	\$0.00	\$0.00	\$0.00	\$49,619
City Hall	\$11,933,950	34,097	\$728,923.34	\$696,355.22	\$296,476.13	\$106,975.00	\$30,203.50	\$115,500.00	\$78,081.98	\$0.00	\$20,000.00	\$335,181.63	\$2,407,697
Community Center	\$15,130,500	43,230	\$916,796.91	\$612,910.20	\$1,838,244.13	\$102,465.27	\$30,517.70	\$659,191.44	\$3,680.58	\$0.00	\$1,019,685.71	\$278,782.68	\$5,462,275
DAF	\$525,000	1,875	\$49,705.40	\$0.00	\$0.00	\$0.00	\$0.00	\$26,600.93	\$0.00	\$0.00	\$6,844.40	\$0.00	\$83,151
De-Watering	\$1,347,840	4,160	\$35,018.22	\$3,953.76	\$47,628.72	\$18,548.35	\$59,987.20	\$8,264.12	\$30,150.00	\$2,400.00	\$18,000.00	\$0.00	\$223,950
Digester #3	\$179,400	690	\$920.00	\$0.00	\$6,309.19	\$1,160.00	\$11,547.80	\$5,919.51	\$10,080.00	\$0.00	\$920.00	\$0.00	\$36,857
Digesters #1 and #2	\$760,950	2,670	\$34,220.33	\$10,823.20	\$20,700.00	\$31,288.60	\$2,438.00	\$15,770.13	\$0.00	\$2,100.00	\$29,322.68	\$10,823.20	\$157,486
Edmonds Park - Announcers Building	\$229,185	1,389	\$21,800.00	\$1,100.00	\$11,917.62	\$6,048.00	\$11,389.50	\$31,048.20	\$0.00	\$10,000.00	\$17,900.00	\$48,400.00	\$159,603
Edmonds Park - BMX Announcers Building	\$70,304	338	\$5,114.62	\$850.00	\$0.00	\$1,900.00	\$0.00	\$6,000.00	\$23,650.00	\$0.00	\$6,168.05	\$850.00	\$44,533
Edmonds Park - BMX Main Building	\$78,625	625	\$325.00	\$320.00	\$750.00	\$10,594.38	\$0.00	\$3,506.25	\$0.00	\$2,148.19	\$2,500.00	\$320.00	\$20,464
Edmonds Park - Dugouts x 8	\$223,200	1,440	\$27,425.32	\$0.00	\$0.00	\$0.00	\$0.00	\$12,353.76	\$0.00	\$0.00	\$53,400.32	\$0.00	\$93,179
Edmonds Park - Metal Restrooms x 2	\$159,120	816	\$18,390.00	\$6,487.50	\$2,090.00	\$990.00	\$3,000.00	\$0.00	\$6,044.40	\$2,711.28	\$15,280.82	\$6,487.50	\$61,482
Edmonds Park - Site Systems	N/A	N/A	\$8,120.00	\$0.00	\$5,472.50	\$0.00	\$0.00	\$0.00	\$0.00	\$2,608.20	\$3,645.50	\$411.79	\$20,258
Edmonds Park - Snack Bar	\$355,264	1,456	\$42,779.99	\$0.00	\$19,665.65	\$8,040.00	\$7,084.00	\$1,500.00	\$20,098.62	\$531.90	\$19,976.92	\$24,840.00	\$144,517
Edmonds Park - Work Shop	\$221,760	1,344	\$22,990.00	\$0.00	\$550.00	\$5,560.85	\$11,250.00	\$6,720.00	\$0.00	\$0.00	\$8,061.02	\$0.00	\$55,132
Effluent Pump Station	\$556,150	2,270	\$7,400.00	\$2,200.00	\$3,250.00	\$0.00	\$32,479.75	\$3,150.00	\$2,630.00	\$0.00	\$770.00	\$2,200.00	\$54,080
Empire Lift Station	\$59,200	400	\$2,138.12	\$0.00	\$0.00	\$3,309.19	\$924.00	\$328.12	\$0.00	\$0.00	\$1,810.00	\$0.00	\$8,509
Fire Station 51	\$5,152,218	18,100	\$315,432.14	\$44,650.24	\$88,678.85	\$310,538.66	\$134,273.55	\$30,956.62	\$67,633.45	\$6,947.96	\$262,970.45	\$85,613.00	\$1,347,695
Fire Station 52 - Classroom	\$577,280	2,624	\$26,846.20	\$1,800.00	\$14,048.14	\$13,546.80	\$5,286.84	\$26,051.73	\$0.00	\$9,184.00	\$0.00	\$0.00	\$96,764
Fire Station 52 - Main Building	\$1,861,890	7,026	\$79,623.78	\$8,050.00	\$65,682.00	\$10,787.04	\$52,124.88	\$63,800.12	\$23,479.84	\$46,080.90	\$28,530.53	\$0.00	\$378,159
Fire Station 52 - New Burn Building	\$255,269	1,770	\$26,060.13	\$0.00	\$0.00	\$0.00	\$12,314.40	\$0.00	\$0.00	\$0.00	\$12,618.40	\$0.00	\$50,993
Fire Station 53	\$1,053,765	4,367	\$161,448.85	\$780.00	\$36,492.88	\$52,446.28	\$11,344.92	\$34,704.84	\$24,855.59	\$1,300.00	\$25,474.92	\$780.00	\$349,629
Fire Station 54	\$891,851	3,200	\$40,222.10	\$0.00	\$25,943.10	\$1,120.00	\$27,902.26	\$1,560.00	\$924.00	\$3,680.58	\$29,904.45	\$10,499.96	\$141,756
Fleet Services	\$3,250,000	13,000	\$53,232.31	\$0.00	\$0.00	\$0.00	\$0.00	\$630.92	\$1,479.59	\$90,054.81	\$27,800.00	\$0.00	\$173,198
Golf Course - Cart Barn	\$1,500,000	7,500	\$2,500.00	\$0.00	\$10,043.50	\$4,296.98	\$30,000.00	\$39,505.90	\$0.00	\$0.00	\$262,526.50	\$0.00	\$348,873
Golf Course - Chemical Storage	\$90,000	360	\$19,779.64	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,280
Golf Course - Club House	\$3,175,200	9,072	\$797,907.68	\$136,128.45	\$126,196.32	\$115,932.88	\$5,000.00	\$43,356.95	\$1,299.50	\$10,184.84	\$52,892.14	\$127,500.00	\$1,416,399
Golf Course - Old Shop East	\$675,000	2,700	\$222,986.49	\$10,120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$243,106
Golf Course - Pump House	\$212,800	1,064	\$2,400.00	\$0.00	\$10,647.25	\$2,253.28	\$0.00	\$2,633.50	\$0.00	\$0.00	\$2,400.00	\$0.00	\$20,334
Golf Course - Site Systems	N/A	N/A	\$0.00	\$0.00	\$17,732.75	\$57,574.41	\$0.00	\$37,950.00	\$0.00	\$17,732.75	\$4,072.50	\$41,745.00	\$176,807
Golf Course - Work Shop North	\$1,250,000	5,000	\$156,075.83	\$6,150.00	\$0.00	\$13,459.60	\$20,650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,206.82	\$208,542
Goni Booster	\$83,300	350	\$17,925.43	\$0.00	\$1,261.90	\$0.00	\$0.00	\$12,919.96	\$3,421.25	\$0.00	\$3,375.00	\$0.00	\$38,904



Governors Field - Caretakers/Concession/Restrooms	\$689,000	2,756	\$110,662.68	\$97,037.70	\$2,599.00	\$5,465.00	\$32,026.64	\$35,164.00	\$2,944.46	\$22,284.05	\$0.00	\$1,050.00	\$309,234
Governors Field - Field 1 Announcer's Building	\$150,000	600	\$43,558.49	\$0.00	\$0.00	\$1,909.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$18,000.00	\$0.00	\$65,967
Governors Field - Field 1 Dugouts x 2	\$89,100	396	\$67,098.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67,098
Governors Field - Field 2 Announcer's Building	\$136,000	544	\$34,151.14	\$0.00	\$0.00	\$1,641.74	\$2,500.00	\$0.00	\$0.00	\$0.00	\$14,000.00	\$0.00	\$52,293
Governors Field - Field 2 Dugouts x 2	\$75,600	336	\$6,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$58,235.40	\$0.00	\$0.00	\$6,500.00	\$0.00	\$71,235
Governors Field - Field 3 Announcer's Building	\$64,000	256	\$40,137.66	\$0.00	\$0.00	\$610.88	\$2,500.00	\$0.00	\$0.00	\$0.00	\$13,250.00	\$0.00	\$56,499
Governors Field - Field 3 Dugouts x 2	\$37,800	168	\$0.00	\$0.00	\$0.00	\$0.00	\$4,250.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$5,250
Governors Field - Field 4 Announcer's Building	\$136,000	544	\$34,151.14	\$0.00	\$0.00	\$1,641.74	\$2,500.00	\$0.00	\$0.00	\$0.00	\$14,000.00	\$0.00	\$52,293
Governors Field - Field 4 Dugouts x 2	\$75,600	336	\$6,500.00	\$0.00	\$0.00	\$2,975.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500.00	\$0.00	\$15,975
Governors Field - Field 5 Announcer's Building	\$136,000	544	\$22,651.14	\$0.00	\$11,500.00	\$1,641.74	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$40,793
Governors Field - Field 5 Dugouts x 2	\$75,600	336	\$6,500.00	\$0.00	\$0.00	\$2,975.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500.00	\$0.00	\$15,975
Governors Field - Field 6 Announcer's Building	\$115,000	460	\$33,741.14	\$0.00	\$0.00	\$1,240.85	\$2,500.00	\$0.00	\$0.00	\$0.00	\$13,000.00	\$0.00	\$50,482
Governors Field - Field 6 Dugouts x 2	\$91,350	406	\$6,850.00	\$0.00	\$0.00	\$63,874.85	\$0.00	\$0.00	\$0.00	\$0.00	\$6,850.00	\$0.00	\$77,575
Governors Field - Maintenance Building	\$313,500	1,254	\$34,680.67	\$30,401.42	\$9,914.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00	\$19,000.00	\$101,997
Governors Field - Maintenance Building (Old)	\$200,000	800	\$73,497.83	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$17,500.00	\$0.00	\$93,498
Governors Field - Site Systems	N/A	N/A	\$6,361.50	\$27,466.25	\$13,450.50	\$0.00	\$0.00	\$218,061.78	\$27,466.25	\$13,450.50	\$391,575.00	\$0.00	\$697,832
Headworks & Electrical Building	\$217,056	798	\$4,538.97	\$1,996.48	\$1,600.00	\$5,076.00	\$7,110.52	\$0.00	\$1,680.00	\$8,992.29	\$9,600.00	\$0.00	\$40,594
Health Services Building	\$7,000,000	20,000	\$714,636.98	\$40,277.06	\$0.00	\$306,377.84	\$317,716.83	\$233,256.40	\$0.00	\$471,112.41	\$31,545.93	\$52,677.53	\$2,167,601
Highway 50 Booster Station	\$154,580	590	\$7,184.36	\$0.00	\$0.00	\$0.00	\$4,203.68	\$4,774.96	\$0.00	\$24,143.16	\$0.00	\$0.00	\$40,306
Intermediate Pump Station	\$436,800	1,560	\$35,662.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00	\$0.00	\$43,162
Juvenile Probation - Administration	\$1,594,480	4,196	\$66,342.06	\$0.00	\$3,353.94	\$10,494.80	\$30,255.10	\$12,585.74	\$0.00	\$22,878.25	\$13,185.00	\$10,515.32	\$169,610
Juvenile Probation - Annex	\$752,000	3,200	\$26,572.07	\$6,306.64	\$3,225.00	\$0.00	\$28,247.32	\$2,025.00	\$0.00	\$16,072.50	\$16,245.32	\$2,650.00	\$101,344
Juvenile Probation - Detention	\$3,473,000	11,500	\$424,831.22	\$94,645.00	\$31,703.00	\$164,119.61	\$63,815.70	\$11,275.00	\$138,624.28	\$35,206.71	\$64,367.28	\$500.00	\$1,029,088
Kids Klub	\$300,000	1,000	\$106,845.68	\$0.00	\$0.00	\$0.00	\$0.00	\$8,418.00	\$0.00	\$0.00	\$7,560.00	\$19,828.88	\$142,653
Landfill Operators Shack	\$90,900	606	\$8,132.08	\$0.00	\$13,760.42	\$5,297.44	\$0.00	\$9,687.03	\$0.00	\$0.00	\$0.00	\$3,333.36	\$40,210
Library	\$7,280,000	20,800	\$395,650.38	\$530,829.42	\$545,632.04	\$56,999.76	\$88,500.00	\$5,318.25	\$281,807.00	\$24,919.49	\$0.00	\$29,729.92	\$1,959,386
MAC Building	\$9,937,800	33,126	\$0.00	\$0.00	\$72,000.00	\$18,187.75	\$72,000.00	\$0.00	\$77,451.14	\$185,000.00	\$90,187.75	\$0.00	\$514,827
Maintenance Building	\$811,920	2,985	\$128,740.49	\$25,893.89	\$22,684.68	\$0.00	\$12,945.05	\$21,814.58	\$7,000.00	\$2,716.88	\$2,550.00	\$4,213.09	\$228,559
Mills Park - East Restroom	\$131,670	627	\$15,885.56	\$525.00	\$14,662.50	\$9,157.45	\$0.00	\$0.00	\$2,133.60	\$0.00	\$31,026.86	\$525.00	\$73,916
Mills Park - East Train Building	\$437,258	2,147	\$41,484.94	\$59,306.50	\$3,400.00	\$8,581.87	\$0.00	\$10,468.77	\$4,315.47	\$0.00	\$71,889.14	\$52,106.50	\$251,553
Mills Park - Main Plaza (Hockey Arena & Storage Building)	\$2,749,750	32,350	\$11,175.00	\$11,146.50	\$4,560.00	\$0.00	\$0.00	\$4,800.00	\$1,892.76	\$0.00	\$45,720.20	\$1,800.00	\$81,094
Mills Park - Site Systems	N/A	N/A	\$253,015.00	\$40,117.25	\$6,500.00	\$16,332.90	\$0.00	\$204,375.00	\$577.50	\$1,743.30	\$36,750.00	\$21,620.00	\$581,031
Mills Park - Stage Area	\$115,500	875	\$10,700.00	\$7,506.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,400.00	\$0.00	\$22,607
Mills Park - Stage/Dressing Rooms	\$154,224	756	\$14,630.00	\$5,786.00	\$17,118.42	\$6,759.84	\$4,350.60	\$0.00	\$0.00	\$0.00	\$32,705.95	\$5,086.00	\$86,437
Mills Park - West Restroom	\$90,090	429	\$21,530.00	\$19,923.70	\$2,250.00	\$0.00	\$0.00	\$33,967.86	\$8,349.28	\$0.00	\$3,201.19	\$5,637.00	\$94,859
Mills Park - West Restroom (Loop)	\$109,620	522	\$25,476.87	\$9,732.00	\$0.00	\$0.00	\$2,150.50	\$1,100.00	\$8,412.24	\$0.00	\$777.38	\$9,732.00	\$57,381
Mills Park - Wungnema House	\$350,000	1,000	\$16,581.45	\$6,992.88	\$8,405.00	\$975.00	\$2,421.90	\$12,375.00	\$23,211.30	\$11,661.75	\$10,453.30	\$5,725.00	\$98,803
Morgan Mill Lift Station & Silver Oak PRV	\$410,400	950	\$27,267.08	\$165,842.50	\$2,703.94	\$7,542.38	\$0.00	\$618.38	\$0.00	\$0.00	\$5,055.00	\$0.00	\$209,029
New Electrical Building A	\$107,640	390	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,058.18	\$320.00	\$0.00	\$0.00	\$0.00	\$6,378
North Lift Station	\$78,400	280	\$16,469.26	\$0.00	\$9,142.50	\$3,468.34	\$0.00	\$3,450.23	\$0.00	\$0.00	\$0.00	\$0.00	\$32,530
Northgate	\$5,132,400	14,664	\$396,512.03	\$129,331.41	\$718,312.55	\$148,040.22	\$97,100.00	\$92,227.45	\$30,130.97	\$80,757.60	\$993.60	\$0.00	\$1,693,406
Number 3 Water / Golf Course	\$781,246	285	\$5,000.00	\$6,459.84	\$0.00	\$3,381.00	\$0.00	\$0.00	\$8,075.76	\$0.00	\$0.00	\$0.00	\$22,917
Old Electrical Building (RAS)	\$26,344	108	\$6,380.20	\$240.00	\$3,480.00	\$650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,481.76	\$240.00	\$12,472



Parks & Custodial - Building #7	\$3,829,472	10,000	\$182,218.38	\$143,300.60	\$43,268.41	\$9,604.80	\$27,513.19	\$7,787.34	\$0.00	\$0.00	\$261,259.88	\$117,116.00	\$792,069
Parks Department - Building #9	\$5,574,000	18,580	\$608,286.79	\$94,362.84	\$0.00	\$0.00	\$80,500.00	\$56,010.75	\$2,944.46	\$22,713.08	\$0.00	\$180,147.96	\$1,044,966
Primary Sludge Pump Station	\$188,720	674	\$7,363.48	\$0.00	\$0.00	\$5,137.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,501
Public Safety Building / Court House	\$24,314,619	80,346	\$812,957.52	\$0.00	\$82,560.88	\$1,000,837.43	\$963,350.62	\$549,774.32	\$258,845.88	\$217,730.05	\$1,001,776.61	\$285,443.23	\$5,173,277
Public Works - Site Systems	N/A	N/A	\$29,767.50	\$30,625.00	\$2,944.30	\$9,667.50	\$0.00	\$38,254.50	\$30,625.00	\$0.00	\$9,667.50	\$0.00	\$151,551
Public Works Building A	\$2,940,000	8,400	\$175,709.65	\$88,292.40	\$4,636.80	\$4,589.88	\$0.00	\$10,000.00	\$66,468.56	\$0.00	\$77,919.76	\$83,230.76	\$510,848
Public Works Building B	\$2,160,000	7,200	\$62,212.59	\$75,679.20	\$18,789.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,616.04	\$26,174.03	\$243,471
Public Works Building C	\$2,250,000	9,000	\$67,485.15	\$108,058.60	\$79,235.33	\$31,679.05	\$14,977.46	\$0.00	\$0.00	\$0.00	\$10,934.48	\$10,515.31	\$322,885
Public Works Building D	\$2,250,000	9,000	\$20,105.10	\$94,599.00	\$7,571.02	\$0.00	\$10,000.00	\$76,477.05	\$0.00	\$0.00	\$0.00	\$0.00	\$208,752
Public Works Warehouse	\$1,500,000	6,000	\$30,357.80	\$0.00	\$0.00	\$0.00	\$0.00	\$5,557.47	\$0.00	\$715.05	\$58,668.98	\$0.00	\$95,299
Quill Valve House	\$61,560	270	\$26,055.49	\$2,772.00	\$5,847.09	\$1,350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,700.00	\$2,772.00	\$40,497
Quill Water Treatment Plant	\$2,480,000	8,000	\$102,061.38	\$19,932.07	\$19,533.60	\$35,733.76	\$28,065.20	\$30,271.92	\$5,651.60	\$15,000.00	\$11,218.44	\$0.00	\$313,468
Radio Control Fields/Pony Express Airpark	\$153,750	375	\$40,962.50	\$2,211.00	\$0.00	\$0.00	\$8,092.50	\$31,037.50	\$20,250.00	\$3,045.00	\$4,000.00	\$2,211.00	\$111,810
RAS Pump Station	\$630,000	2,250	\$26,394.99	\$1,051.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,771.62	\$0.00	\$33,218
Rifle/Pistol Range - Shade Shelter 1	\$271,065	1,826	\$15,640.00	\$15,000.00	\$0.00	\$27,390.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,390.00	\$0.00	\$68,420
Rifle/Pistol Range - Shade Shelter 2	\$234,728	1,586	\$17,305.00	\$15,000.00	\$0.00	\$23,790.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,680.00	\$0.00	\$69,775
Riverview Lift Station	\$172,600	400	\$18,463.70	\$99,505.50	\$0.00	\$3,309.19	\$924.00	\$328.12	\$0.00	\$0.00	\$1,810.00	\$0.00	\$124,341
Riverview Park - Restroom	\$92,750	350	\$22,666.69	\$3,000.00	\$0.00	\$4,600.00	\$4,165.91	\$8,969.56	\$8,412.24	\$5,150.50	\$750.00	\$6,154.61	\$63,870
Roberts House - Carriage House	\$285,000	1,000	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,525.00	\$13,095.00	\$1,185.00	\$0.00	\$36,030
Roberts House - House	\$582,800	1,880	\$52,728.95	\$0.00	\$2,970.00	\$19,242.66	\$1,125.00	\$66,434.60	\$3,880.32	\$0.00	\$5,675.34	\$0.00	\$152,057
Ross Gold Park	\$192,500	770	\$69,626.69	\$0.00	\$0.00	\$0.00	\$0.00	\$3,958.50	\$0.00	\$0.00	\$73,328.07	\$14,061.63	\$160,975
Second Stage Dosing	\$221,600	926	\$67,264.01	\$18,400.00	\$9,072.00	\$14,729.56	\$3,992.96	\$0.00	\$962.50	\$6,261.50	\$12,948.20	\$4,900.00	\$138,531
Senior Center	\$18,154,850	51,871	\$91,680.23	\$305,470.34	\$159,179.25	\$154,372.98	\$286,549.65	\$181,807.94	\$12,098.63	\$110,365.97	\$365,957.66	\$102,637.50	\$1,770,120
Sewer South Lift Station	\$175,000	656	\$90,482.25	\$0.00	\$1,040.00	\$3,760.00	\$3,143.09	\$11,001.00	\$5,627.82	\$0.00	\$0.00	\$0.00	\$115,054
Sheriff's Department - Admin	\$15,939,806	44,000	\$684,090.00	\$0.00	\$23,000.00	\$175,947.28	\$42,050.00	\$107,475.00	\$368,783.40	\$100,000.00	\$619,446.85	\$424,439.59	\$2,545,232
Sheriff's Department - Dispatch	\$1,031,800	2,948	\$203,927.86	\$65,487.20	\$3,162.65	\$5,030.10	\$129,622.36	\$0.00	\$4,393.69	\$37,000.00	\$0.00	\$17,755.14	\$466,379
Sheriff's Department - Jail	\$16,700,580	54,756	\$1,268,685.87	\$0.00	\$548,494.56	\$346,369.28	\$677,148.50	\$161,106.99	\$1,252,954.36	\$782,391.79	\$304,112.48	\$402,062.57	\$5,743,326
Sheriff's SWAT Building	\$900,000	3,600	\$118,037.48	\$14,420.55	\$149,149.41	\$83,515.01	\$0.00	\$0.00	\$0.00	\$8,412.25	\$0.00	\$0.00	\$373,535
Tertiary Filter Building	\$551,200	2,080	\$9,962.25	\$0.00	\$2,760.00	\$2,705.80	\$10,248.60	\$5,750.00	\$0.00	\$14,601.60	\$12,575.00	\$12,563.20	\$71,166
Thrift Store	\$1,867,500	7,470	\$904,879.33	\$0.00	\$0.00	\$0.00	\$0.00	\$845.25	\$0.00	\$0.00	\$77,350.00	\$20,608.46	\$1,003,683
Transportation JAC Office	\$450,000	1,800	\$14,548.08	\$43,658.60	\$0.00	\$993.60	\$21,222.19	\$15,232.38	\$22,100.00	\$0.00	\$1,712.50	\$10,123.54	\$129,591
Trap Range - Block Throwing House	\$51,840	288	\$1,395.00	\$2,253.28	\$7,955.38	\$1,159.20	\$0.00	\$0.00	\$4,830.00	\$0.00	\$395.00	\$0.00	\$17,988
Trap Range - Hall of Fame Building	\$208,000	800	\$2,875.00	\$0.00	\$0.00	\$11,808.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,684
Trap Range - Low Throwing House x 8	\$92,160	512	\$23,608.74	\$19,360.00	\$12,800.00	\$9,690.91	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$1,440.00	\$67,500
Trap Range - Storage Building	\$58,800	280	\$11,068.03	\$5,365.00	\$6,732.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,575.00	\$5,365.00	\$30,105
Trap Range - Throwing Houses	\$74,880	384	\$1,000.00	\$1,475.00	\$20,958.96	\$0.00	\$4,506.56	\$0.00	\$6,436.32	\$0.00	\$0.00	\$0.00	\$34,377
Truck Barn Storage	\$121,500	900	\$33,120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,739.35	\$0.00	\$0.00	\$0.00	\$0.00	\$42,859
United Latino Community - Clinic	\$1,080,000	3,600	\$107,546.48	\$98,835.64	\$45,000.00	\$76,404.69	\$13,416.59	\$0.00	\$44,416.68	\$3,207.00	\$31,966.55	\$0.00	\$420,794
Voltaire Booster	\$103,680	432	\$21,557.59	\$0.00	\$0.00	\$0.00	\$0.00	\$67,273.50	\$0.00	\$0.00	\$0.00	\$0.00	\$88,831
Wastewater Operations Bldg	\$1,316,340	4,635	\$91,684.23	\$62,052.80	\$51,330.60	\$18,716.80	\$50,793.10	\$3,578.94	\$43,712.29	\$0.00	\$26,017.82	\$0.00	\$347,887
Well #10	\$105,600	440	\$25,742.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.00	\$0.00	\$28,343
Well #11	\$62,790	299	\$12,431.22	\$6,240.42	\$8,041.25	\$3,040.00	\$2,178.50	\$845.25	\$252.36	\$0.00	\$1,050.00	\$2,475.00	\$36,554
Well #24	\$115,000	500	\$5,826.25	\$2,887.50	\$760.00	\$9,759.68	\$2,500.00	\$4,290.00	\$0.00	\$809.02	\$1,005.00	\$9,573.50	\$37,411
Well #25	\$72,450	345	\$5,665.10	\$550.00	\$0.00	\$760.00	\$0.00	\$720.00	\$1,725.00	\$0.00	\$7,077.45	\$550.00	\$17,048
Well #3	\$76,704	408	\$16,239.25	\$0.00	\$3,695.36	\$3,573.28	\$0.00	\$2,040.00	\$3,056.08	\$0.00	\$8,758.08	\$0.00	\$37,362

10/27/2020



Well #34	\$86,940	414	\$16,651.71	\$9,660.00	\$680.00	\$1,225.00	\$1,304.10	\$7,039.84	\$0.00	\$520.00	\$11,702.56	\$7,815.00	\$56,598
Well #38	\$69,300	330	\$4,768.90	\$0.00	\$2,300.00	\$0.00	\$0.00	\$931.38	\$1,650.00	\$921.72	\$6,893.30	\$0.00	\$17,465
Well #4	\$80,640	384	\$22,710.28	\$18,220.20	\$4,000.00	\$325.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,116.00	\$1,690.00	\$59,061
Well #40	\$121,125	425	\$31,963.19	\$3,485.00	\$5,000.00	\$920.50	\$7,056.00	\$0.00	\$0.00	\$0.00	\$5,320.75	\$3,485.00	\$57,230
Well #41	\$117,600	560	\$1,798.00	\$6,421.25	\$7,078.00	\$6,754.80	\$1,890.00	\$3,850.00	\$0.00	\$0.00	\$1,125.60	\$0.00	\$28,918
Well #43	\$76,160	320	\$17,488.23	\$5,630.85	\$0.00	\$1,600.00	\$414.00	\$0.00	\$643.20	\$5,864.08	\$7,554.98	\$2,040.00	\$41,235
Well #44	\$83,590	320	\$17,572.50	\$3,720.60	\$2,175.98	\$414.00	\$2,408.50	\$0.00	\$0.00	\$4,704.00	\$3,358.20	\$0.00	\$34,354
Well #5	\$90,400	400	\$25,842.50	\$0.00	\$5,880.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,044.00	\$0.00	\$35,767
Well #6	\$75,200	400	\$5,280.00	\$0.00	\$5,880.00	\$0.00	\$0.00	\$4,478.20	\$0.00	\$0.00	\$4,284.00	\$0.00	\$19,922
Well #7	\$60,000	240	\$24,382.01	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.00	\$0.00	\$0.00	\$8,020.00	\$0.00	\$34,802
Well #8	\$92,160	384	\$29,248.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,650.00	\$0.00	\$35,898
Well #9	\$31,813	260	\$6,370.00	\$0.00	\$0.00	\$984.36	\$1,100.00	\$0.00	\$0.00	\$3,138.35	\$5,042.60	\$0.00	\$16,635
Total	\$240,551,036	\$808,617	\$16,907,662	\$4,787,853	\$6,553,059	\$4,430,857	\$4,093,997	\$4,447,493	\$3,468,015	\$2,870,523	\$7,791,017	\$3,659,219	\$59,009,694

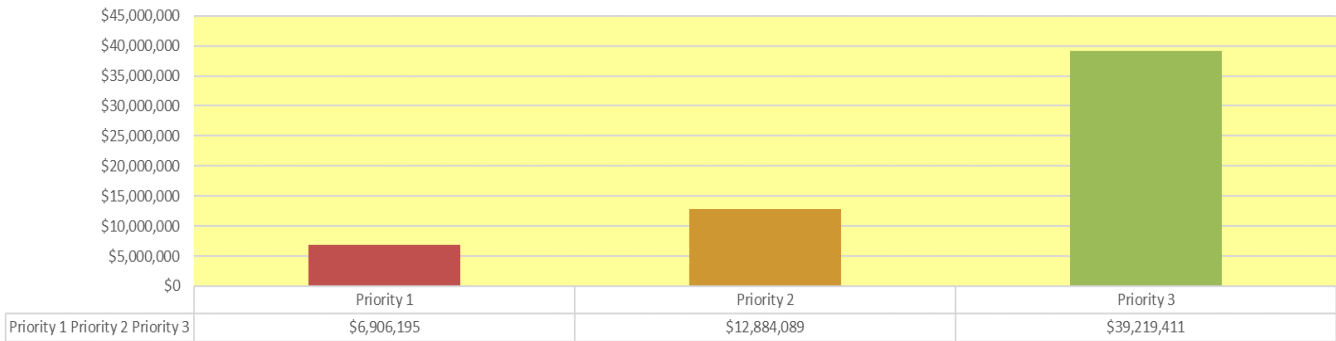


Prioritization of Work

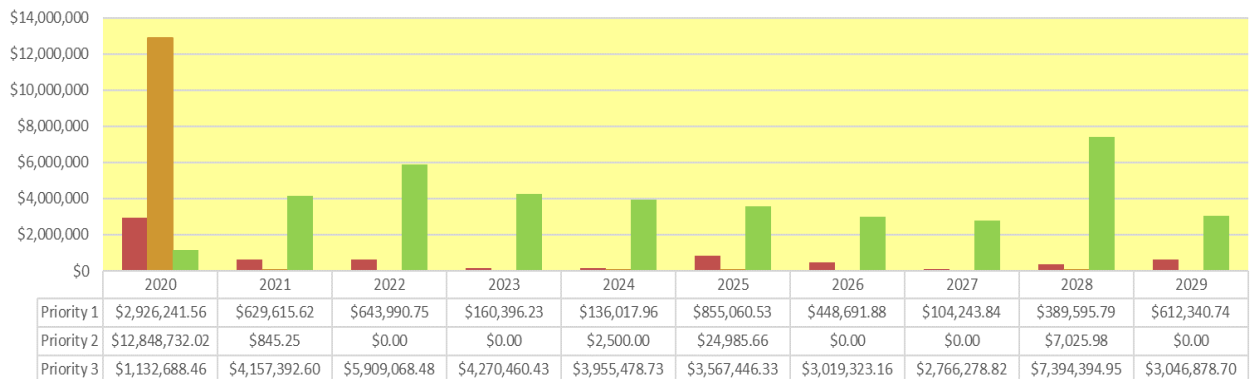
Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: system type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

<p>Priority 1 Currently Critical</p>	<ul style="list-style-type: none"> •Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility
<p>Priority 2 Potentially Critical:</p>	<ul style="list-style-type: none"> •A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs
<p>Priority 3 Necessary / Not Critical:</p>	<ul style="list-style-type: none"> •Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

10-Year Needs by Priority



10-Year Needs per year by Priority



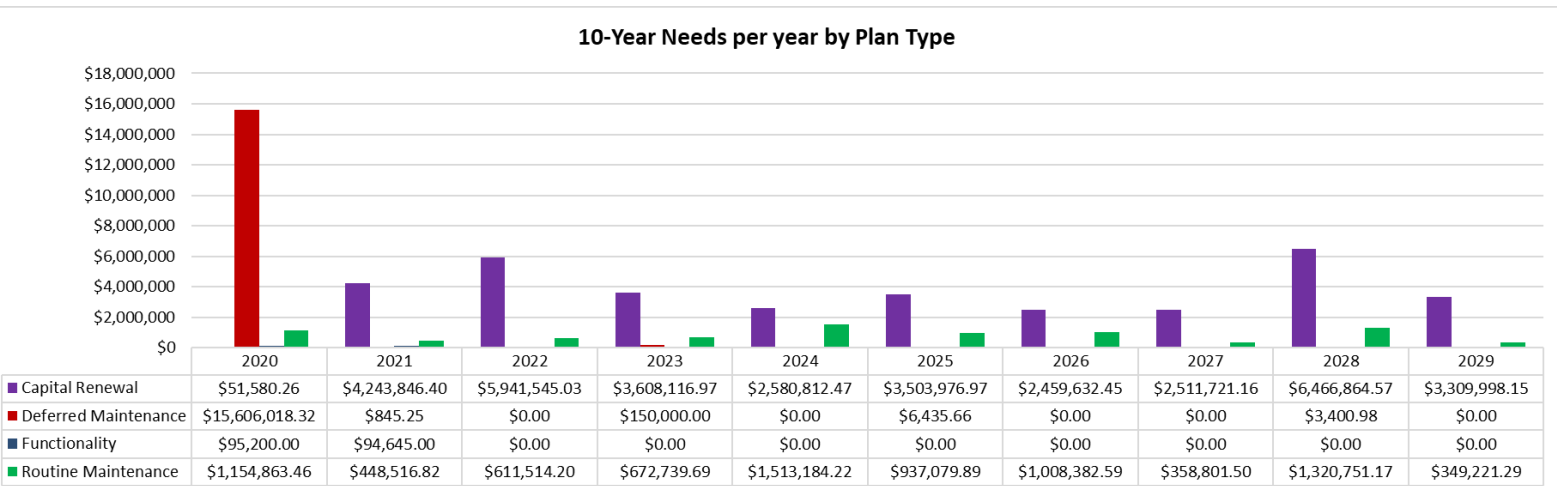
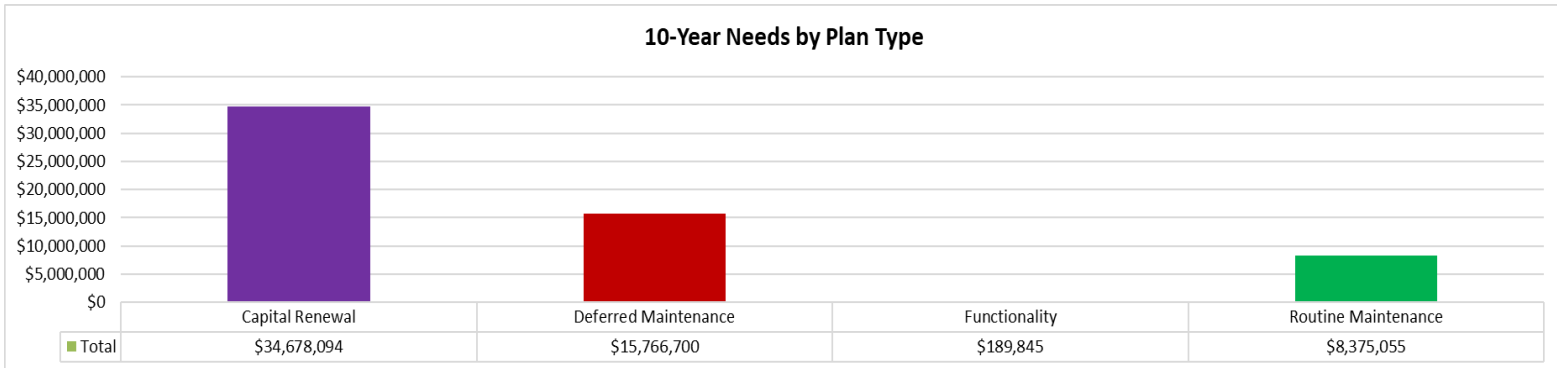


Needs Sorted by Plan Type

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment.

Deferred Maintenance	<ul style="list-style-type: none"> • Maintenance that was not performed when it was scheduled or assets that are past useful life resulting in immediate repair or replacement
Routine Maintenance	<ul style="list-style-type: none"> • Maintenance that is planned and performed on a routine basis to maintain and preserve the condition
Capital Renewal	<ul style="list-style-type: none"> • Planned future replacement of building systems that have or will reach the end of their useful life during the study period
Functionality	<ul style="list-style-type: none"> Projects or assets identified to improve the functionality or usage of the building.

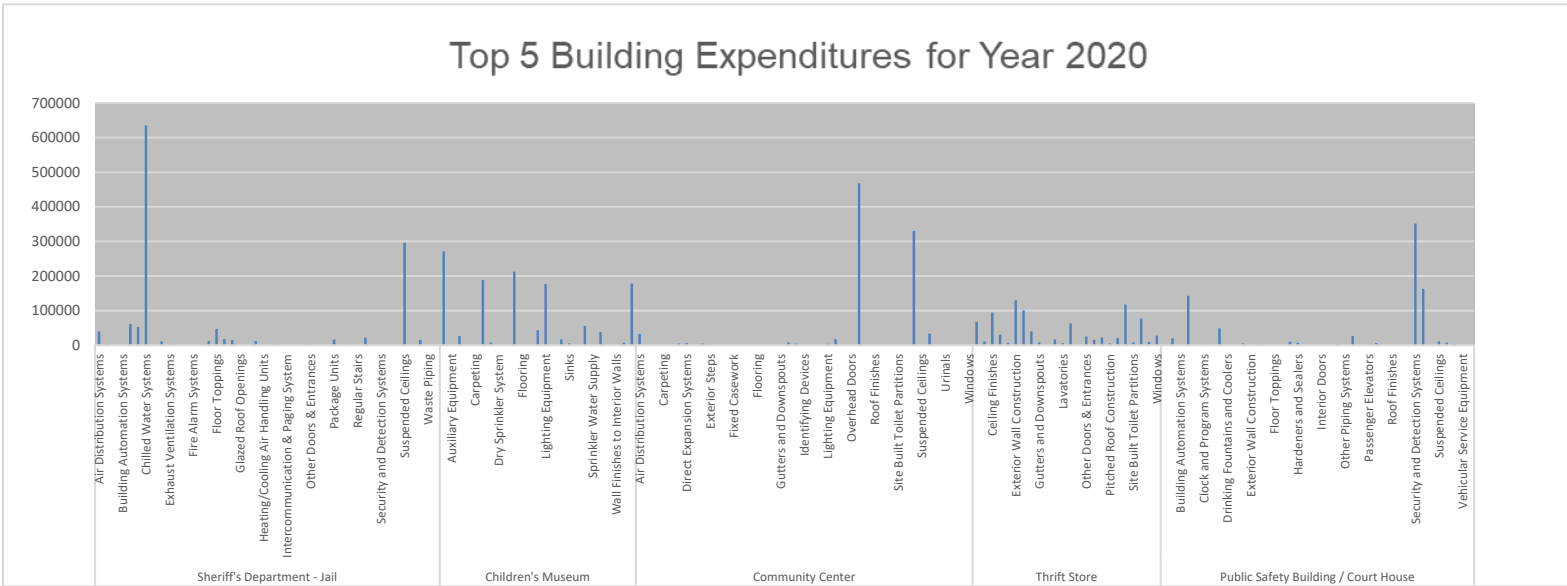
The charts below illustrate the breakdown of expenditure according to the Plan Type or deficiency category to providing an opportunity to strategically plan and effectively direct funding. As can be observed from the chart below, Capital Renewal of \$34,678,094 is the highest expenditure during the study period.





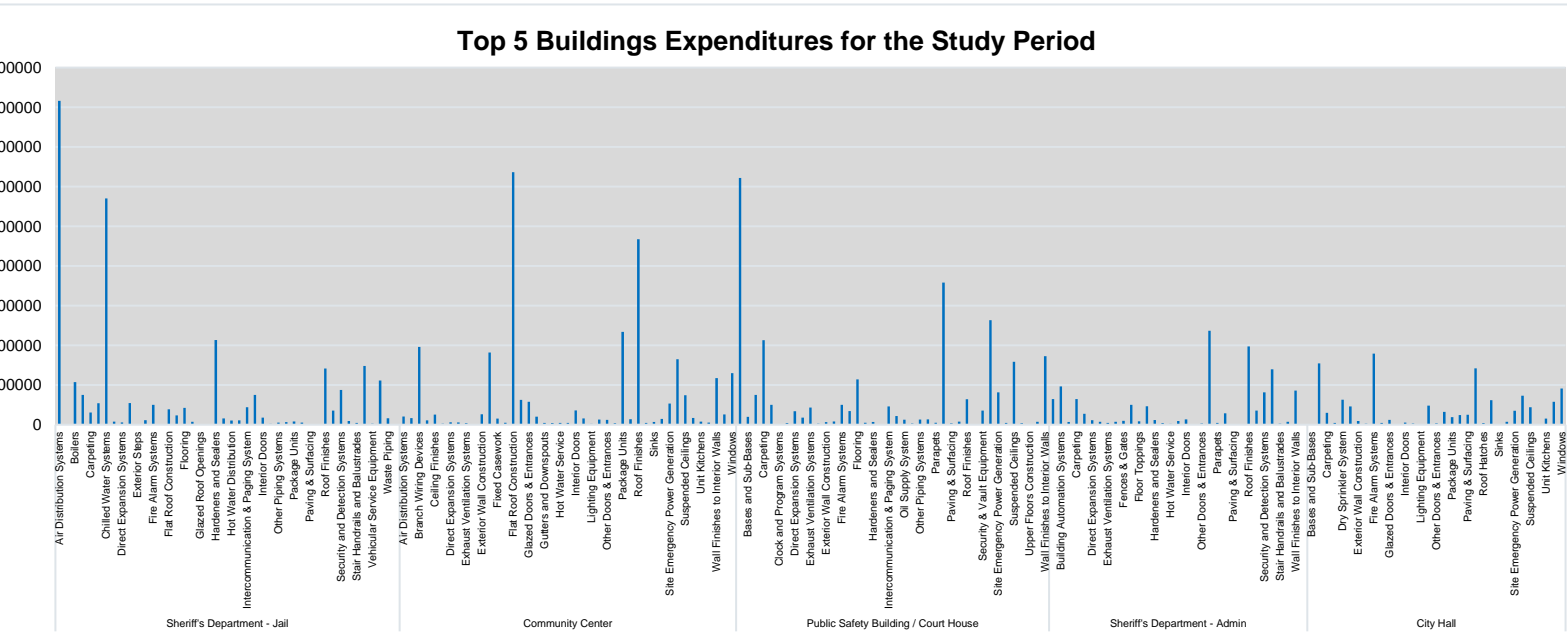
The chart below illustrates the breakdown of expenditure by System for the first five buildings with highest capital needs in year 2020 providing an opportunity to strategically plan and effectively direct funding. As can be observed from the chart below, Sheriff's Department - Jail has the highest overall expenditure of \$1,268,686 for year 2020 with Chilled Water Systems having the largest need of \$635,335. Following is the Children's Museum building with total expenditure of \$1,230,687 and the largest need of \$271,507 for Air Distribution System.

Top 5 Building Expenditures for Year 2020



The chart below illustrates the breakdown of expenditure by System for the first five buildings with highest total capital needs for the 10-year study period to providing an opportunity to strategically plan and effectively direct funding. As can be observed from the chart below, Sheriff's Department – Jail has the highest overall expenditure of \$5,743,326 for the 10-year study period with its Air Distribution System having the largest need of \$1,632,468. Following is the Community Center building with total expenditure of \$5,462,275 and the largest need of \$1,272,691 for Flat Roof Construction.

Top 5 Buildings Expenditures for the Study Period





Conclusion

The Carson City portfolio consists of 149 primary structures and eight site systems located across the city and funded through four separate funds. Fifty-one facilities are rated in good condition, thirty-three are rated in fair condition, sixty-two are in poor condition, and three facilities are rated in very poor condition. Carson City's portfolio as a whole has a current FCI rating of 7% and is considered in overall fair condition. In year ten of the study period the condition ratings will change if there is **no** capital investment and the overall FCI rating in year ten will increase to 24.5% which is overall poor condition.

The Facility Assessments determined that there is a total of \$59,009,694 in recommended expenditures required over the ten-year study period. There is an immediate need of \$16,907,662.

The most pertinent area of expenditures is Deferred Maintenance with \$15,766,700 allocated to early in the study period. The study found that \$34,678,094 should be allocated to Capital Renewal, \$8,375,055 to Routine Maintenance, and \$189,845 to Functionality respectively.

There is \$6,906,195 rated as a Priority 1 - Currently Critical expenditure, which is for systems that have currently failed, present a hazard to staff or public safety, or require upgrade to comply with current code. As part of this assessment, there are some Priority 1 and Deferred Maintenance expenditures that have been categorized for replacement despite their observed condition due to the end of the asset's remaining useful life. Though the asset may be functional, failure is anticipated imminently. The resulting asset failure may result in equipment downtime, possible life/safety concerns, or remediation costs higher than the asset replacement expenditure.

There is \$12,884,089 rated as a Priority 2 - Potential Critical expenditure, which is a system or component that is nearing end of useful life, and if not addressed will cause additional deterioration and added repair costs.

Finally, there is \$39,219,411 categorized as Priority 3 – Not Critical expenditure, which is an asset that is expected to remain useful through the course of the study period with no need for replacement.

