Kaysville City Facilities Master Plan

April 2016

JRCA

ARCHITECTS

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Master Plan Summary and Process

Summary

The Kaysville City Master Plan includes evaluations, needs assessment, planning and budgeting for the Operations Center (Public Works, Power Department, Parks & Fleet), Fire Station, Recreation Building, Municipal Center and the former County Library Building.

These facilities range in age from the Library Building built in 1944 to the Operations Center built in 1992. These facilities have not been remodeled, expanded or rebuilt to accommodate the changing needs of the public or current and future staff. However, the Recreation Building is the only facility that has been remodeled/ repurposed as the building previously housed the Kaysville City Fire Station. In general, these facilities are not presently meeting the current and future operational needs of the various city departments and the general needs of the public, and the HVAC and electrical systems are at or near the end of anticipated life cycle, and restrict utilizing current and future technologies.

The City contracted with JRCA Architects to develop a strategic master plan for the Kaysville City Facilities to identify priorities, recommend appropriate development options, and establish preliminary project budgets. Generally the Master Planning included the evaluation of each department's current and future operation requirements, their existing facilities, delivery of services to the public, and consideration of utilizing current city property necessary for long term facility needs and expansion.

Master Planning Process

The Master Planning Process included the following activities:

-Organizational / Kick-off Meeting – to confirm project goals and priorities, identify study participants, and establish a project schedule.
-Compile Preliminary Space Needs Summary
-Individual Department Needs Assessment Interviews – these interviews are designed to identify current and ideal operational patterns and procedures. This survey identifies operational concerns as well as potential future levels of service to identify future needs.
-On-Site Existing Facilities Review with Engineering Consultants - This is not intended to be an exhaustive investigation, but to determine the serviceability and identify how the existing conditions of each site facility could support the mission of the various departments.
-Conduct Needs Assessment Workshop(s)

-Assemble Existing Facilities Review Findings
-Existing Facilities Review Findings / Final Space Needs Assessment Workshop - Critically compare each departments operation with existing facilities to determine if the operating environment meets those needs on a short term basis, long term basis or if operational goals cannot be met by the existing facilities.
-Conduct Site Master Plan Workshop(s) - Critically compare each departments operation with existing facilities to determine if the operating environment meets the needs on a long term basis, short term basis or if operational goals cannot be met by the existing facilities.
-Review work flow across site to identify traffic pattern flow, staging and security control issues on site as well as exterior storage access.
-If operational goals cannot be met, assess possibilities of repurposing existing facilities to meet other needs. Consider minor upgrades to spaces to make them useable.
-Based on these identified space needs, develop a Master Plan utilizing both new and existing structures to meet the future needs at each location. Respond to traffic flow, staging and security concerns.
-Develop phasing analysis for long term construction sequencing. Develop potential costs of construction model to follow the incremental development of site.
-Compile Master Plan options / Refine Phasing and Budget
-Conduct Master Plan / Options / Budgeting Workshop(s)
-Compile Draft Master Plan Document and present to the City Council
-Prepare and submit Final Master Plan Document

Needs Assessment

JRCA began the Needs Assessment process by conducting individual interviews with designated representatives from each department involved or identified to be included as part of the master plan process.

Through these interviews, department operations and activities were discussed, specific space requirements were quantified, existing and future equipment requirements were evaluated, and the potential for future growth or other changes were identified. Following the individual interviews, combined workshops were held with all participants. The Space Needs of each department were compiled for the Workshop and each user group was tasked to explain and often defend their request. JRCA was able to facilitate this discussion, providing alternative suggestions derived from JRCA's expertise gained with other municipalities in the planning and design of their Public Facilities. This Workshop also provide the opportunity to discuss and test possible multi and shared-use of the facilities, specifically in regards to the Operations Center and the former Library Building.

These specific requirements are included under the Space Needs Summary section of this report.

Existing Facilities Evaluations

As part of this Master Planning process, the JRCA Design Team preformed a review of the existing Operations Center, Recreation Building, Fire Station, Library Building and Municipal Center. While this evaluation was primarily visual, it does serve to identify the current physical condition of the existing buildings and infrastructure, and provides a general evaluation of how well the facility supports the current uses.
The following individuals participated in the review process:

Vance Garfield	Kaysville City Parks and Recreation Supervisor
Cole Stephens	Kaysville City Parks Director
Scott Holmes	JRCA Architects
Don Barker	BHB Engineers
Richard Reeder	VBFA Engineers
Elaine Fawson	VBFA Engineers

The full text of the compiled Existing Facilities Evaluation report is included in this Master Planning document.

Existing Facilities Evaluation

Fire Department

Architectural:

The Kaysville City fire station was constructed in 2000 and is good condition overall. The building structure is sound and has been designed to withstand seismic activity outlined in previously issued building codes and has not been evaluated in depth as part of this report. The electrical and mechanical systems are approximately 40-50% through the anticipated equipment useful life with no indications of issues resulting from ongoing maintenance.

The general building finishes are in good condition and show signs of normal deterioration given the age of the facility. With ongoing maintenance and regular cleanings, the finishes should withstand another 5-10 years before replacement is considered. The exterior façade is in good condition with no visible concerns.

Recommendations:

-Installation of a vehicle exhaust evacuation system at the apparatus storage bays. These systems are considered a best practice and are essential to ensuring the health and safety of department staff, the visiting public, and required by current mechanical codes. System types include in-line systems attached directly to apparatus exhaust piping or monoxide detectors that automatically trigger the operation of air purification units specifically designed to filter air pollutants. These units are generally referred to as ‘air scrubbing units’ and can be installed in existing spaces with little impact to operations.

-Replace audio and visual systems at the training room. Given the age of the facility, the original systems are outdated and potentially incompatible with newer technologies. Essential training spaces should benefit from current technologies and be adaptable for future requirements.

-Replace furnishings at the training room. Existing furniture is showing signs of wear and should be re-evaluated to provide appropriate ergonomics. The training tables lack power for portable devices such as phones, laptops, etc. JRCA recommends providing these support functions within the table top by use of cable management and cubby systems.

Recreation Building

Architectural

The building was constructed in 1968 utilizing load bearing masonry walls, concrete double tee roof and previously housed the Kaysville Fire Department. Current building use includes:

Gymnasium
Multi-use Classrooms
Recreation Administrative offices
Recreation equipment storage
Recreation equipment check-out

This facility has been determined to be structurally sound with no visible signs of deterioration. However, minor seismic upgrades should be considered as recommend in the structural review. The upper level of the facility can only be accessed by stairs and limits accessibility for those requiring the assistance of an elevator.

For the current recreational uses, the building is adequate with minimal improvements necessary to maintain existing functions. Interior finishes are generally in good condition as ongoing maintenance and replacement is evident.

This building is currently used for recreation program sign-up and equipment check out and the current areas utilized are not sufficient to provide adequate service to the public nor is the space considered accessible. This includes the main reception counter at the East side of the building. During seasonal equipment check-out periods, this space is congested with waiting lines at the exterior of the building. The main reception counter is not sized to adequately service the public during high demand periods.

Recommendations:

-Relocating both the Administrative function and the equipment storage and check-out to the Operations Center upon completion of the facility remodel work described. This will allow for adequate spaces to service the public and provide the administrative office space for current and future needs.
-Remodel the existing offices area and expand the point of entry into the recreation building to create a functioning vestibule and reception area. As indicated in the space needs, one or two fulltime employees would staff the facility.

-Remodel/ rework existing restrooms to achieve current accessibility standards and replace all fixtures and finishes.
-Remodel all classrooms and convert the upper level equipment storage room into a space that can be utilized for education or recreational program use.
-Construct two stop elevator.
-Provide access control at exterior doors.
-Upgrade A/V systems at the classroom spaces.
-Upgrade data cabling throughout.

Structural

It was our understanding that the fire station was moved out of this facility because it couldn't affordably be brought up to code as an essential facility. Even though it is not required by code, the city may want to consider seismically upgrading the facility better protect it from small to moderate earthquakes. As a minimum we recommend the following:

-The roof diaphragm be strengthened by tying the precast tees together.
-The roof structure be anchored better to the exterior walls.
-The floor structure be anchored better to the exterior walls.

Mechanical

The HVAC system is made up of gas fired furnaces with DX cooling. Furnaces are of varying age, from relatively new to +10 years old. None of the furnaces have fresh air ducted to them. ATC controls are very basic with individual, standalone thermostats for each system. The building does not have a fire sprinkler system.

Problems/Deficiencies

-The HVAC systems are old and furnace systems do not have fresh air.

Remaining Useful Life of Existing Equipment

-The equipment in this building is very old and has exceeded the recommended useful life for this type of equipment.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the HVAC systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide better ventilation and comfort. The renovation of the areas served by furnaces would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Plumbing Systems

Plumbing fixtures appear to be in fair condition. Some of the faucets and flush valves have sensor valve control. The water heater is a gas fired water heater.

Problems / Deficiencies

-The plumbing system looks fair for its age. It is anticipated that the domestic piping may be experiencing internal corrosion and clogging, but pressure is reported adequate. The plumbing fixtures are old, but in fair condition.

-The plumbing fixtures and water heater(s) in this building are all very old and have exceeded the recommended useful life for this type of equipment.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the plumbing systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide a better appearance. The renovation of the plumbing would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Electrical

The existing electrical service is 225 amp 120/240 volt 3 phase 4 wire delta. There is no capacity for expansion. We understand there is no new work planned for this building.

Lighting

The lighting fixtures appear to be recently updated and appear to be in good condition.

Automatic Lighting Controls

There are no automatic lighting controls in the building, as required in current energy codes. This contributes to higher energy costs, shorter lamp life, and higher air conditioning heat loads. If the building is expanded, it will require new lighting controls throughout the space.

Fire Alarm System

There does not appear to be a fire alarm system in the building. The Owner may consider adding a system for added measure of safety.

Communications

The existing data cabling is Cat 5e should be replaced with Cat 6 per Kaysville City standards.

Operations Center Building

Architectural

The facility was constructed in 1992 utilizing load bearing masonry walls, steel columns, steel girders and steel joists. Current building use includes:

Power Department
Public Works
Parks and Recreation
Fleet Maintenance

The building has been determined to be structurally sound with no visible signs of deterioration or stress. The roofing system is ballasted with occasional leaks over the years according to facility staff. The exterior finishes show signs of deterioration and have not been updated or replaced since the building was constructed. The interior finishes have performed well, however they are dated and replacement should be considered with or without extensive building remodeling.

Given the age of the facility, the general design, floor plan layout and related components do not meet general accessibility requirements. It would be in the interest of Kaysville City to ensure the facility is brought into current standards where feasibility allows for such improvements.

The vehicle bay storage areas are sized adequately to serve the current purposes with the exception of the fleet maintenance area. The vehicle bays at the west end utilized for public works do not allow for through bay circulation as the north end has been altered to allow for additional parking. The exterior vehicle washing area is functional when weather is not an issue. Meaning, the wash area cannot be utilized in the winter time and consideration should be given to construct an enclosed wash bay for year round use.

General material storage has been maximized with departments having to utilize portable storage units on site or other municipal facilities throughout the city. Best practices should provide for all department material and facility storage to be accessed at a central location.

The office spaces are small and often shared between multiple users with varying types of furnishings oriented to accommodate the needs of the staff. This deficiency will often lead to reductions in staff performance, lowered morale and may affect staff health.

In summary, the building area is no longer sufficient to support both current and future space needs, and functional needs of all departments and attributes to the following inefficiencies:

-Departmental circulation and organization.
-Inadequate office, conference and training space throughout.
-General material storage and vehicle/ equipment storage for all departments
-Limitations with fleet maintenance to service multiple vehicles.
-Public access to all departments and general accessibility.
-Adequate parking for staff and public.

Recommendations

-Building additions as recommend with space needs assessment.
The exterior finishes show signs of deterioration and should be evaluated for replacement or re-finishing.
-Remodel interior to create efficient circulation, accessibility, life safety and functionality for proposed combined Fleet Maintenance and Parks & Recreation building.
-Upgrade interior building finishes- Paint, flooring, ceilings, doors and hardware if an extensive remodel is not considered.
-Reconstruct restrooms to allow for accessibility if an extensive remodel is not considered.
-Replace ballasted roof system with a membrane system and new rigid insulation to increase envelope performance.
-Replace existing exterior fenestration with new assemblies to increase envelope performance.

Structural

This building was constructed under the modern building codes. The required seismic design forces have increased since the time this building was constructed; however, it is not necessary to perform a seismic upgrade of the facility due to the fact the masonry walls are reinforced and how the rest of the building was designed and constructed.

Due to the size of the building and its type of construction, it may be able to resist current code lateral design forces.

If in the future, if an addition to this building is built without an expansion joint between it and the existing building, the existing building will need to be analyzed to determine its seismic capacity especially at the interface. If the interface is in-adequate to resist the current code design forces, it will need to be strengthened at that time.

Mechanical

The HVAC systems are original equipment. The shop areas are cooled by evaporative coolers. The vehicle exhaust doubled for the evaporative cooler relief systems. The vehicle exhaust system draws from near floor level. The evaporative coolers were reported to be inadequate for cooling. The systems are not used. Several evaporative coolers have been removed. Maintenance has a supplemental evaporative cooler that is being used.

Gas unit heaters provide the heating for the shops. The capacity is reported to be adequate. Several have been replaced with new unit heaters. The maintenance shop also has (2) radiant heaters, but the space is reported to stratify in the cold seasons. The occupants reported that the floor area is uncomfortably cold.

There is a vehicle exhaust system in the maintenance shop that is still used. The shop compressed air system is reported to function adequately with adequate pressure and capacity.

There are original forced air furnaces with dx cooling serving areas of the building. The furnaces do not have any fresh air. The condensing units are on the roof. The Meter shop has its own furnace with dx cooling. ATC controls are very basic with individual, standalone thermostats for each system.

The building has a wet fire sprinkler system.

Problems / Deficiencies

- The evaporative cooling / vehicle systems were reported as never having functioned satisfactorily to meet the building needs. The furnaces are an adequate type of system but without any ducted fresh air the system does not meet the ventilation codes.
- All of the equipment is original equipment and therefore approximately 23 years old. This exceeds the recommended useful life for all of the equipment.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the HVAC systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide better ventilation and comfort. The renovation of the areas served by furnaces would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors. The renovation of the shop areas would be fairly straight forward because there are not a lot of ceilings to deal with.

Plumbing

The domestic water line enters the west side of the north end of the building. The water quality and pressure is reported to be adequate. There pressure is controlled by a direct acting pressure reducing valve. Plumbing fixtures appear to be in fair condition. All of the faucets and flush valves are manual style. Water heater was reported to be original equipment.

The roof drains and roof drain overflows have plastic strainers. Their condition looks adequate. The roof drains overflow discharge high on exterior walls on the east side is a vehicle wash bay.

Problems / Deficiencies

-The plumbing system is reported to be functioning fair for its age. It is anticipated that the domestic piping may be experiencing internal corrosion and clogging, but pressure is reported adequate. The plumbing fixtures are old, but in fair condition.

-The plumbing fixtures and water heater(s) in this building are all very old and have exceeded the recommended useful life for this type of equipment.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the plumbing systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide a better appearance. The renovation of the plumbing would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Electrical

The electrical service is 120/208 volt 3 phase. The main panel is a 1600 amp GE fusible switchboard with (3) 400 amp fusible switches and (3) 200 amp switches. The capacity of the service is adequate for the existing building, however, there is no space available in the existing switchboard to add new loads. If the building is expanded, the main switchgear will need to be replaced in order to provide breakers for new panels.

Emergency power is provided by a 40 KW diesel generator which is adequate for the existing life safety lighting. No problems were reported with the operation of the generator, however its useful life has already been met. If the building is expanded, it is suggested that a new larger generator be provided with separate transfer switches and panels for life safety, and nonessential emergency loads, to meet current codes.
The receptacles in the garages are not GFI protected as required by code, and need to be replaced

Lighting

The lighting fixtures appear to be from the original construction. The office areas are mainly parabolic or acrylic lensed lay-in type, and the service areas are industrial strip lights. The Owner reports a higher than expected ballast failure in the existing lights. It is suggested that the lighting be upgraded to more efficient LED or high efficiency T-8 lamp/ballast fixtures.

Automatic Lighting Controls

There are no automatic lighting controls in the building, as required in current energy codes. This contributes to higher energy costs, shorter lamp life, and higher air conditioning heat loads. If the building is expanded, it will require new lighting controls be added throughout the building.

Fire Alarm System

The existing fire alarm system is a Silent Knight system. The building does not meet current codes for notification (horn/strobe) devices. If the building is expanded, it would need to be brought up to current codes. The existing fire alarm panel may not be capable of expansion. It is recommended to upgrade the fire alarm system.

Communications

The existing data cabling is Cat 5e should be replaced with Cat 6 per Kaysville City standards.

Operations Center Site

The Current useable area is approximately 247,541 sf. or 5.68 acres. The entire Operations Center site includes 208,217 sf. or 4.78 acres currently leased to a landscape company to the south. Kaysville City has provided tenant notification of the intent to not renew the lease. This will allow for the planned site expansion and allow for new construction within the site.

Current site use includes the following:

- Operations Center
- Fuel Island
- Material and yard storage for Power, Public Works and Parks & Recreation
- Vehicle storage for all departments
- Public and employee parking

Current yard area appears to meet current needs however, improvements to yard layout and circulation can dramatically increase overall efficiency. Security should be addressed to improve vehicular access to the site and yard while ensuring separation from public parking and circulation areas.

The main yard access creates a bottle neck with parking and road access with the security gate usually in the open position. The main access would benefit from a shift to the south, wider access, gate upgrade and access control components. A secondary access point with a security gate utilizing access controls should be considered at the west side of the yard to reduce congestion at the main access.

A portion of the site is visually secured with concrete panel fencing, however a large portion of the site lacks this essential component. Additional site lighting should be considered to increase the yard security.

The existing fuel island is not secured and often the public tries to access the pump. Current EPA standards require fuel stations to be covered to reduce containment runoff for which this station is not. To maintain security and access, the fuel station should be relocated within the secure perimeter of the site.

A portion of the site is not paved and lacks storm water management. The recommended improvements will require additional storm water management and should include improvements to the existing systems.

Between each department, utility vehicles are parked without protection from the weather. Best practice at a minimum would be providing canopy storage to protect the cities investment in essential equipment. Furthermore, this report evaluates enclosed storage requirements for snowplows, essential public works equipment and power department equipment.

Recommendations

-Re-acquire south property to increase Operations Center site capacity
-Construct a new 34,000 sf. building to house both Power and Public Works
-Construct a new 10,800 sf. vehicle storage building for equipment used year round
-Rework material and yard storage areas for all departments
-Construct new fuel island within the secure perimeter
-Construct covered vehicle parking areas and covered material storage bins
-Add site lighting for increase security
-Improvements to parking, both public and employee
-Create secondary site access from Deseret Dr.
-Provide additional solid site fencing and automatic gates to screen yard area
-Replace existing asphalt paving throughout and site storm water management

Former County Library Building

Architectural

Constructed in 1944 with load bearing wood framing, 2x4 wood truss roof construction with an elevated floor system consisting of wood joist, beams and posts. The exterior façade includes stacked cobble stone with precast concrete window sills and fascia. The exterior window assemblies are original to the building construction and do not provide thermal efficiencies. Over the lifecycle of the facility, the exterior door assemblies have been upgraded, however consideration should be given to upgrade the assemblies to achieve a higher level of thermal performance and accessibility.

The roof structure is pitched without eaves to protect from potential water penetration. The asphalt shingle roof is aged and should be replaced to match the surrounding building structures. This work would also include replacement of the rain gutter system.

The NW corner of the building has experienced ‘floor sinking’ and upon further investigation, it appears that water as penetrated the corner of the building and has caused rotting and settling. The interior finishes are dated and consideration for

replacement should be given. Accessibility is an issue with existing building entrances, restrooms and office spaces.

The basement area houses the original boiler system used for heating purposes and is wrapped with an insulating barrier containing asbestos. The boiler system is no longer utilized and will need to be removed and associated abatement required. Access to the mechanical space is limited and requires a higher level of planning to remove the system. Please note the proposed re-use and floor plan is built around removal of this equipment and recapturing a portion this space.

The Stewart Art Gallery currently occupies approximately 700 sf. and is anticipated to remain housed in this facility until a final direction of the buildings use is determined. In either case, the Stewart Gallery shall either remain housed in the current space or relocated to the Municipal Center as recommended.

In summary, this facility is context sensitive and provides historical value to the citizens of Kaysville City. In determining the final use of this building, applicable options should be presented and reviewed publically and allow input by the citizens. The building is currently vacant and not being utilized for municipal functions. High priority should be given towards establishing a use for this facility as unused public spaces are viewed unfavorably by the public.

Recommendations:
-For future use and occupancy, the building will require substantial improvements and replacement of all building systems including substantial seismic improvement to the structural systems.
-Create new Kaysville City Community Development and Legal Building per the Architectural space plan and cost opinion provided. Remove and temporarily store the Stewart Gallery until the planned space at the Municipal Center is constructed.
-Replace the roofing system and perimeter storm water management.
-Remove rooftop HVAC units.
-Provide new thermal insulation at the roof level to improve thermal performance.
-Replace all exterior door and window assemblies.
-Provide building access control.
-Install automatic fire suppression system.

Structural

We would recommend this building be seismically upgraded. In its present condition, it would probably perform poorly under a moderate to major size earthquake. Based upon our experience we would recommend the following:

-Exterior unreinforced stone walls be anchored better to the roof and floor system.
-Additional shear walls be constructed in the east-to-west direction to resist lateral forces due to earthquakes. This could be wood, concrete or masonry walls.
-The exterior unreinforced stone walls be braced for out-of-plane lateral forces. This can be accomplished by tying the walls back to an interior wood or metal stud wall system.
-The northwest and northeast corners of the floor be raised and leveled.
-Do an analysis of the roof system to make sure the truss members and their connections are adequate. We recommend this because when the building is remodeled and used for a different function more roof insulation may be added. This will increased the snow load because the snow will not melt as quickly allowing more snow build-up.

Mechanical

There is an existing steam boiler in the basement that is no longer functional. It is reported to have asbestos. The old steam radiators thought-out the buildings have been abandoned. The building HVAC is provided by rooftop heat air to air heat pumps. There are (2) and provide the building with (2) temperature zones. Rooftop heat pumps are only accessible by exterior ladders. ATC controls are very basic with individual, standalone thermostats for each system.

The building does not have a fire sprinkler system.

Problems / Deficiencies

-The rooftop heat pumps should adequately serve the building. Only 2 temperature zones is limiting, but functional.
-The equipment serving this building is very old and has exceeded the recommended useful life for this type of equipment.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the HVAC systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide better ventilation and comfort. The

renovation of the areas served by rooftop heat pumps would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Plumbing

The domestic cold water enters the boiler room. There is a gas fired water heater with a domestic hot water recirculation system serving the building. Plumbing fixtures appear to be in fair condition. All of the faucets and flush valves are manual style.

Problems / Deficiencies

-The plumbing system looks fair for its age. It is anticipated that the domestic piping may be experiencing internal corrosion and clogging, but pressure is reported adequate. The plumbing fixtures are old, but in fair condition.

-The plumbing fixtures and water heater(s) in this building are all very old and have exceeded the recommended useful life for this type of equipment.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the plumbing systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide a better appearance. The renovation of the plumbing would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Electrical

The existing electrical service is 400 amp 120/240 volt 3 phase 4 wire delta. It is fed from pole mounted transformers across the road to the east. There is no capacity for expansion. The panels are outdated and need to be replaced. It is suggested that the electrical service be upgraded for the new intended use.

Lighting

The existing fluorescent lighting appears to be in working order. It is suggested that the lighting be upgraded to more efficient LED or high efficiency T-8 lamp/ballast fixtures for the new intended use. There did not appear to be adequate emergency egress lighting. Emergency lighting should be added with emergency battery packs or an inverter.

Automatic Lighting Controls

There are no automatic lighting controls in the building, as required by current energy codes. The lighting controls will need to be upgraded for the new intended use to meet current energy codes.

Fire Alarm System

The existing fire alarm system is a Notifier zoned system. The building does not meet current codes for notification (horn/strobe) devices. If the building is remodeled, it would need to be brought up to current codes. The existing fire alarm panel may not be capable of expansion. It is recommended to upgrade the fire alarm system.

Communications

New CAT6 cabling will need to be provided throughout in conjunction with the final intended use. Existing fiber connection into the building will remain and be utilized with the buildings future use.

Municipal Center

Architectural

Constructed in 1986 with load bearing wood framing and wood framed truss roof with slab on grade concrete floor. Current uses include:

City Administration
Community Development (Planning, zoning & Engineering and Building Departments)
Information Technology
City Council Room and Dias, and Multipurpose Space
Record Storage

The Building has been determined to be structurally sound with no visible signs of deterioration. The façade consist of staked river rock masonry, sloped roof with standing seam metal paneling and partial low slope roof. The exterior façade and fenestration assemblies are adequate and should remain so with upkeep and maintenance as required. The low slope roof has recently been replaced with a new membrane system. The mechanical systems include both roof top mounted and mechanical mezzanine systems that are described within the mechanical portion.

Recently, the site landscaping has been reconstructed with the exception of the east end and north east areas of the site. To our knowledge, minor changes to the landscaping will be completed in the near future.

The building use is split naturally with a main corridor and lobby which provides adequate circulation and waiting space. The west half provides for the City Council room and multipurpose room, the Building Department and public restrooms. The east half provides for the Administration, Community Development and Information Technology.

The combined areas of both the City Council and Multipurpose rooms appear to be adequate and meet the needs of public meetings and other municipal functions. The council dias is not accessible and should be reconfigured to allow for a ramp function. The current A/V systems and lighting systems within these spaces are dated and are planned for replacement. Please refer to the recommendations and cost opinion.

In general the building services the public with minimal issue, however the layout is no longer sufficient to support both current and future space needs which includes the addition of the Kaysville City legal department. A good example to note is the change of the break room to an office space to meet the physical needs of current staffing. The result is there is not a functioning break area for staff to utilize.

Accessibility is also a concern as the main public restrooms, staff restroom and other building components do not meet current accessibility standards. Other components include door hardware, push and pull space adjacent to door assemblies, lower counter top height at reception counters, door closers, etc.

The building finishes are also dated with the majority original to the buildings construction. Flooring finishes, painting, ceiling tile replacement and other finishes should be considered for replacement.

Recommendations:

-Phased remodel and re-purpose of specific areas to meet current and future staffing needs per the Architectural space plan provided.
-Relocate Community Development and future Legal Department to former County Library Building.
-Information Technology will move into office space formally used by the Building Department.

-Create new public reception and clerk workstations at former P&Z and Engineering reception.
-Create new combined Stewart Art Gallery and large conference space at previous reception/clerk area.
-Construct new City Council Dias and A/V systems and replace lighting systems. Hold interim meetings at the police station training/ meeting room during remodel.
-Increase Administrative record storage capacity.
-Reconstruct break room function.
-New finishes at main building lobby space.
-Provide access control at exterior doors.
-Replace data cabling throughout.
-Phased replacement of HVAC systems should be planned for and considered to be contingent on final scope of remodel.

Structural

This building also was constructed under the modern building codes. The required seismic design forces have increased since the time this building was constructed; however, it is not required by code to perform a seismic upgrade of the facility. Due to the size of the building and its type of construction it may be able to resist current code lateral design forces.

Mechanical

Most of the HVAC systems appear to be original equipment except a few modifications, i.e. the north end of the council area has been converted into offices. The offices are on the same temperature zone as the council areas.

There are two different types of HVAC systems serving the building and they provide a total of 4 temperature zones. The west end including the council chamber is served by an air handling unit with gas duct heater and dx cooling. The air handler is constant volume air delivery. Another noticeable deficiency is long flex ducts were used for air distribution. This is inefficient for a duct system.

There are 3 furnaces with dx cooling in the attic serving the other areas of the building and providing the other 3 temperature zones. The condensing units are on the roof. ATC controls are very basic with individual, standalone thermostats for each system.

The server room is served by a dedicated split system type of air conditioning.

The building does not have a fire sprinkler system.

Problems / Deficiencies

-The HVAC systems are old and furnace systems do not have fresh air. The council chambers air handler is a constant volume reheat system that is a very energy inefficient and violates the current codes.

-The equipment in this building is very old and has exceeded the recommended useful life for this type of equipment.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the HVAC systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide better ventilation and comfort. The renovation of the areas served by furnaces and air handling unit would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Plumbing

Plumbing fixtures appear to be in fair condition. All of the faucets and flush valves are manual style. A small water heater serves the domestic hot water needs.

Problems / Deficiencies

-The plumbing system looks fair for its age. It is anticipated that the domestic piping may be experiencing internal corrosion and clogging, but pressure is reported adequate. The plumbing fixtures are old, but in fair condition.

-The plumbing fixtures and water heater(s) in this building are all very old and have exceeded the recommended useful life for this type of equipment.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the plumbing systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide a better appearance. The renovation of the plumbing would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Electrical

The electric service is 120/208 volt 3 phase fed from pole mounted transformers located to the east of the building across the road. There are (2) 400 amp service disconnects located in a closet within the building. They do not have code required clearance. There is no capability of adding new breakers for new panels. We suggest that the service be replaced and located in a new electrical room with adequate clearance. The branch panels are outdated and new breakers would be difficult to find. We suggest that the panels be replaced with new.

Adjacent to the power pole is a Kohler emergency generator and transfer switch. The whole building is backed up by the generator. We were unable to verify the size of the generator. There does not appear to be a method to disconnect power on the line side of the transfer switch. Current codes require a separation of life safety and nonessential emergency power. If the building is expanded, it is suggested that only life safety loads and selected nonessential loads be connected to the generator. Separate transfer switches and panels for life safety, and nonessential emergency loads would need to be added to meet current codes

Lighting

The lighting fixtures appear to be from the original construction. The office areas are mainly acrylic lensed type, and the council chambers are incandescent track lights and pendants. If the building is remodeled the incandescent lighting will need to be replaced with a more efficient lighting fixture to meet the energy code. It is suggested that the office lighting also be upgraded to more efficient LED or high efficiency T-8 lamp/ballast fixtures.

Automatic Lighting Controls

There are no automatic lighting controls in the building, as required in current energy codes. This contributes to higher energy costs, shorter lamp life, and higher air conditioning heat loads. If the building is expanded, it will require new lighting controls throughout the building.

Fire Alarm System

The existing fire alarm system is a Notifier zoned system. The building does not meet current codes for notification (horn/strobe) devices. If the building is expanded, it would need to be brought up to current codes. It is recommended to upgrade the fire alarm system.

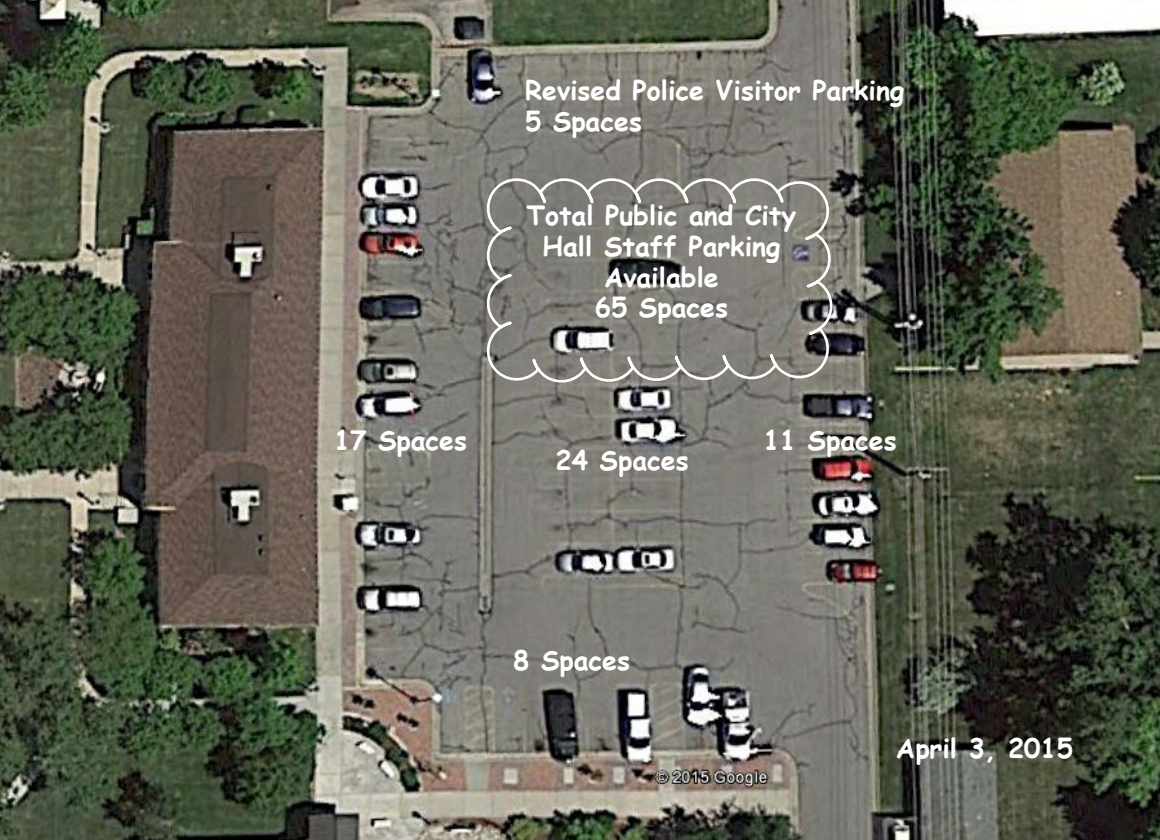
Municipal Block Parking Assessment

Kaysville City Hall / Library Annex / Law Enforcement Center

April 3, 2015

		Staff Parking			Visitor Parking				
	Department	**Number of Employees**	**Occupants / Vehicle Ratio**	**Number of Parking Spaces Required**	**Anticipated Visitors**	**Occupants / Vehicle Ratio**	**Number of Parking Spaces Required**		
Municipal Center	Administration	13	1	13	4	1	4		
	Legal	3	1	3	1	1	1		
	Community Planning and Development	9	1	9	4	1.5	3		
	IT	3	1	3	0	1	0		
	Outside City Staff	5	1	5	0	1	0		Visiting City Hall
	Museum	1	1	1	4	1.5	6		Assumes 1 Volunteer & 4 Visitors
	Future (Remainder of Library)	4	1	4	2	1.5	3		Assumes Future City Offices
	Council Chambers	10	1	10	30	1.5	20		Average Usage - Evening
	Council Chambers / Meeting	0	1	0	20	1.5	13		Average Usage - Daytime
	Average (Peak) Municipal Center Parking Requirements 8AM - 5PM			33			14	47	Assumes only 2/3 of anticipated City Hall visitors at any one time
	Average Municipal Center Parking Requirements 5PM - 10PM			10			20	30	Use of Council Chambers Plus 10 Council Memebers and Staff Does not include Theater Parking
Police Headquarters									
		Police Staff Parking is Provided in Separate Segragated Parking Area							
	Police Headquarters Parking Requirements 8AM - 5PM				20	1.5	13	13	Includes Police Station Visitors and use of Community Room
	Parking Requirements 5PM - 10PM				30	1.5	20	20	Community Room 1 to 2 evenings per week
	Maximum Average Daytime Usage							**60**	
	Maximum Average Evening Usage							**50**	**Does not include Theater Parking**

	Available Parking		
Municipal Ctr	Municipal Center Site	60	
	Municipal Center On-Street Parking	10	
	Total Municipal Center Parking	70	
Police	Police Visitor Parking	5	
	Police On-Street Parking	4	
	Total Police Visitor Parking	9	
	Total Parking Available	**79**	


Revised Police Visitor Parking
5 Spaces
Total Public and City Hall Staff Parking Available
65 Spaces
17 Spaces
24 Spaces
11 Spaces
8 Spaces
April 3, 2015
© 2015 Google

Space Needs Assessment

Kaysville City Master Plan

Space Needs Summary

4/11/2016

ARCHITECTS

Space No.	Space Description	Existing Area	Design Requirement	Area Deficiency	Comments
1.00	Operations Center Building	25,376 S.F.	54,771 S.F.	53.67%	
3.00	Recreation Center Building	7,350 S.F.	8,414 S.F.	12.64%	
4.00	Municipal Center Building	10,081 S.F.	12,261 S.F.	17.78%	
5.00	Former County Library Building	6,231 S.F.	0 S.F.	N/A	
6.00	Community Development & Legal Building	S.F.	6,420 S.F.	N/A	Future recommended use of former Library Building

Space	Space Description	Existing Area	Design Requirement	Area Deficiency	Comments
2.00	Operations Center Site	4.55 Acres	3.39 Acres	134.29%	Existing is an approx. calc. of current usable yard area

JRCA ARCHITECTS

Kaysville City Master Plan

Space Needs Summary

Operations Center

4/11/2016

Space No.	Space Description	Staff	Existing Staff Qty.	Existing Area	5-10 Yr. Req'd	10-20 Yr. Req'd	Space Standard	Area Multiplier	Gross Area Total	Comments	Notes
1.1	**Public**			**235 S.F.**					**977 S.F.**	742	
1.1.1	Vestibule		1	54 S.F.	1		54 S.F.	1.00	54 S.F.	Area is slightly undersized	
1.1.2	Public Lobby		1	65 S.F.	1		180 S.F.	1.30	234 S.F.		
1.1.3	Small Conference Room		1	116 S.F.	1		180 S.F.	1.30	234 S.F.	Currently shared w/ Power & PW. Undersized	
1.1.4	Large Conference Room			S.F.	1		350 S.F.	1.30	455 S.F.		
1.1.5				S.F.			S.F.		0 S.F.		
1.1.6				S.F.			S.F.		0 S.F.		
1.1.7				S.F.			S.F.		0 S.F.		
1.2	**Power**			**6,938 S.F.**					**19,589 S.F.**	12,651	
1.2.1	Director	Gary Hatch	1	233 S.F.	1		250 S.F.	1.30	325 S.F.	Add small conference area	
1.2.2	Operations Supervisor/ Crew reporting		1	128 S.F.	1		200 S.F.	1.30	260 S.F.	(1) work & (3) report writing in current office	
1.2.3	Admin Workstation			S.F.			100 S.F.	1.30	0 S.F.	Shared, see Common 1.6	
1.2.4	Resource Service Manager (City Hall)		1	192 S.F.		1	100 S.F.	1.30	0 S.F.	Office 128 on CH FL Plan	
1.2.5	Blue Stakes Manager		1	104 S.F.	1	1	100 S.F.	1.30	130 S.F.	Mezzanine Office	
1.2.6	Substation Technician			S.F.	1	2	150 S.F.	1.30	195 S.F.	Future Position	
1.2.7	Meter Tech			S.F.	1	2	120 S.F.	1.30	156 S.F.		
1.2.7.1	Meter Reader		1	S.F.			100 S.F.	1.30	0 S.F.	Transient - Reports to CH	
1.2.8	Material/ Product Storage		1	1,053 S.F.	1	1	3,600 S.F.	1.10	3,960 S.F.		
1.2.8.1	Material/ Product Storage (Mezzanine)		1	1,743 S.F.	1		2,000 S.F.	1.10	2,200 S.F.	Request ground level storage	
1.2.9	Engineer			S.F.		1	120 S.F.	1.30	0 S.F.	Future Position	
1.2.10	Drafter			S.F.		1	100 S.F.	1.30	0 S.F.	Future Position	
1.2.11	Purchaser			S.F.		1	100 S.F.	1.30	0 S.F.	Future Position	
1.2.12	Standards			S.F.		1	96 S.F.	1.30	0 S.F.	Future Position	
1.2.14	Lockers		8	S.F.	15	1	8 S.F.	1.30	156 S.F.	Single Full height	
1.2.15	Work/ Assembly		1	325 S.F.	1		500 S.F.	1.30	650 S.F.	Includes lockers currently	Increased area for training space
1.2.16	Storage Bays		4	3,160 S.F.	8		980 S.F.	1.30	10,192 S.F.	24'X40' Bay Size	
1.2.17	Conference Room			S.F.	1		250 S.F.	1.30	325 S.F.		
1.2.18	Training Room			S.F.	1		500 S.F.	1.30	650 S.F.		
1.2.19	Record Storage			S.F.	1		300 S.F.	1.30	390 S.F.		
1.3	**Parks & Recreation**			**5,568 S.F.**					**8,885 S.F.**	3,317	
1.3.1	Director- P & R	Vance Garfield	1	182 S.F.	1		250 S.F.	1.30	325 S.F.	Mezzanine Office	
1.3.2	Parks Director	Cole Stephens	1	156 S.F.	1		250 S.F.	1.30	325 S.F.	Mezzanine Office	
1.3.3	Recreation Director	Kris Willey	1	144 S.F.	1		250 S.F.	1.30	325 S.F.	Office is currently at Rec Center	Consider office at Operations Center
1.3.4	Parks Crew Leader	Shawn	2	175 S.F.	2		100 S.F.	1.30	260 S.F.	Mezzanine -Two workstations @ 87 sf.	
1.3.5	PT Gardner		0.5	S.F.	3		33 S.F.	1.30	130 S.F.	Shared with Parks Crew Leader	Shared workstation
1.3.6	Parks Foreman		1	90 S.F.	2		100 S.F.	1.30	260 S.F.	Mezzanine Office?	
1.3.7	Common Office		1	372 S.F.			S.F.		0 S.F.	Mezzanine level	
1.3.8	Storage Bays		2	2,016 S.F.	3		980 S.F.	1.10	3,234 S.F.	24'X40' Bay Size	
1.3.8.1	Small Equipment Storage Bay		1	833 S.F.	1		980 S.F.	1.10	1,078 S.F.	24'X40' Bay Size	
1.3.8.2	Maintenance Work Area			S.F.	1		980 S.F.	1.10	1,078 S.F.	Currently included w/ storage bays	
1.3.8.3	Out Building Storage		1	100 S.F.			S.F.		0 S.F.	On-site storage shed	
1.3.8.4	Mezzanine Storage		1	750 S.F.			S.F.		0 S.F.	Existing above storage bays	
1.3.8.5	General Storage		1	750 S.F.	1		1,400 S.F.	1.10	1,540 S.F.	Adds 500 S.F. to onsite storage, verify amount	
1.3.9	Record Storage			S.F.	1		300 S.F.	1.10	330 S.F.		
1.4	**Fleet Maintenance**			**2,327 S.F.**					**6,886 S.F.**	4,559	
1.4.1	Shop Entry		1	25 S.F.	1		75 S.F.	1.30	98 S.F.		
1.4.2	Mechanics Repair Bay		1	800 S.F.	4		1,000 S.F.	1.10	4,400 S.F.	25'X40' Bay Size	
1.4.3	Mechanics Wash Bay		1	800 S.F.	1		1,000 S.F.	1.10	1,100 S.F.	Currently not enclosed, exposed to elements	
1.4.4	Tool Storage		1	290 S.F.	1		400 S.F.	1.10	440 S.F.	Currently not secure	
1.4.5	Parts Storage		1	200 S.F.	1		400 S.F.	1.10	440 S.F.		
1.4.6	Flammable Storage		1	162 S.F.	1		300 S.F.	1.10	330 S.F.		
1.4.7	Restroom		1	50 S.F.	1		60 S.F.	1.30	78 S.F.	Add shower to Restroom?	

1.5	**Public Works**			**6,186 S.F.**					**14,374 S.F.**	8,188	
1.5.1	Director/ Engineer	Larry Mills	1	236 S.F.	1		250 S.F.	1.30	325 S.F.		
1.5.2	Assistant Director		1	106 S.F.	1		150 S.F.	1.30	195 S.F.	Current workstation next to admin assistants	
1.5.3	Admin Workstation		1	S.F.			100 S.F.	1.30	0 S.F.	Shared, see Common 1.6	
1.5.4	Meter Workroom		1	532 S.F.	1		650 S.F.	1.30	845 S.F.		
1.5.5	Telemetry Office		1	121 S.F.	1		125 S.F.	1.30	163 S.F.		
1.5.6	Foreman Office		1	127 S.F.	1		125 S.F.	1.30	163 S.F.	Inspector is currently sharing this office	
1.5.7	Inspector		1	S.F.	1		125 S.F.	1.30	163 S.F.	Needs access to public	
1.5.8	GIS		1	S.F.	1		150 S.F.	1.30	195 S.F.		
1.5.9	Storm Office		1	S.F.	1	2	125 S.F.	1.30	163 S.F.		
1.5.10	Water Office		2	S.F.	2		80 S.F.	1.30	208 S.F.	Shared office	
1.5.11	Streets Office		1	S.F.	1		100 S.F.	1.30	130 S.F.		
1.5.12	Mud Room		1	294 S.F.	1		294 S.F.	1.00	294 S.F.	Currently used as storage space	
1.5.12.1	Lockers			S.F.	28		8 S.F.	1.30	291 S.F.		
1.5.12.2	Showers			S.F.	2		42 S.F.	1.30	109 S.F.		
1.5.14	Storage Bays		6	4,770 S.F.	8		980 S.F.	1.10	8,624 S.F.	24'X40' Bay Size	
1.5.14.1	Material Storage			S.F.	1		1,000 S.F.	1.10	1,100 S.F.		
1.5.15	Waste Container Maintenance & Storage			S.F.	1		980 S.F.	1.10	1,078 S.F.	24'X40' Bay Size	
1.5.16	Record Storage			S.F.	1		300 S.F.	1.10	330 S.F.		
1.6	**Common**			**1,815 S.F.**					**4,060 S.F.**	2,245	
1.6.1	Operations Center Admin/ Reception		2	148 S.F.	2	3	100 S.F.	1.30	260 S.F.	Shared with PW, Power and Parks	
1.6.2	Mens Public Restroom		1	184 S.F.	1		167 S.F.	1.30	217 S.F.	Oversized with shower	
1.6.2	Womens Public Restroom		1	184 S.F.	1		167 S.F.	1.30	217 S.F.	Oversized with shower	
1.6.3	Copy Room		1	100 S.F.	1		200 S.F.	1.30	260 S.F.		Includes space for plotter
1.6.4	Record Storage (Existing Vault)		1	110 S.F.			S.F.	1.30	0 S.F.		Departments should have individual record storage areas
1.6.5	Training Room			S.F.	1		750 S.F.	1.30	975 S.F.	49 Occupants max.	
1.6.6	Break Room		1	455 S.F.	1		350 S.F.	1.30	455 S.F.	Shared with PW, Power and Parks as training	
1.6.7	Janitor		1	42 S.F.	1		80 S.F.	1.30	104 S.F.		
1.6.8	Mechanical		1	592 S.F.	1		592 S.F.	1.00	592 S.F.		
1.6.9	Painting Bay			S.F.	1		980 S.F.	1.00	980 S.F.		

Existing Net Area Total: **23,069 S.F.**
Gross Area Factor: 10%
Existing Gross Area Total: **25,376 S.F.**

Area Total: **54,771 S.F.**
Existing Area Deficiency: 58%

Kaysville City Master Plan

Space Needs Summary

Operations Center Site Requirements

4/11/2016

Space No.	Space Description	Staff	Existing Staff Qty.	Existing Area	5-10 Yr. Req'd	10-20 Yr. Req'd	Space Standard	Type	Area Total	Comments	Notes
2.1	**Parking and Site Improvements**								**24,192 S.F.**		
2.1.1	Visitor			S.F.	8	10	288 S.F.		2,304 S.F.	Currently 100 stalls available	
2.1.2	PW Staff		15	S.F.	20		288 S.F.		5,760 S.F.		
2.1.2.1	PW Seasonal		6	S.F.	6	8	288 S.F.		1,728 S.F.		
2.1.3	Power Staff		10	S.F.	14	17	288 S.F.		4,032 S.F.		
2.1.4	Parks & Rec Staff		4	S.F.	4		288 S.F.		1,152 S.F.		
2.1.4.1	Parks & Rec Seasonal		25	S.F.	25	30	288 S.F.		7,200 S.F.		
2.1.5	Fleet Maintenance		2	S.F.	3		288 S.F.		864 S.F.		
2.1.6	General Staff		3	S.F.	4		288 S.F.		1,152 S.F.		
2.2	**Power Yard Storage**								**36,540 S.F.**		
2.2.1	Bulk Material Storage			30,168 S.F.	1		32,000 S.F.		32,000 S.F.	Not Covered	
2.2.2	Vehicle Parking | Covered		3	S.F.	3		180 S.F.		540 S.F.		
2.2.3	Equipment Storage | Not Covered		8	S.F.	12		300 S.F.		3,600 S.F.		
2.2.4	Bad Transformer Storage | Covered			S.F.	1		400 S.F.		400 S.F.	Minimum Area Req.	
2.2.5				S.F.			S.F.		0 S.F.		
2.2.6				S.F.			S.F.		0 S.F.		
2.3	**PW Yard Storage**								**48,655 S.F.**		
2.2.1	Material Storage Bins | Covered		7	S.F.	7		450 S.F.		3,150 S.F.	30L x 15W	
2.2.2	Snow Plows | Heated		15	S.F.	15		715 S.F.		10,825 S.F.	12x30 Truck Area, 18x36 Bay Size	Heated Building, space standard includes area factor of 1.10 and 500 S.F. for support area
2.2.3	Sander Racks		13	S.F.	13		360 S.F.		4,680 S.F.	12x30 Truck Area	
2.2.4	Salt Storage | Covered		1	S.F.	1		6000 S.F.		6,000 S.F.		
2.2.5	Water Line Materials		1	S.F.	1		18,000 S.F.		18,000 S.F.	60x300	
2.2.6	Vehicle Parking		20	S.F.	20		300 S.F.		6,000 S.F.		
2.4	**Parks & Rec Yard Storage**								**0 S.F.**		
2.2.1	Bulk Material Storage | Covered			S.F.			300 S.F.		0 S.F.	Verify	
2.2.2	Vehicle Parking			S.F.			600 S.F.		0 S.F.	Verify	
2.2.3				260402 S.F.			S.F.		0 S.F.		
2.2.4				17860 S.F.			S.F.		0 S.F.		
2.2.5				208217 S.F.			S.F.		0 S.F.		
2.2.6				S.F.			S.F.		0 S.F.		
							Net Area:		109,387 S.F.		
							Gross Area Factor: 35%		38,285 S.F.		
							Area Total:		**147,672 S.F.**		
									or		
									3.39 Acre		

Existing Estimated Usuable Area Total: **198,305 S.F.**

or

4.55 Acre

Kaysville City Master Plan

Space Needs Summary

Recreation Building

4/11/2016

Space No.	Space Description	Staff	Existing Quantity	Existing Area	5-10 Yr. Req'd	10-20 Yr. Req'd	Space Standard	Area Factor	Room Total	Comments	Notes
7.1	**Public**			**397 S.F.**					**814 S.F.**	417	
1.1.1	Vestibule			S.F.	1		56 S.F.	1.30	73 S.F.		
1.1.2	Public Lobby | Service Counter		1	73 S.F.	1		180 S.F.	1.30	234 S.F.	Inadequate interaction with public	
1.1.3	Mens Public Restroom		1	148 S.F.	1		195 S.F.	1.30	254 S.F.	(3) Fixtures (2) Lavs (Confirm Accessiblity)	
1.1.4	Womens Public Restroom		1	176 S.F.	1		195 S.F.	1.30	254 S.F.	(3) Fixtures (2) Lavs (Confirm Accessiblity)	
1.1.5				S.F.			S.F.	1.30	0 S.F.		
1.1.6				S.F.			S.F.	1.30	0 S.F.		
1.1.7				S.F.			S.F.	1.30	0 S.F.		
7.2	**Administration**			**434 S.F.**					**1,365 S.F.**	931	
1.2.1	Rec Director		1	107 S.F.	1		180 S.F.	1.30	234 S.F.		Move all administration to Opps center for
1.2.2	Rec Coordinator		1	82 S.F.	2		100 S.F.	1.30	260 S.F.	Currently shared office area	consolidated option
1.2.3	Rec Specialist		1	82 S.F.	1		100 S.F.	1.30	130 S.F.	Currently shared office area	
1.2.4	Admin Assistant		1	82 S.F.	1		100 S.F.	1.30	130 S.F.	Currently shared office area	
1.2.5	Media Coordinator		1	82 S.F.	1		100 S.F.	1.30	130 S.F.	Currently shared office area	
1.2.6	Work Counter			S.F.	1		130 S.F.	1.00	130 S.F.	Island Work Counter	
1.2.7	Admin Storage			S.F.	1		150 S.F.	1.30	195 S.F.		
1.2.8	Workstation			S.F.	1		120 S.F.	1.30	156 S.F.	Use one workstation for managing center	
7.3	**Storage**			**894 S.F.**					**1,338 S.F.**	444	
1.3.1	City wide housekeeping supply		1	102 S.F.			100 S.F.	1.30	0 S.F.	Upper level (Relocate?)	
1.3.2	Equipment Storage		1	704 S.F.	1		1,000 S.F.	1.30	1,300 S.F.	Upper level	
1.3.3	Table & Chair Storage		1	38 S.F.	1		38 S.F.	1.00	38 S.F.	Cove area at Gymnasium	
1.3.4	Chair Storage		1	50 S.F.			100 S.F.		0 S.F.	Verify Existing Area	
1.3.5				S.F.			100 S.F.		0 S.F.		
1.3.6				S.F.			100 S.F.		0 S.F.		
1.3.7				S.F.			100 S.F.		0 S.F.		
1.3.8				S.F.			100 S.F.		0 S.F.		
7.4	**Multipurpose**			**4,655 S.F.**					**4,655 S.F.**	0	
1.4.1	Gymnasium		1	3,417 S.F.	1		3,417 S.F.	1.00	3,417 S.F.		
1.4.2	Classroom		1	548 S.F.	1		548 S.F.	1.00	548 S.F.	Main level (Confirm space is adequate)	
1.4.3	Classroom		1	690 S.F.	1		690 S.F.	1.00	690 S.F.	Upper level (Confirm space is adequate)	
1.4.4				S.F.			100 S.F.		0 S.F.		
1.4.5				S.F.			100 S.F.		0 S.F.		
1.4.6				S.F.			100 S.F.		0 S.F.		
1.4.7				S.F.			100 S.F.		0 S.F.		
1.4.8				S.F.			100 S.F.		0 S.F.		
7.5	**Common**			**242 S.F.**					**242 S.F.**	0	
1.5.1	Mechanical		1	32 S.F.	1		32 S.F.	1.00	32 S.F.	Main level	
1.5.2	Mechanical		1	? S.F.			100 S.F.		0 S.F.	Main level (Need area verification)	
1.5.3	Mechanical		1	110 S.F.	1		110 S.F.	1.00	110 S.F.	Upper level (Need area verification)	
1.5.4	Vertical Circulation		1	100 S.F.	1		100 S.F.	1.00	100 S.F.		
1.5.5	Janitor Closet		1	S.F.			100 S.F.		0 S.F.	Existing is below stair	
				S.F.			100 S.F.		0 S.F.		

Existing Area Total: **6,622 S.F.**
Gross Area Factor: 10%
Building Gross Area: **7,350 S.F.**

Area Total: **8,414 S.F.**
Existing Area Deficiency: 21%

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Kaysville City Master Plan

Space Needs Summary

Municipal Center

4/11/2016

Space No.	Space Description	Staff	Existing Staff Qty.	Existing Area	5-10 Yr. Req'd	10-20 Yr. Req'd	Space Standard	Area Factor	Room Total	Comments	Notes
6.1	**Public**			**4,453 S.F.**					**5,781 S.F.**	1,328	
6.1.1	Vestibule		2	112 S.F.	2		56 S.F.	1.00	112 S.F.		
6.1.2	Public Lobby		1	1,140 S.F.	1		1,140 S.F.	1.00	1,140 S.F.		
6.1.3	Mens Public Restroom		1	84 S.F.	1		167 S.F.	1.30	217 S.F.	Existing not accessible	
6.1.4	Womens Public Restroom		1	84 S.F.	1		167 S.F.	1.30	217 S.F.	Existing not accessible	
6.1.5	Multi-Purpose		1	2,000 S.F.	1		2,000 S.F.	1.00	2,000 S.F.		
6.1.5.1	Multi-Purpose Storage		1	78 S.F.	1		78 S.F.	1.00	78 S.F.	Currently used for Records storage, too small	
6.1.5.2	Multi-Purpose Storage		1	172 S.F.	1		172 S.F.	1.00	172 S.F.	Used by Youth Court and for custodial storage	
6.1.6	Dais		1	250 S.F.	1		650 S.F.	1.00	650 S.F.	Dais not accessible	Enlarge Dias and add side work table
6.1.7	Small Conference (Shared)			S.F.	1		180 S.F.	1.33	239 S.F.	Accessed by Public and Staff	
6.1.8	Large Conference (Shared)			S.F.	1		350 S.F.	1.30	455 S.F.	Multifunction | Council work room	
6.1.9	Museum			533 S.F.	1		500 S.F.	1.00	500 S.F.	Located with public lobby area	
6.2	**Administration**			**1,737 S.F.**					**3,133 S.F.**	1,396	
6.2.1	Mayor		1	182 S.F.	1		200 S.F.	1.30	260 S.F.		
6.2.2	City Manager		1	235 S.F.	1		280 S.F.	1.30	364 S.F.		Includes small conference area
6.2.3	Finance		1	182 S.F.	1		200 S.F.	1.30	260 S.F.		
6.2.4	Resource Service Manager		1	182 S.F.	1		200 S.F.	1.30	260 S.F.		
6.2.5	Recorder		1	182 S.F.	1		200 S.F.	1.30	260 S.F.		
6.2.6	Accounting		1	152 S.F.	1		200 S.F.	1.30	260 S.F.		
6.2.7	City Attorney			S.F.			250 S.F.	1.30	0 S.F.	Future Position	Areas not included in tabulation below
6.2.7.1	Prosecutor			S.F.			200 S.F.	1.30	0 S.F.	Future Position	Areas not included in tabulation below
6.2.7.2	Admin Assistant			S.F.			100 S.F.	1.30	0 S.F.	Future Position	Areas not included in tabulation below
6.2.8	HR | Payroll Clerk			S.F.	1		200 S.F.	1.30	260 S.F.	Future Position	
6.2.9	Clerks | Reception		4	545 S.F.	6		80 S.F.	1.30	624 S.F.	Security and noise are issues	Natural lighting is a desire.
6.2.10	Admin Short Term Storage		1	77 S.F.	1		150 S.F.	1.30	195 S.F.		
6.2.11	Admin Long Term Storage			S.F.	1		300 S.F.	1.30	390 S.F.		
6.3	**Planning, Zoning & Engineering**			**756 S.F.**					**1,771 S.F.**	1,015	Areas not included in tabulation below
6.3.1	Planning and Zoning Reception		1.5	355 S.F.	2		100 S.F.	1.00	200 S.F.	Review accessibility	
6.3.1.2	P&Z Waiting		1	60 S.F.	1		60 S.F.	1.00	60 S.F.		
6.3.2	City Engineer		1	173 S.F.	1		250 S.F.	1.30	325 S.F.		
6.3.2.1	Engineering Code Enforcement			S.F.	1		135 S.F.	1.30	176 S.F.	Future Position	
6.3.3	Planner		1	168 S.F.	1		200 S.F.	1.30	260 S.F.		
6.3.4	Small Conference			S.F.	1		150 S.F.	1.30	195 S.F.		
6.3.5	Short Term Storage			S.F.	1		100 S.F.	1.00	100 S.F.		
6.3.6	LongTerm Storage			S.F.	1		350 S.F.	1.30	455 S.F.		
6.4	**Building Department**			**866 S.F.**					**2,242 S.F.**	1,376	Areas not included in tabulation below
6.4.1	Building Department Reception		1.5	222 S.F.	2		100 S.F.	1.00	200 S.F.	Currently PT Position, poor visibility to public	Will be full time position
6.4.2	Building Official		1	147 S.F.	1		150 S.F.	1.30	195 S.F.		
6.4.3	Inspector		1	110 S.F.	1		120 S.F.	1.30	156 S.F.		
6.4.4	Inspector		1	116 S.F.	1		120 S.F.	1.30	156 S.F.		
6.4.5	Open Work Area / Copy		1	271 S.F.	1		354 S.F.	1.30	460 S.F.		Shared area between Planning & Building Departments
6.4.6	Short Term Storage			S.F.	1		100 S.F.	1.00	100 S.F.	Review Current area & Future need	
6.4.7	Long Term Storage			S.F.	1		350 S.F.	1.30	455 S.F.	Review Current area & Future need	
6.4.8	Medium Conference			S.F.	1		250 S.F.	1.30	325 S.F.		Share with Planning
6.4.9	Small Conference			S.F.	1		150 S.F.	1.30	195 S.F.		
6.5	**IT**			**528 S.F.**					**1,242 S.F.**	714	Areas not included in tabulation below
6.5.1	IT Manager		1	173 S.F.	1		175 S.F.	1.30	228 S.F.	Reduce Area	Includes small conference area
6.5.2	IT Technician		1	173 S.F.	2		150 S.F.	1.30	390 S.F.	2 FTE's currently sharing office	Create offices and not a shared space.
6.5.3	Server | Comm		1	182 S.F.			S.F.	1.30	0 S.F.	Server moves to Police end of 2014	Comm closet will remain within space
6.5.4	Build Area | Test | Storage			S.F.	1		250 S.F.	1.30	325 S.F.		Create transient work area / Review storage cabinets. HD storage?
6.5.5	GIS		1	S.F.	1		150 S.F.	1.30	195 S.F.		
6.5.6	Communication Closet			S.F.	1		80 S.F.	1.30	104 S.F.		
6.6	**Common**			**483 S.F.**					**2,106 S.F.**	1,623	
6.6.1	Small Conference (Shared)		1	207 S.F.	2		150 S.F.	1.30	390 S.F.		
6.6.2	Medium Conference (Shared)				1		250 S.F.	1.30	325 S.F.		
6.6.3	Vault | Record Storage		1	128 S.F.	1		300 S.F.	1.30	390 S.F.		Additional storage provided above

6.6.4	Men's Single User		1	50 S.F.	1		60 S.F.	1.30	78 S.F.	Existing not accessible	
6.6.5	Women's Single User		1	50 S.F.	1		60 S.F.	1.30	78 S.F.	Existing not accessible	
6.6.6	Janitor		1	48 S.F.	1		80 S.F.	1.30	104 S.F.	Power panels located in this space	
6.6.7	Break room			S.F.	1		250 S.F.	1.30	325 S.F.	Existing break room used as an office	
6.6.8	Electrical Room			S.F.	1		120 SF	1.30	156 S.F.		
6.6.9	Shared Copy | Work Room			S.F.	1		200 S.F.	1.30	260 S.F.		Space would include mailboxes

Existing Area Total: **8,823 S.F.**
Gross Area Factor: 12%
Building Gross Area: **10,081 S.F.**

Area Total: **12,261 S.F.**
Existing Area Deficiency: 28%

Kaysville City Master Plan

Space Needs Summary

Former County Library

ARCHITECTS 4/11/2016

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Space No.	Space Description	Staff	Existing Staff Qty.	Existing Area		Comments	Notes
8.1	**Public**			**4,103**	**S.F.**		
8.1.1	Stacks / Reading / Circulation			2,809	S.F.		
8.1.2	Children's Reading Room			641	S.F.		
8.1.3	Vault			119.2	S.F.		
8.1.4	Museum			533.2	S.F.		
8.2	**Administration**			**487**	S.F.		
8.2.1	Office			91	S.F.		
8.2.2	Office			79	S.F.		
8.2.3	Office			47.2	S.F.		
8.2.4	Work Area			97.9	S.F.		
8.2.5	Break Room			152.3	S.F.		
8.2.6	Storage			19.1	S.F.		
8.3	**Support**			**1,038**	S.F.		
8.3.1	Vestibule			25.6	S.F.		
8.3.2	Entry			55.9	S.F.		
8.3.3	Vestibule			63.5	S.F.		
8.3.4	Womens			139.4	S.F.		
8.3.5	Mens			161.9	S.F.		
8.3.6	Custodial			26	S.F.		
8.3.7	Mechanical			394.3	S.F.		
8.3.8	Corridor			171.1	S.F.		

Existing Area Total:	**5,627**	**S.F.**
Gross Area Factor:	10%	
Building Gross Area:	**6,231**	**S.F.**

Kaysville City Master Plan

Space Needs Summary

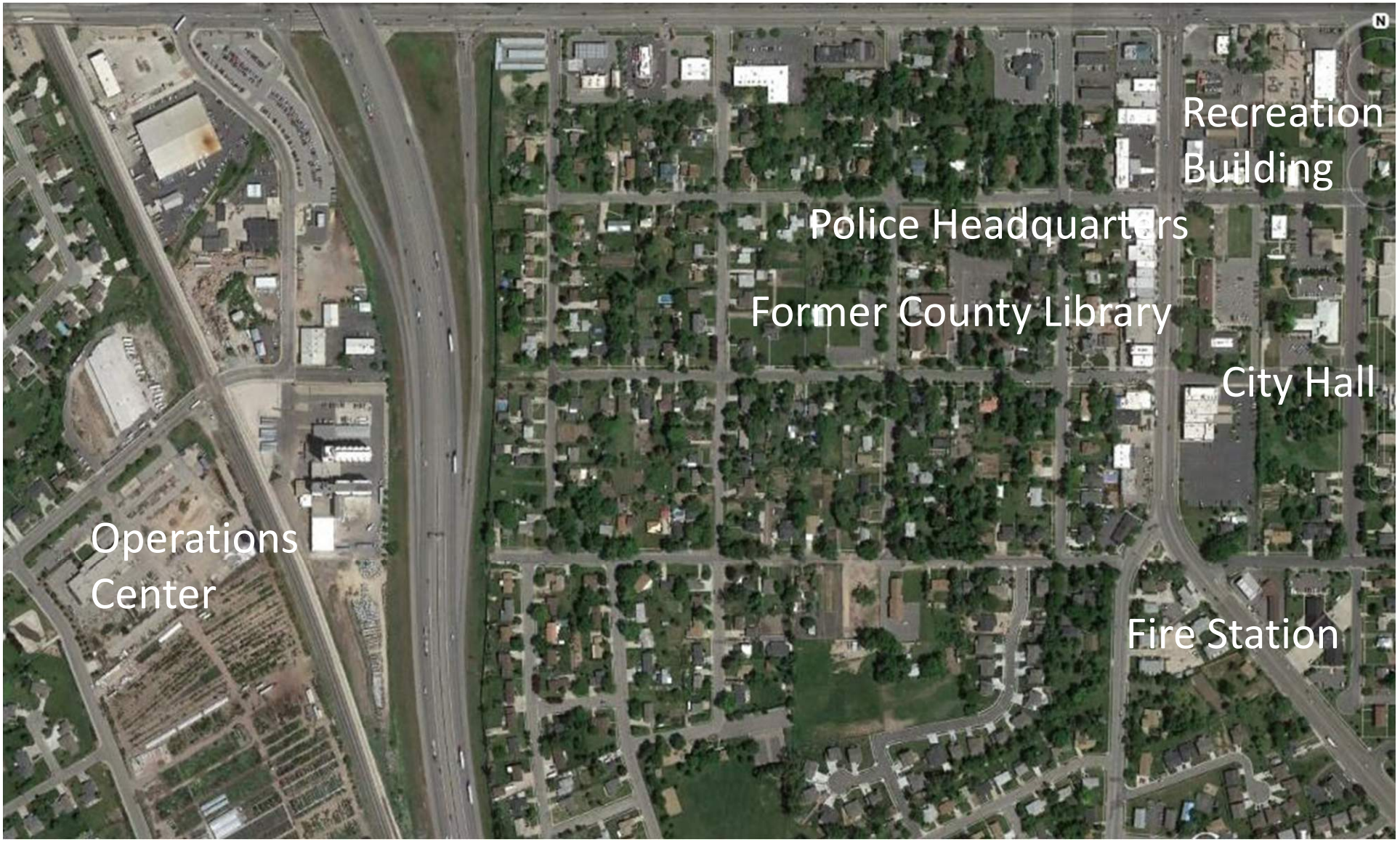
Future Community Development and Legal Building (Former County Library Building)

4/11/2016

Space No.	Space Description	Staff	Existing Staff Qty.	Existing Area	5-10 Yr. Req'd	10-20 Yr. Req'd	Space Standard	Area Factor	Room Total	Comments	Notes
9.1	**Public**			**867 S.F.**					**1,211 S.F.**	345	
9.1.1	Vestibule			25.6 S.F.	1		56 S.F.	1.30	73 S.F.		
9.1.2	Entry			55.9 S.F.	1		55.9 S.F.	1.30	73 S.F.		
9.1.3	Vestibule			63.5 S.F.	1		56 S.F.	1.30	73 S.F.		
9.1.4	Womens			139.4 S.F.	1		167 S.F.	1.30	217 S.F.		
9.1.5	Mens			161.9 S.F.	1		167 S.F.	1.30	217 S.F.		
9.1.6	Custodial			26 S.F.	1		80 S.F.	1.30	104 S.F.		
9.1.7	Electrical / Comm Room				1		150 S.F.	1.30	195 S.F.		
9.1.8	Mechanical			394.3 S.F.	1		200 S.F.	1.30	260 S.F.		
9.2	**Planning, Zoning & Engineering**			**756 S.F.**					**1,771 S.F.**	1,015	
9.2.1	Planning and Zoning Reception		1.5	355 S.F.	2		100 S.F.	1.00	200 S.F.	Review accessibility	
9.2.2	P&Z Waiting		1	60 S.F.	1		60 S.F.	1.00	60 S.F.		
9.2.3	City Engineer		1	173 S.F.	1		250 S.F.	1.30	325 S.F.		
9.2.4	Engineering Code Enforcement			S.F.	1		135 S.F.	1.30	176 S.F.	Future Position	
9.2.5	Planner		1	168 S.F.	1		200 S.F.	1.30	260 S.F.		
9.2.6	Small Conference			S.F.	1		150 S.F.	1.30	195 S.F.		
9.2.7	Short Term Storage			S.F.	1		100 S.F.	1.00	100 S.F.		
9.2.8	LongTerm Storage			S.F.	1		350 S.F.	1.30	455 S.F.		
9.3	**Building**			**866 S.F.**					**2,242 S.F.**	1,376	
9.3.1	Building Department Reception		1.5	222 S.F.	2		100 S.F.	1.00	200 S.F.	Currently PT Position, poor visibility to	Will be full time position
9.3.2	Building Official		1	147 S.F.	1		150 S.F.	1.30	195 S.F.		
9.3.3	Inspector		1	110 S.F.	1		120 S.F.	1.30	156 S.F.		
9.3.4	Inspector		1	116 S.F.	1		120 S.F.	1.30	156 S.F.		
9.3.5	Open Work Area / Copy		1	271 S.F.	1		354 S.F.	1.30	460 S.F.		Shared area between Planning & Building Departments
9.3.6	Short Term Storage			S.F.	1		100 S.F.	1.00	100 S.F.	Review Current area & Future need	
9.3.7	Long Term Storage			S.F.	1		350 S.F.	1.30	455 S.F.	Review Current area & Future need	
9.3.8	Medium Conference			S.F.	1		250 S.F.	1.30	325 S.F.		Share with Planning
9.3.9	Small Conference			S.F.	1		150 S.F.	1.30	195 S.F.		
9.4	**Legal**			**0 S.F.**					**715 S.F.**	715	
9.4.1	City Attorney			S.F.	1		250 S.F.	1.30	325 S.F.	Future Position	
9.4.2	Prosecutor			S.F.	1		200 S.F.	1.30	260 S.F.	Future Position	
9.4.3	Admin Assistant			S.F.	1		100 S.F.	1.30	130 S.F.	Future Position	
9.5	**Common**			**100 S.F.**					**481 S.F.**	381	
9.5.1	Employee - Men's Single User		1	50 S.F.	1		60 S.F.	1.30	78 S.F.		
9.5.2	Employee - Women's Single User		1	50 S.F.	1		60 S.F.	1.30	78 S.F.		
9.5.3	Break room			S.F.	1		250 S.F.	1.30	325 S.F.		

Area Total:	**6,420 S.F.**	
Gross Area Factor:	-3%	Area factor Should be approx. 10-12%
Building Gross Area:	**6,231 S.F.**	

Master Planning Workshop Presentation



Kaysville City Facilities Master Plan
November 2015

JRCA ARCHITECTS

The Master Planning Process

Task 1 Develop Space Needs Assessment to Verify Current And Future Facility Space Needs

Task 2 Review Existing Facilities Condition and Functional Adequacies for Current and Future Needs

Task 3 Fire / Medical Emergency Facilities Review

Task 4 Develop Facility Master Planning Recommendations To Support Current and Future Needs

Kaysville City Facilities Master Plan
November 2015

JRCA ARCHITECTS

1-Needs Assessment Interviews

Space No.	Space Description	Existing Area	Design Requirement	Area Deficiency	Comments
1.00	Operations Center Building	25,376 S.F.	54,771 S.F.	53.67%	
3.00	Recreation Center Building	7,350 S.F.	8,414 S.F.	12.64%	
4.00	Municipal Center Building	10,081 S.F.	12,261 S.F.	17.78%	
5.00	Former County Library Building	6,231 S.F.	0 S.F.	N/A	
6.00	Community Development & Legal Building	S.F.	6,420 S.F.	N/A	

Space	Space Description	Existing Area	Design Requirement	Area Deficiency	Comments
2.00	Operations Center Site	4.55 Acres	3.39 Acres	134.29%	Existing is an approx. calc. of current usable yard area

2-Existing Facility Reviews

3-Master Planning Workshops

Kaysville City Facilities Master Plan
November 2015

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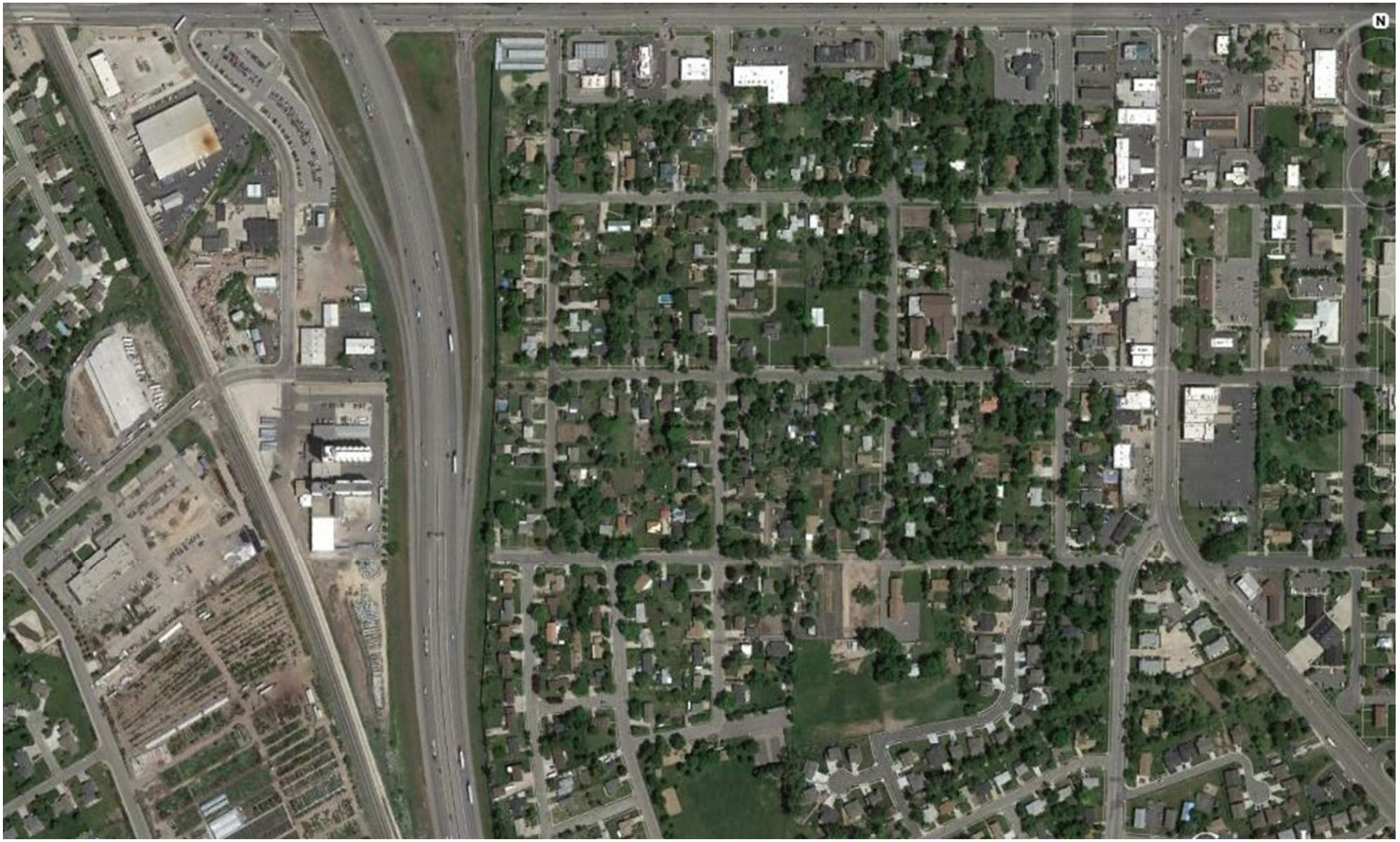

Kaysville City Facilities Master Plan
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JRCA ARCHITECTS

Task:

Review and Make Recommendations Regarding the Need for Additional Fire Station Facilities

Kaysville City Facilities Master Plan
November 2015

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<u>Accepted Standards</u>:

Response time

'Definitions Vary'

<u>The Difference:</u>

# of Responders

Distance From the Fire Station

Kaysville City Facilities Master Plan
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Standards:

NFPA 1720 - Volunteer & Combined Departments

First Responding Unit 90% of the Time

Urban Area	9 Min.
Suburban Area	10 Min.
Rural Area	14 Min.

Other Guidelines:

ISO and Rand Corp.

Kaysville City

Kaysville City Facilities Master Plan
November 2015

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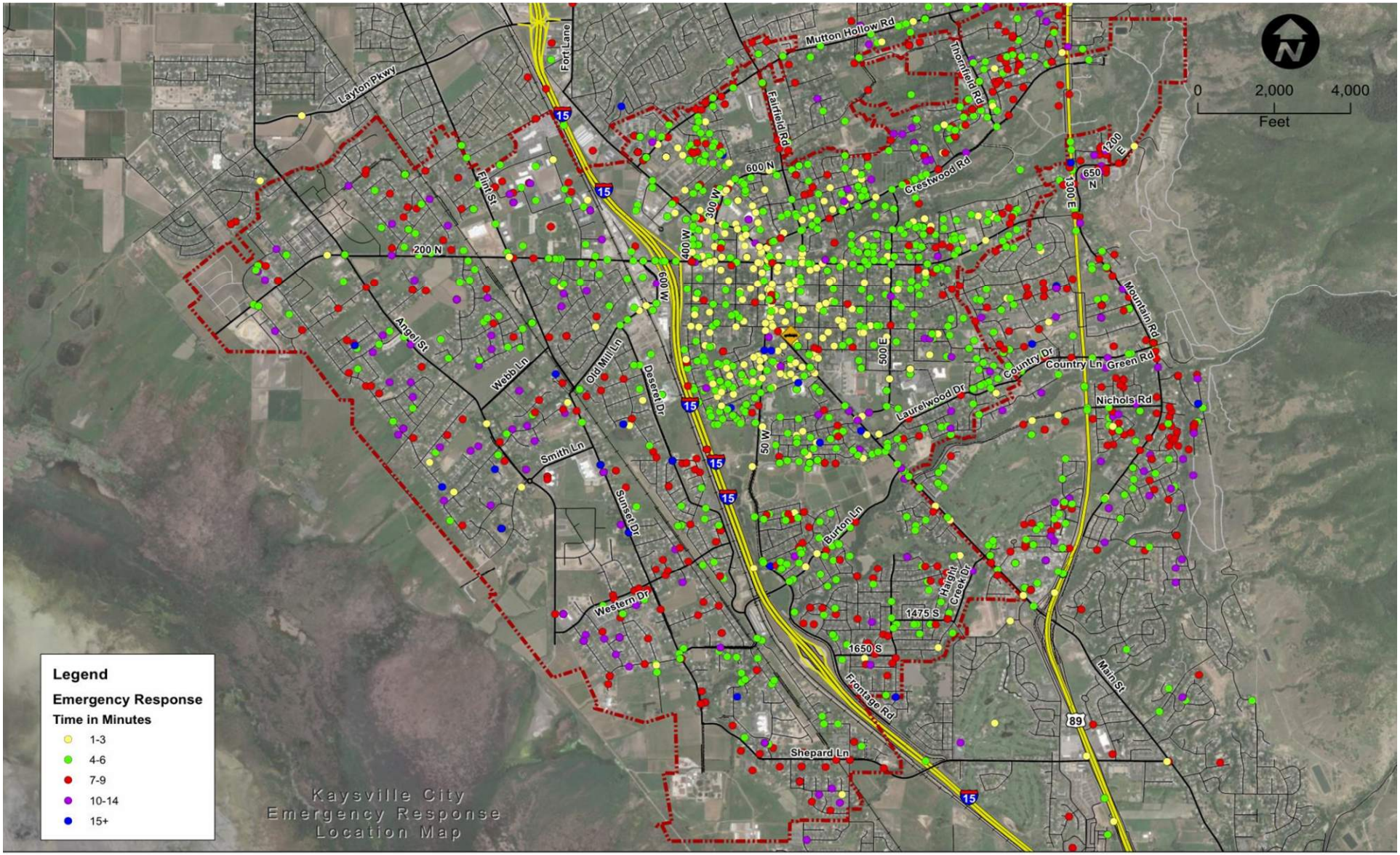

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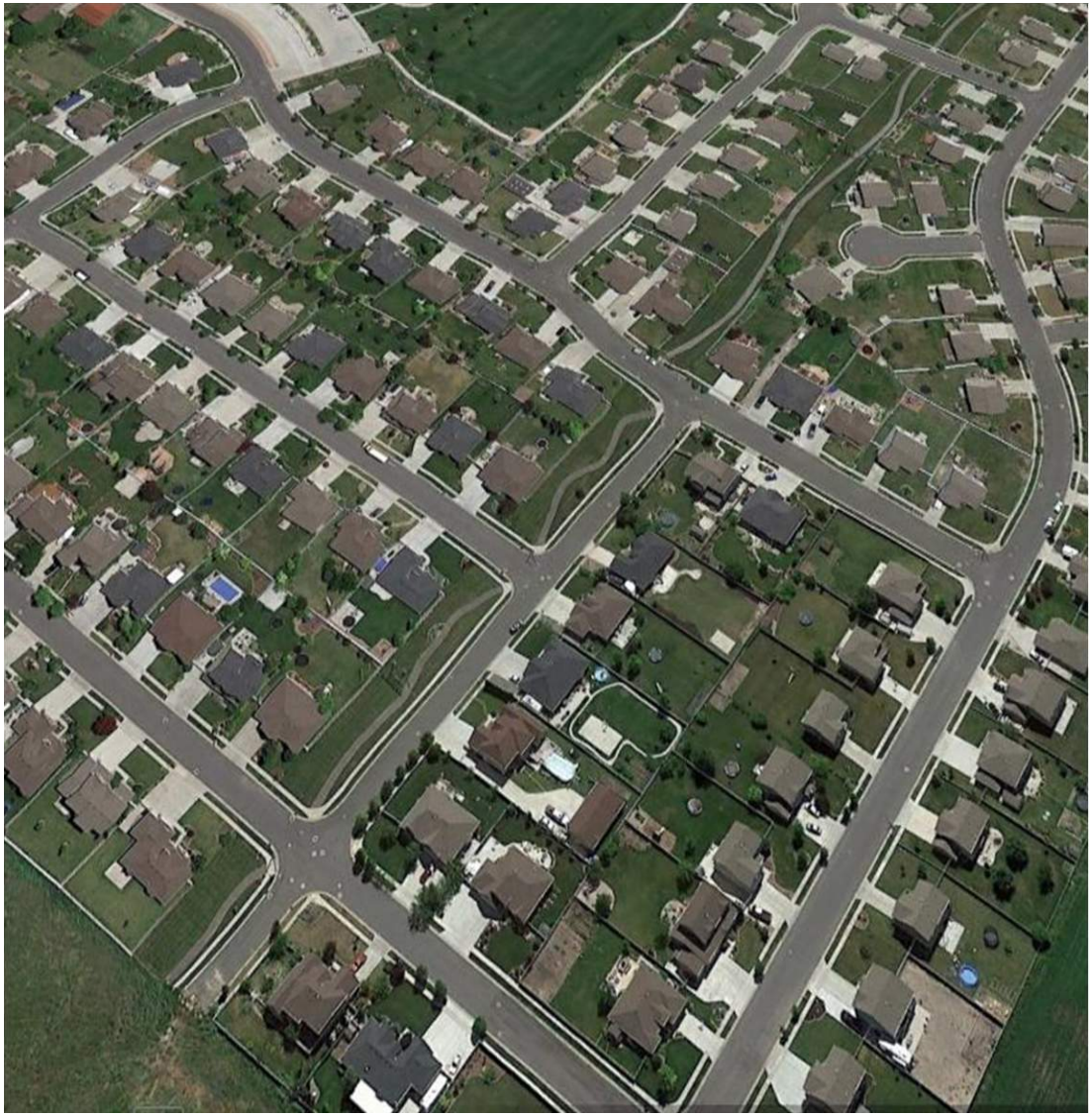

Some Responses are Light Off

Some Responses are Remote from Station

No Response is good Enough if it is your House on fire or if You are the one Needing medical Attention!

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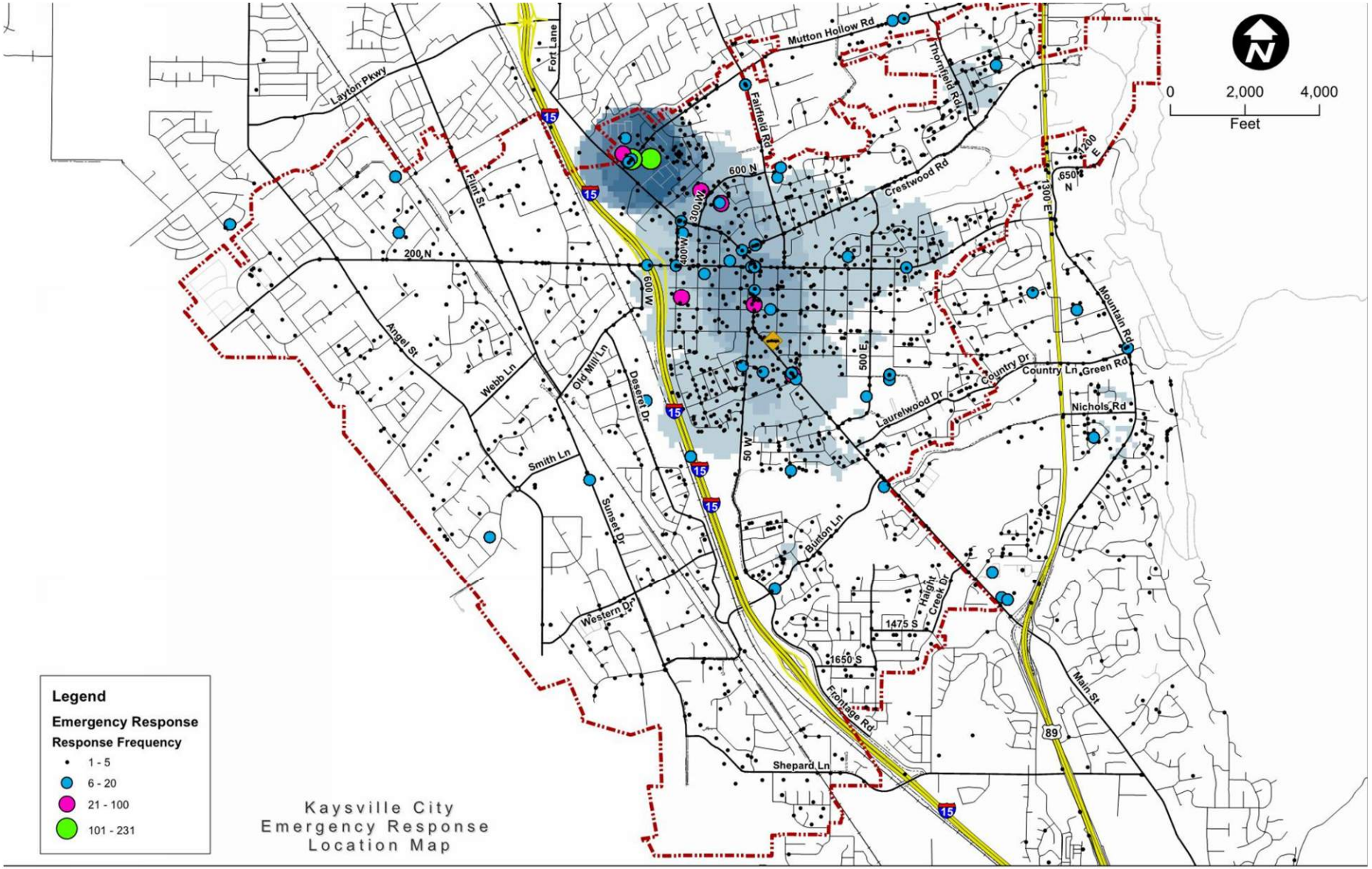

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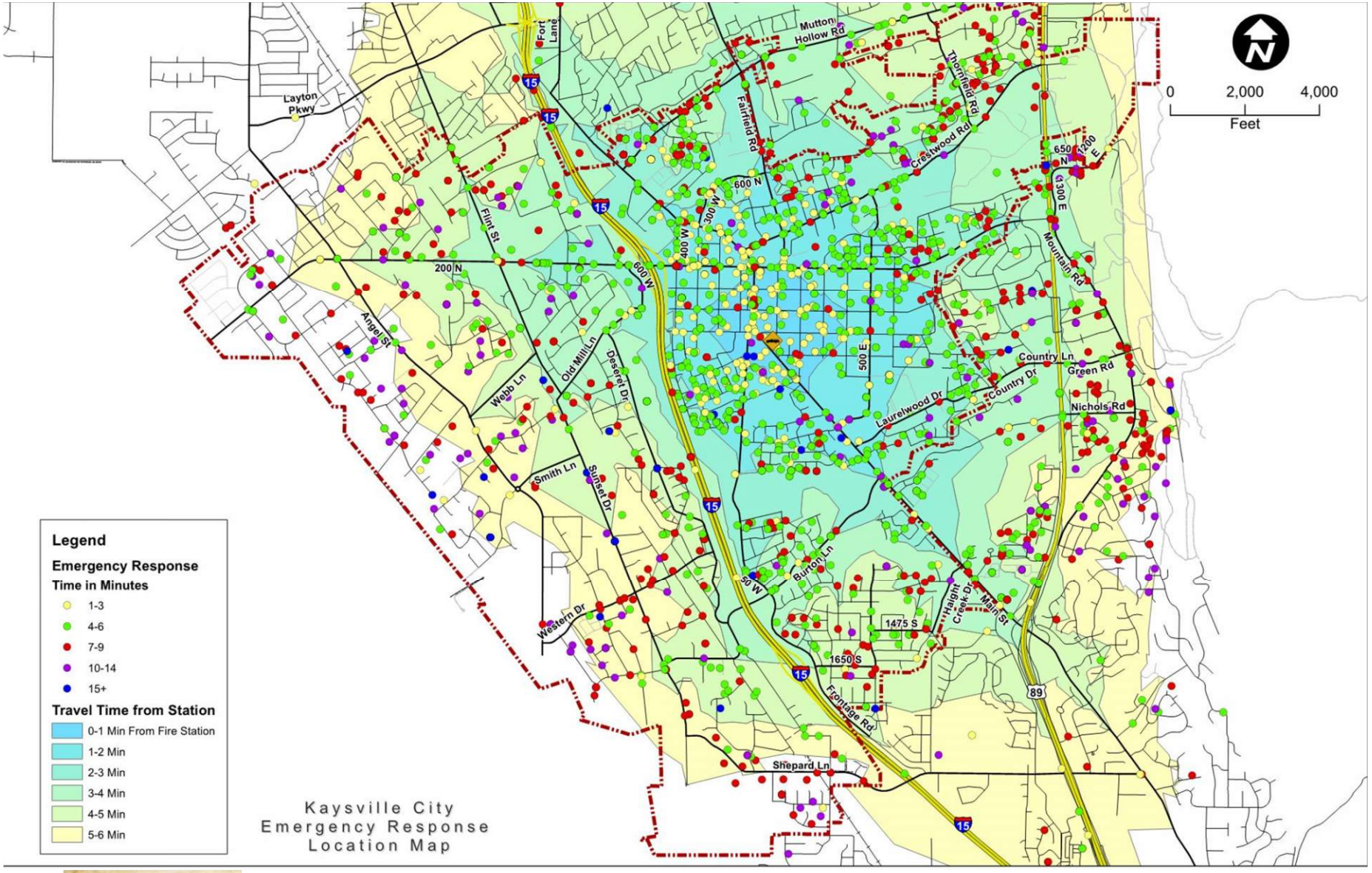

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Findings and Recommendations:

Response Times are Within NFPA standards

Continue to Monitor and Look for improvement in Staffing Ratios, Volunteer Locations, and Response Protocols

Kaysville City Facilities Master Plan
November 2015

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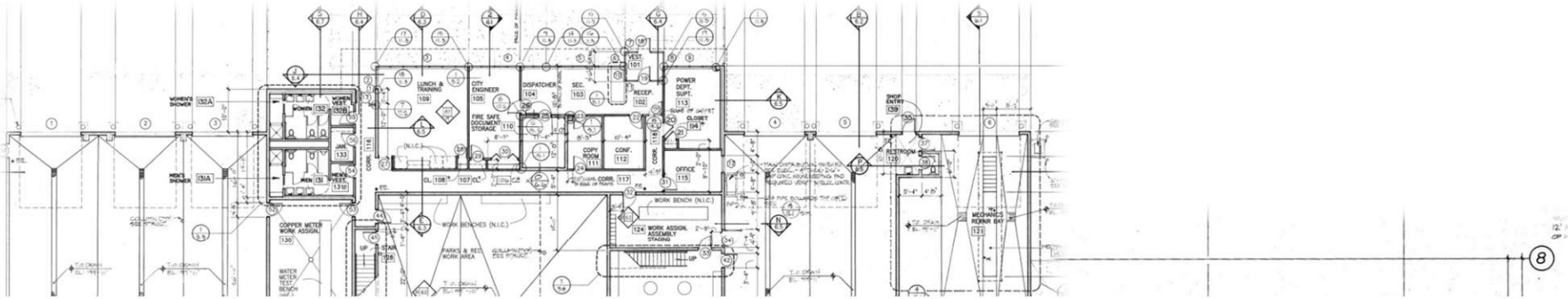
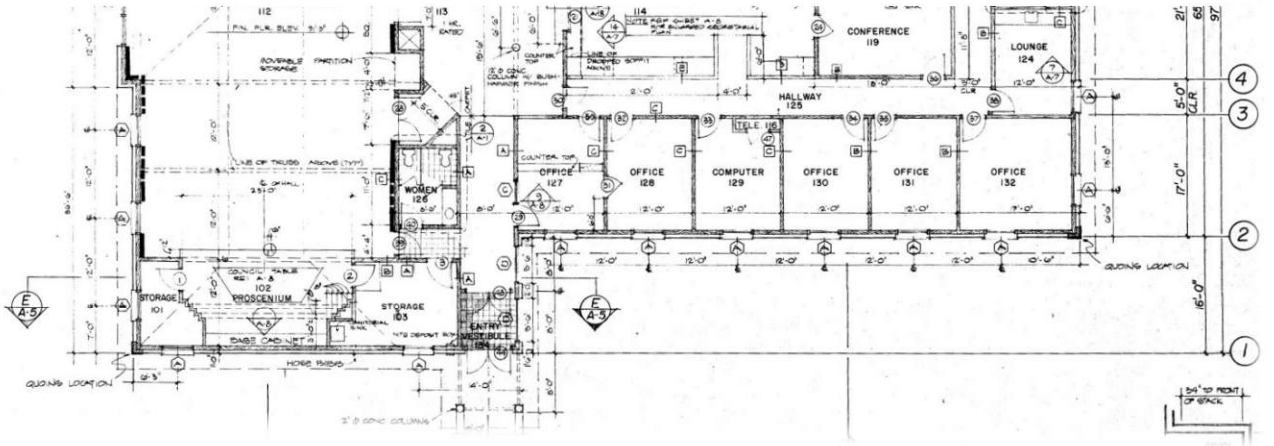
Space Needs General Summary



Space No.	Space Description	Existing Area	Design Requirement	Area Deficiency
1.00	Operations Center Building	25,376 S.F.	54,771 S.F.	53.67%
3.00	Recreation Center Building	7,350 S.F.	8,414 S.F.	12.64%
4.00	Municipal Center Building	10,081 S.F.	12,261 S.F.	17.78%
5.00	Former County Library Building	6,231 S.F.	0 S.F.	N/A
6.00	Community Development & Legal Building	S.F.	6,420 S.F.	N/A



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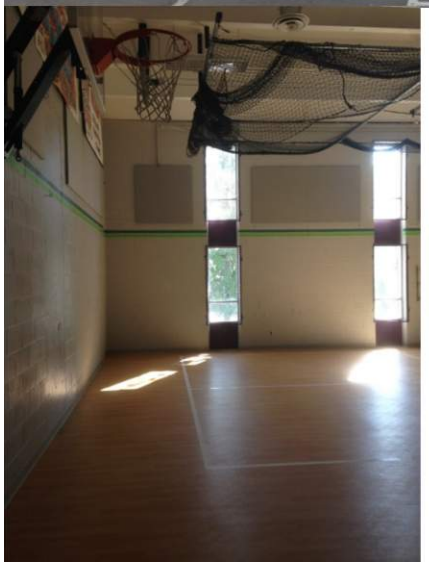
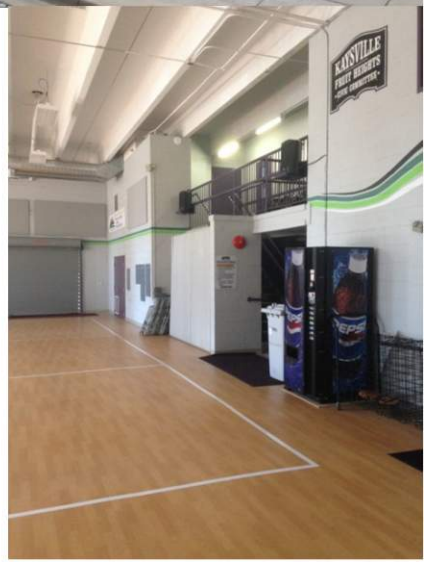




Recreation Building

-Constructed in 1968 and previously housed the Kaysville Fire Department

-Current building use includes:

- ❑ Recreation Administrative offices
- ❑ Gymnasium& Classrooms (Multiuse)
- ❑ Recreation program sign-up
- ❑ Recreation equipment storage & check-out

-Building is structurally sound, recommend minor seismic upgrades (Reference structural evaluation)

-Provide accessibility to the upper floor via elevator

-Space is inadequate for rec. sign-up & equip. check-out

Recommend improvements

-Relocate administrative functions, program sign-up and equipment check-out and storage to the Ops. Center

-Remodel restrooms to meet accessibility standards

-Update interior finishes

-Replace HVAC systems and controls (Can be phased)

-Upgrade lighting, fire alarm & A/V systems and install access control system

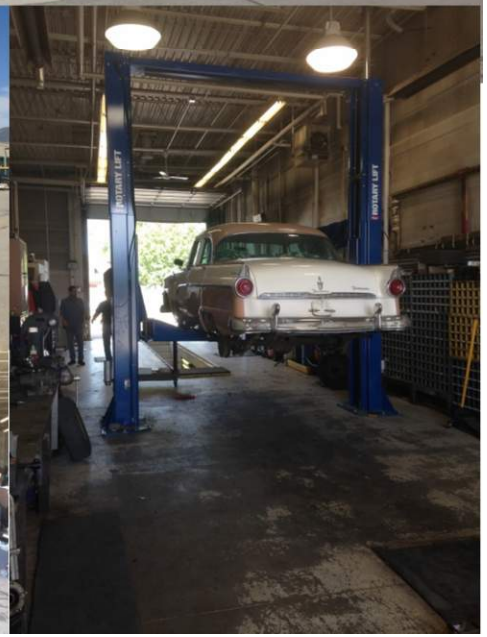
Budget Recommendation

$750,000 - $850,000 (Fall 2015 cost opinion)

Kaysville City

Kaysville City Facilities Master Plan
November 2015

JRCA ARCHITECTS



Operations Center Building

-Constructed in 1992

-Current building use includes:

- ❑ Power Department
- ❑ Public Works Department
- ❑ Parks and Recreation Administration
- ❑ Fleet Maintenance

-Building is structurally sound

-Building area is no longer sufficient to support both current and future needs of all four departments

-All departments experience a limitation with efficiency of operations to City staff and Public

-Building systems and finishes are at or near the end of anticipated lifecycle (HVAC, lighting, interior finishes)

Recommend improvements

-Construct combined Public Works and Power building.

-Remodel interior to create proposed combined Fleet Maintenance and Parks & Recreation building

-Replace roofing system

-Replace HVAC systems and controls

-Replace emergency generator

-Upgrade lighting, fire alarm, data cabling & A/V systems and install access control system

Budget Recommendation

$2,400,000 – $2,800,000 for building renovations & $125 per sf. of building expansion (Fall 2015 cost opinion)

Kaysville City

Kaysville City Facilities Master Plan
November 2015

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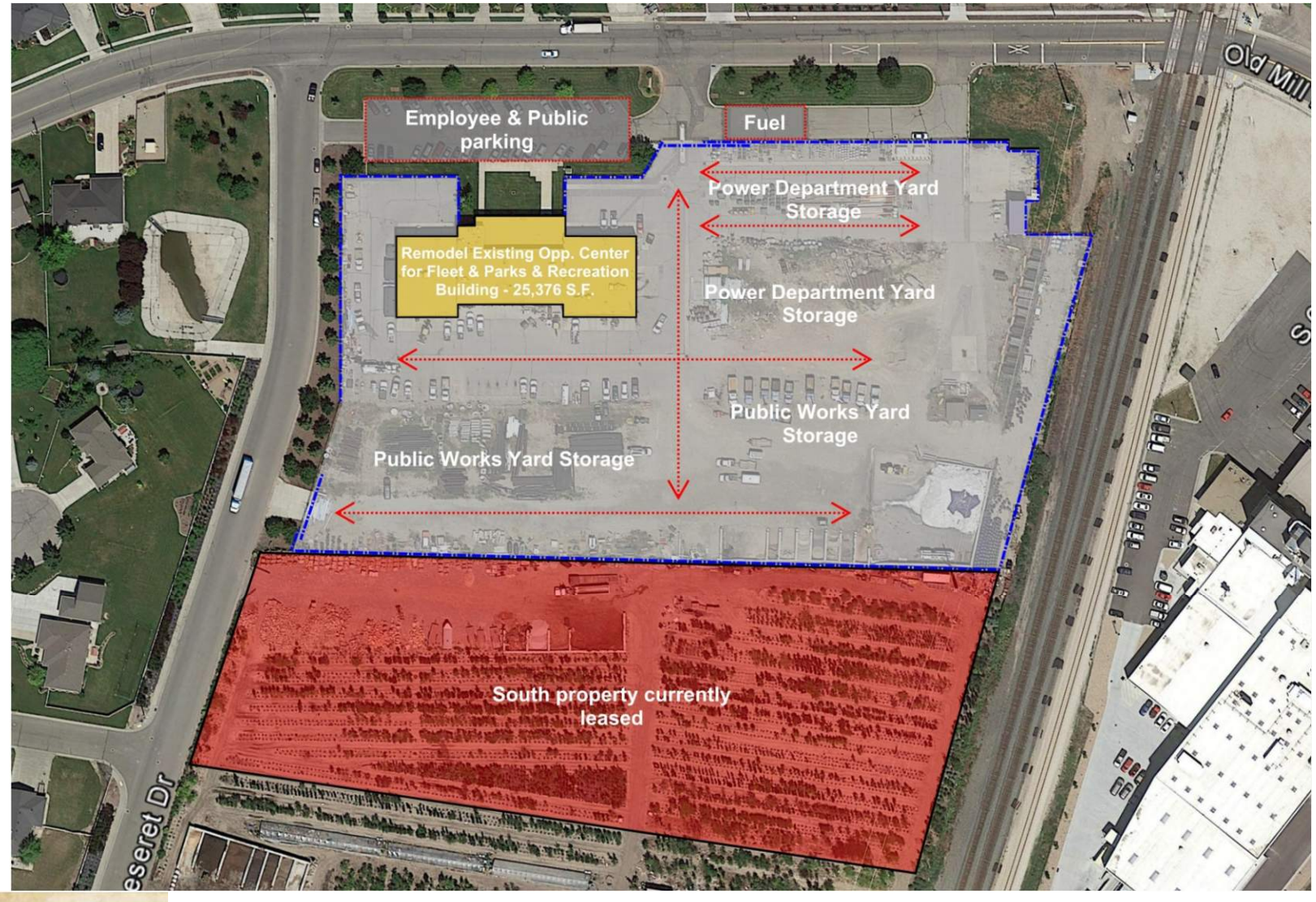
Current Operations Center Site



Kaysville City

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November 2015

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Operations Center Site

-Current useable area is approximately 247,541 sf. or 5.68 acres
-Overall site includes 208,217 sf. or 4.78 acres to South that will be vacated by current leasie
-Site use includes the following:

- ❑ Operations Center
- ❑ Fuel island for Fleet use (Not covered)
- ❑ Material and yard storage for Power, Public Works and Parks & Recreation
- ❑ Vehicle storage for all departments
- ❑ Public and employee parking

Recommend improvements

-Current site area appears adequate to meet current needs, however improvements to yard layout and circulation to improve work flows, vehicle access & storage, material storage volumes and proposed new facility construction
-Construct parking storage, covered parking and material storage bins
-Evaluate and improve upon site security with solid perimeter fencing, relocate fuel island to the interior, create secondary access to the west with access control, reconstruct the main north entry and upgrade the access control gate
-Additional site area will be required to achieve proposed site changes and new building construction.
-Evaluate, modify and design site storm water management

Kaysville City

Kaysville City Facilities Master Plan
November 2015

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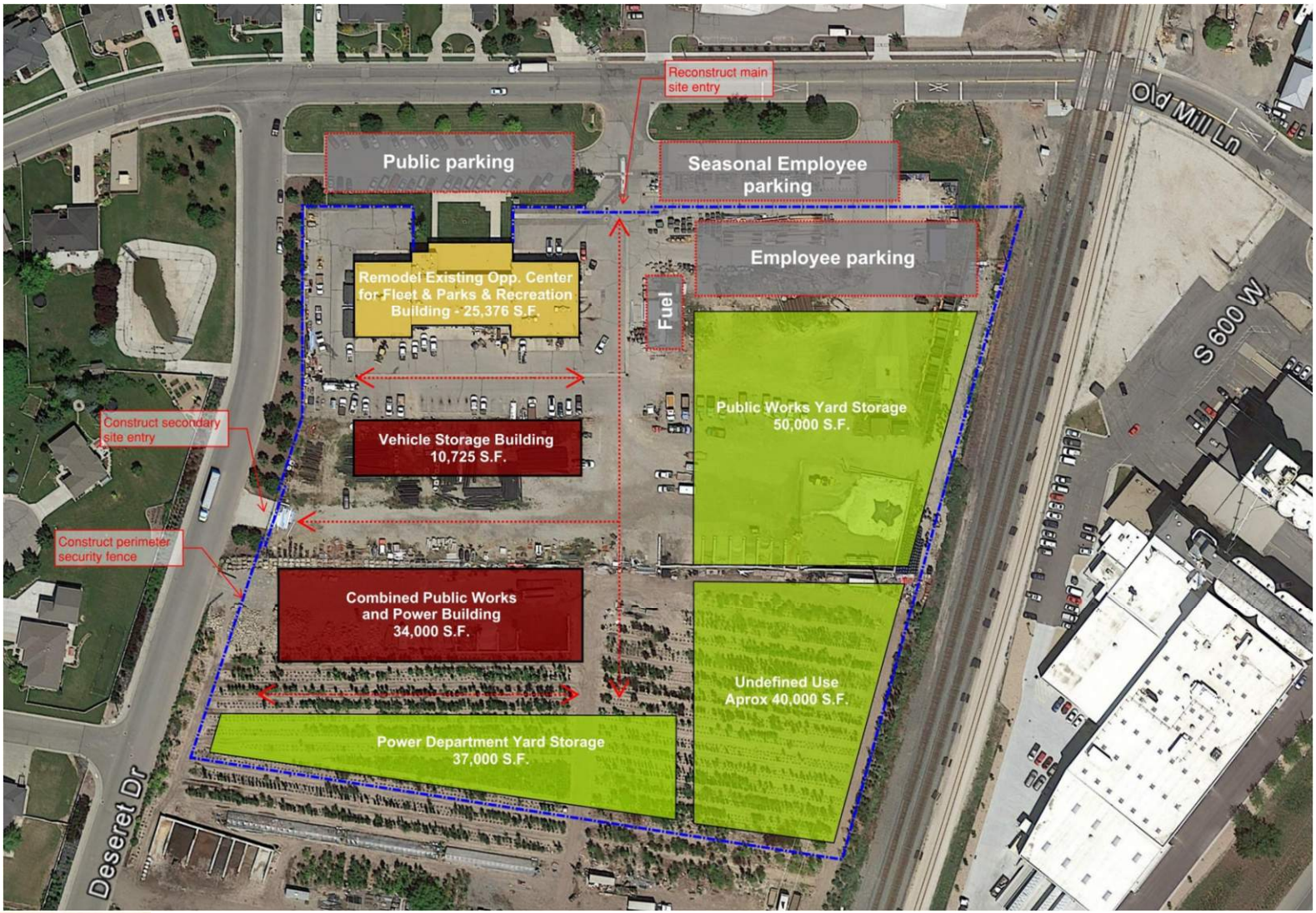
Proposed Operations Center Site



Kaysville City

Kaysville City Facilities Master Plan
November 2015

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Proposed Operations Center Site Budget

Phase One:
-34,000 sf. Power and Public Works building - $4,590,000
-Site work at south property and fence- $1,250,000
-Relocate fuel island - $250,000

Phase Two:
-Remodel existing Ops. Center - $2,400,000 – $2,800,000
-10,800 sf. vehicle storage building - $972,000

Phase Three:
-Remainder of Site work - $750,000
-540 sf. covered vehicle storage - $24,300
-6,000 sf. salt storage bin - $330,000
-3,150 sf. of material storage bins - $204,750
-13 sander racks @ $16,500 each = $214,500

Note: All cost opinions are were calculated Fall 2015

Kaysville City

Kaysville City Facilities Master Plan
November 2015

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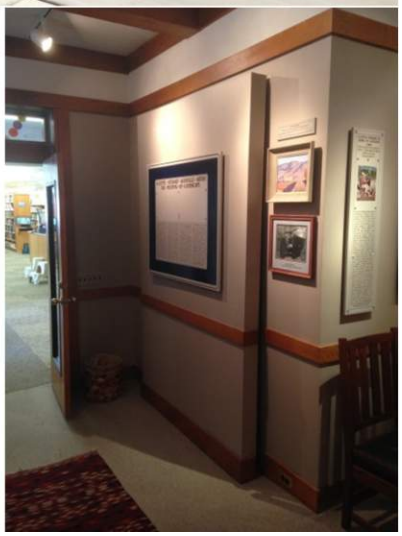

Former County Library Building

-Constructed in 1944
-The building is currently vacant
-The building provides historical value to the community and is 'context sensitive'. It is recommend the building be repurposed in lieu of replacement
-For future use and occupancy, the building will require substantial improvements and replacement of all building systems including a substantial seismic upgrade

Recommend Change in use
Phase one:
-Remove and temporarily store Stewart Art Gallery while new gallery space is constructed at the Municipal Center

Phase two:
-Create the Kaysville City Community Development and Legal Building per the Architectural space plan provided and the following slides

Kaysville City

Kaysville City Facilities Master Plan
November 2015

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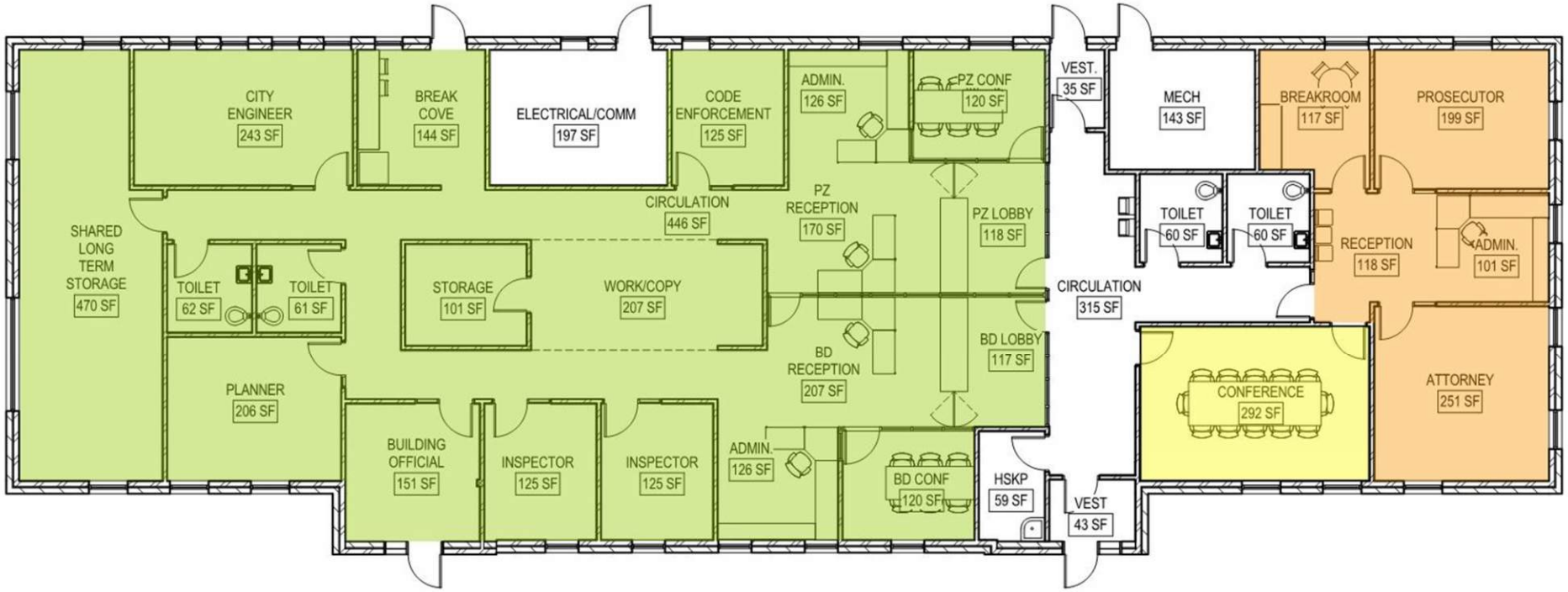
Proposed Community Development and Legal Building



Proposed Community Development and Legal Building

Gross Area: 6,231 sf.
Net Interior Area: 5,975 sf.

Kaysville City

Kaysville City Facilities Master Plan
November 2015

JRCA ARCHITECTS

Community Development and Legal Building

Phase two recommend improvements

-Demolish the interior in its entirety
-Perform seismic upgrades to the building structure
-Replacement of roofing system
-Replace exterior window assemblies
-New mechanical systems and electrical systems
-Provide automatic fire suppression system
-Construct proposed floor plan

Budget Recommendation

$1,365,000 (Fall 2015 cost opinion)

Municipal Center Building

-Constructed in 1986

-Current uses include

- ❑ City Administration
- ❑ Community Development (Planning, zoning & Engineering and Building Departments)
- ❑ Information Technology
- ❑ City Council Dias and Multipurpose Space
- ❑ Administrative Record Storage

-The building is structural sound

-Existing multipurpose provides adequate space for public meetings and other multi use functions

-Building layout is no longer sufficient to support current and future space needs

-Mechanical systems are near the end of life expectancy and are not energy efficient and code compliant

Recommend improvements

Phase one:

-Relocate Community Development to the former library building and remodel City Council/ Multipurpose space (Dias, A/V, lighting)

Phase two:

-Construct phased remodel of existing administrative spaces and re-purpose specific areas to per the Architectural space plan provided

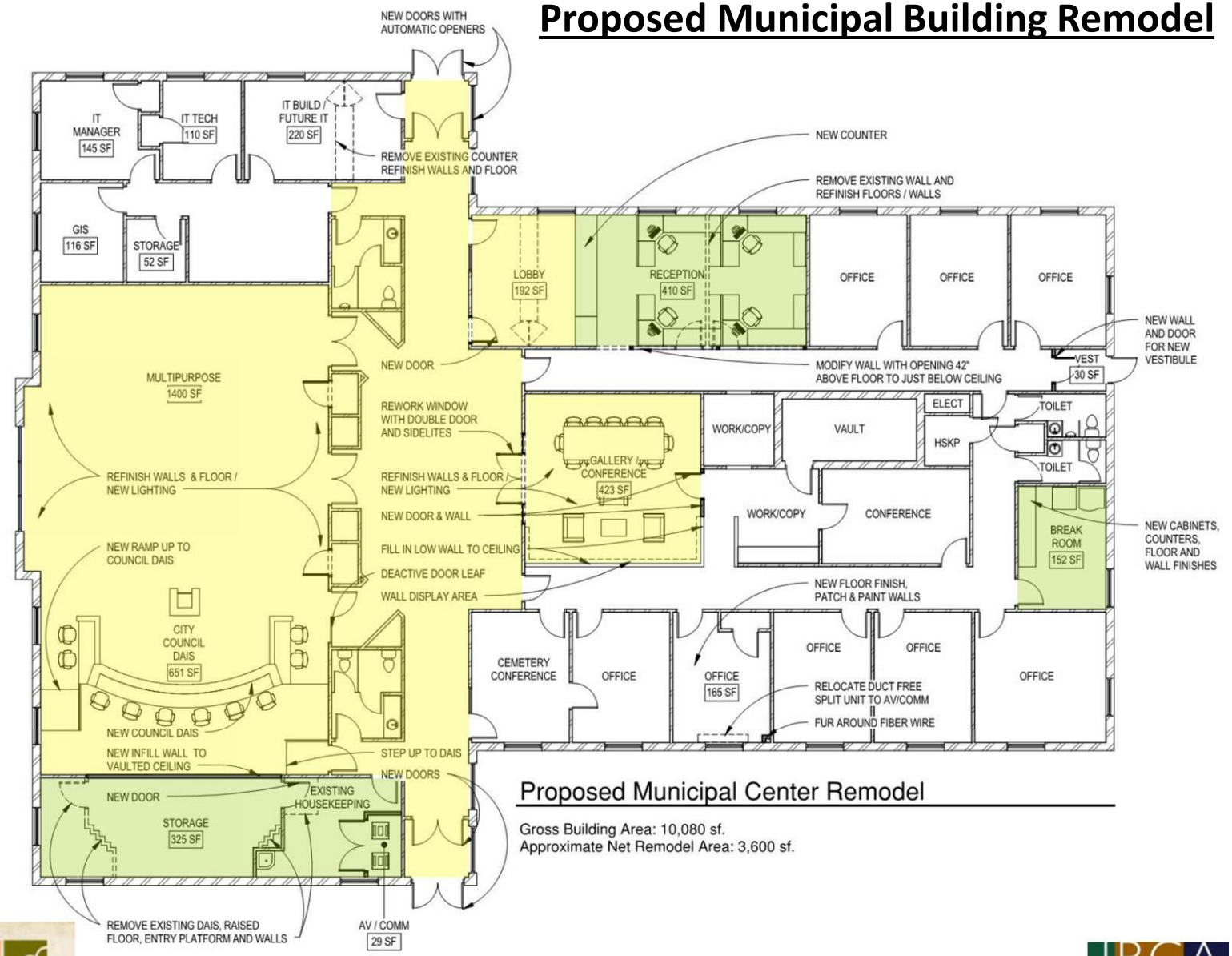
-Create new Stewart Art Gallery and multipurpose space

Kaysville City

Kaysville City Facilities Master Plan
November 2015

JRCA ARCHITECTS

Proposed Municipal Building Remodel



Kaysville City

Kaysville City Facilities Master Plan
November 2015

JRCA ARCHITECTS

Municipal Center Building

Phase two recommend improvements

-Information Technology will move into office space formally used by the Building Department
-Create new public reception and clerk workstations at former P&Z and Engineering reception
-Create new combined Stewart Art Gallery and large conference space at previous reception/clerk area
-Increase Administrative record storage capacity
-Construct new break room
-New finishes at main building lobby space
-Construct vestibule at east door
-Provide access control at exterior doors
-Replace data cabling throughout

Budget Recommendation

Interior remodel - $608,000 (Fall 2015 cost opinion)

Mechanical systems replacement

-Appropriate budgeting should be allocated for equipment repair and parts replacement
-Consider budgeting for future replacement of HVAC system - $350,000 - $400,000 (Fall 2015 cost opinion)

JRCA ARCHITECTS

End of Kaysville City Council Masterplan Update November 10, 2015

Kaysville City Facilities Master Plan
November 2015

JRCA
ARCHITECTS

Project Phasing and Budget Projections

The aforementioned facility modifications and recommended new construction have been prioritized and sub-categorized by phase to aid Kaysville City with both fiscal planning and schedule projections.

For purposes of cost projections, please include the following anticipated cost increases, as a percentage of the overall budget number, due to inflation and general increases in the cost of construction:

1-3 Years – 10%
3-5 Years – 15%
5-10 Years – 25%

First priority

Phase one:

Former County Library Building

Remodel existing facility to create a new Community Development and Legal Building per the conceptual floor plan provided.

$1,364,926 or $219.00 per sf.

Phase two:

Municipal Center

Remodel existing municipal center and relocate Stewart Gallery per the conceptual floor plan provided.

$608,000 or $168.89 per sf. of area to be remodeled

Second priority

Operations Center Building and Site Work

Phase One:
Construct 34,000 sf. Combined Power Department and Public Works building.

$140 per sf. = $4,760,000

Complete site work at south property.

Approx. 185,500 sf. @ $8 per sf. = $1,480,000

Relocate existing fuel island and construct a canopy cover to conform with EPA requirements.

Allowance of $250,000

Phase Two:

Remodel existing Ops. Center Building to create a combined Fleet and Parks and Recreation building.

$2,400,000 – $2,800,000

Expand storage bay capacity at existing Operations Center by (1).
18'x80 bay = 1,440 sf. x $130 = $187,200

Complete remainder of site work at the north half of the Operations Center site.

247,541 sf. @ $2 per sf. = $495,000

Third priority

Recreation Building

Relocate administrative offices, equipment storage and public equipment check-out to the combined Fleet and Parks and Recreation Building, Remodel existing facility and replace building systems as previously recommended.

$750,000 - $850,000

Fourth priority

Operations Center Building and Site Work

Phase Three:

Construct Snowplow Storage Building.

10,825 sf. vehicle storage building @ $95 per sf. = $1,028,375

Construct exterior covered vehicle parking for Power Department.

540 sf. @ $45 per sf. = $24,300

Construct bulk salt storage.

6,000 sf. @ $55 per sf. = $330,000

Construct material storage bins.

3,150 sf. @ $65 per sf. = $204,750

Construct 13 sander racks.

$16,500 each = $214,500

Non-prioritized items

The projects listed here maybe budgeted for and completed at any time and are independent of other facility recommendations indicated within this report.

Fire Station

Install vehicle exhaust system at (5) apparatus storage bays.

Recommend a budget of $15,000 per unit, installed. Plan for 4 units minimum and 6 units maximum

Upgrade fire station training room audio visual system.

Recommend a budget of $25,000

Replace fire station training room furnishings.

782 sf @ $10 per SF = $7,820

Appendix

Existing Operations Center Site Plan

Reconstruct main site entry

Public parking

Seasonal Employee parking

Employee parking

Remodel Existing Opp. Center for Fleet & Parks & Recreation Building - 25,376 S.F.

Fuel

Public Works Yard Storage 50,000 S.F.

Construct secondary site entry

Vehicle Storage Building 10,725 S.F.

Construct perimeter security fence

Combined Public Works and Power Building 34,000 S.F.

Undefined Use Aprox 40,000 S.F.

Power Department Yard Storage 37,000 S.F.

Old Mill Ln

N 600 W

S 600 W

Marie Cir

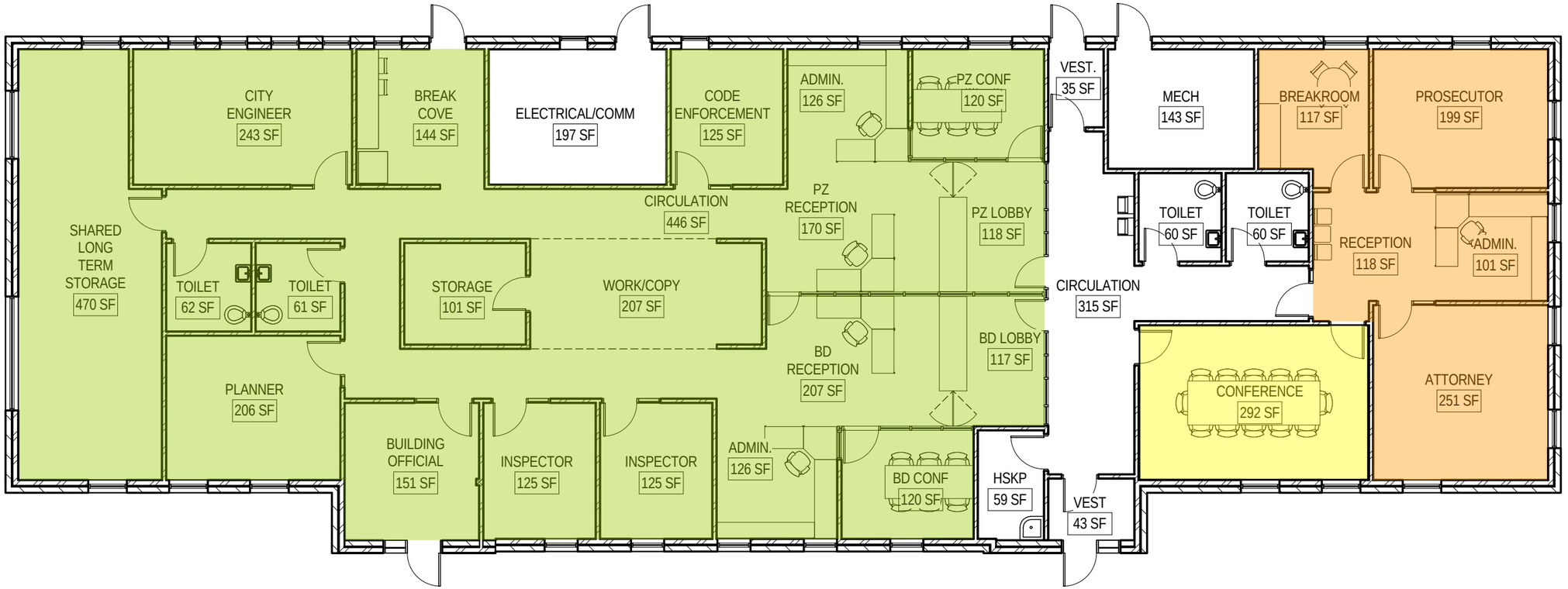
Lodder Dr

Deseret Dr

Veterans' Memorial Hwy

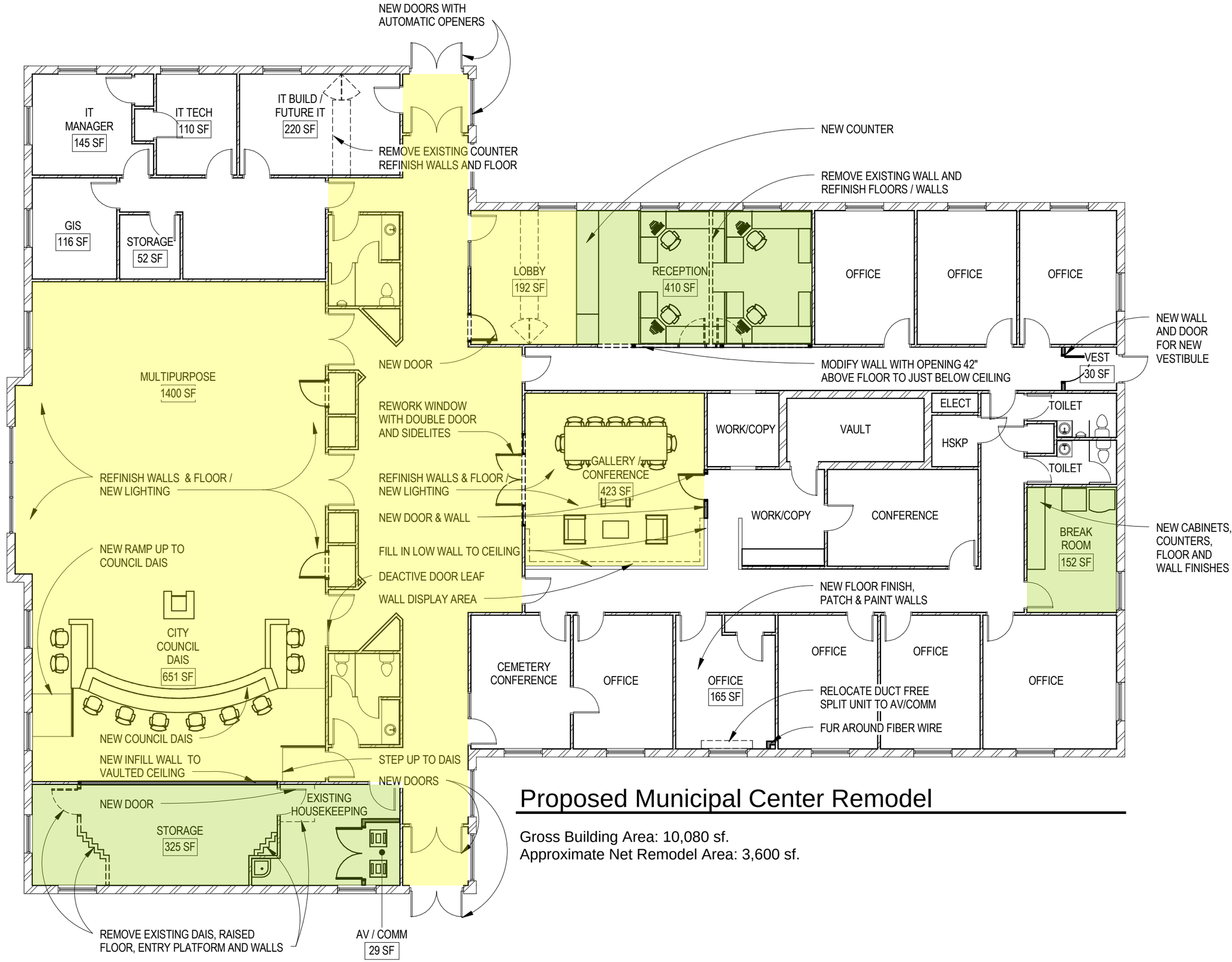
15

Proposed Operations Center Site Plan



Proposed Community Development and Legal Building

Gross Area: 6,231 sf.
Net Interior Area: 5,975 sf.



Proposed Municipal Center Remodel

Gross Building Area: 10,080 sf.
Approximate Net Remodel Area: 3,600 sf.

COUNTY LIBRARY

1944

Observations on this facility's general condition after thirty years of dealing with it.

- Remove the basement boiler and its asbestos wrap. Use area for storage.
- Basement's east wall weeps at times during the spring
- Before remodeling the interior address concerns in the crawl space as noted by Bert Rawlins (see attachment)
- Consider request from D.U.P. to house their display(s) in the LeConte Stewart Art Gallery. Best to review this with the Stewart Family
- Windows need to be up-graded to double pane
- Consider blowing into the attic more insulation
- The grading between the new Police Station south side and the library north side is critical
- Consider changing out west side double exterior glass-paned doors
- Bring fiber optics into the building
- Need to consider expanding existing parking lot eastward with roadway out to 100 East
- The roof is solid with ½ its life left REPLACED Late 90's.
- The south rooftop heat pump is showing its age more and more
- Bring clock tower controls out of the basement

Bert Rawlins Construction, Inc

364 N Sanders Ln

Kaysville Ut 84037

801-544-0775

To: Kaysville City regarding condition of library floor and framing

On September 18, 2014 Vance Garfield and I went in to the crawl space under the library to access the condition of the flooring on the north end of the building. What was observed at first was that the ground was damp.

As we crawled towards the north end, we passed several concrete piers that are supporting the floor beams. One of which has deteriorated to the point that about 60% of it has crumbled into a pile. There was a considerate amount of calcium crystals around this pier. (A sample of this was taken to Mr. Stevens, the chemistry teacher at Davis High and it was determined to be calcium.)

Upon reaching the northwest end, it was discovered that there is water/moisture coming through the rock exterior to the point that the rim joist and flooring are rotting away. Some of the flooring is missing to the point that I could reach my hand up through the floor and feel the carpet under the bookcase above it. The northeast corner rim joist was deteriorated to the point that some of it was missing. The rim and flooring can be repaired, but needs to be done from the top because of difficulty in access and how it will tie back together with the flooring.

The moisture that is causing this damage needs to be addressed. It may be as simple as changing the exterior grade and sealing the rock and mortar, but could be as extensive as determining if water is coming from as high as drainage coming off the roof. Our inspection did not supply any definite answers to that problem.

All piers supporting the beam/floor framing will need to be examined to determine if they need to be repaired or replaced to eliminate any further deterioration.

We also found what appeared to be some plumbing vents that run up through the wall. Where they exit to the outside we couldn't determine. They may also be a source of some of the moisture if there is a flashing problem. This was the extent of our findings.

CITY HALL BLOCK
EXTERIOR LIGHTING

- Change parking lot light posts to "acorn" type to match Main Street lighting FOR ENTIRE BLOCK EXISTING METAL HALID
- Eleven years ago installed thirteen used D.H.S. lamp posts along north side of City Hall (still up) and around the south/west/north sides of the county library (1/2 are still up.) Change out to "acorn" type and use around new Police Station, Recreation Center, and Senior Citizen's Center.

OPERATION CENTER

Reclaim City property from Tri-City Nursery (see attached aerial – property lines in yellow.) And create a 10-acre campus facility for the overall maintenance and operation of the city

A. Buildings –New with frontage off Deseret Drive with shared parking area
   1. Power and Light Shop
   2. Parks' Shop

B. "Operation Center"—Converts into a shared Public Works/Mechanics Shop

C. Park's Shop
   1. Room for work stations for seasonal supervisors
   2. Small room for lunch area
   3. Men and women employee restrooms
   4. Adequate storage areas
   5. Community Event storage area
   6. At least 3 drive-thru bays
   7. No need for a reception area
   8. Design for future expansion

D. Common Shared Yard Area
   1. Possible outside covered building—no heat or cooling needed
   2. Expand size of storage bins (i.e. asphalt, concrete, sand, gravel, chips, clean fill, street sweeper debris, etc.)

Seasonal ~~Storage~~ employees still operate out of Ops Center.

PUBLIC BUILDINGS

Develop a timely replacement schedule for the following:

A. Carpets
B. HVAC Systems (see attachments)
C. Roofs

PUBLIC PARKS

A. Playground apparatus (15 year life span--approved vigorously by insurance carrier)

RECREATION CENTER

2012

Mountain Valley Mechanical, Inc.
1694 South 1100 West Ste A
Ogden, UT 84404
(801) 392-6680
(801) 292-6680 SLC
(435) 655-9900 Park City
(801) 392-6681 Fax

KAYSVILLE CITY

Equipment evaluation, condition, age, and replacement schedule

Library
- North Side
- Rooftop unit Lennox M#GCS169532006Y S#5692600796 condition #5, 1992, next 3 years
- South Side
- Rooftop unit Lennox M#GCS169532003Y S#5691E00611 condition #4, 1992, next 3 years

Police Station
- Main Area
- Rooftop unit Carrier M#579DP18027 S#VSF09304 condition #1, 1985, next 2 yrs
- Dispatch Area
- Rooftop unit Carrier M#48TFE004A511 S#3703G30480 condition #7, 2003, next 15 yrs
- Evidence Room
- Rooftop unit York M#D3NZ024N03606 S#N1E1055588 condition #10, 2011, next 20 yrs

Recreation Building
- Gym floor
- Split Carrier West Cond. M#593GJX036 S#2095E23265 condition #6, 1995, next 7 yrs
- Split Carrier West Furn. M#58MXB12020F S#2306A05572 condition #9, 2006, next 20 yrs
- Gym floor
- Split Carrier East Furn. M#58MXB12020F S#2306A0S571 condition #9, 2006, next 20 yrs
- Split Carrier Mid Cond. M#GCD036S21S2A S#W0F9948983 condition #7, 2008, next 15 yrs
- Bottom Floor
- Split Day & Nite Furn. M#376CAV048115 S#0495A06829 condition #7, 1995, next 7 yrs
- Split Carrier East Cond. M#38CKC024340 S#3703E27983 condition #7, 2003, next 10 yrs
- Upstairs
- Split Day & Nite Furn. M#395CAV036111 S#3994A28323 condition #6, 1994, next 7 yrs
- Split Carrier West Cond. M#24ACA3600A S#3406E02797 condition #8, 2006, next 15 yrs
- Split Carrier East Furn. M#58STA07010112 S#0704A26999 condition #8, 2004, next 20 yrs
- Split York Condenser M#TCGD6054151A S#W0F8929198 condition #8, 2008, next 15 yrs

Municipal Building
- Main Air Handler
- Split Trane Air Handler M#CCDB12BB0E S#X85M84452 condition #4, 1985, next 3 yrs
- Split Payne Cond. M#569BPX090000ACAA S#3785C25981 condition #3, 1985, next 2 yrs
- Split Payne Cond. M#569BPX090000ACAA S#3785C25925 condition #3, 1985, next 2 yrs

$15 K
A/C System

Mountain Valley Mechanical, Inc.
1694 South 1100 West Ste A
Ogden, UT 84404
(801) 392-6680
(801) 292-6680 SLC
(435) 655-9900 Park City
(801) 392-6681 Fax

Municipal Building

$2,200 EA. FURN.
$4800.00 EA. A/C

Individual Areas
Split Payne East Furn. M#397HAW060120 S#2385C29873 condition #3, 1985, next 3 yrs
Split Payne Cent Furn. M#397HAW060120 S#2385C29880 condition #3, 1985, next 3 yrs
Split Payne West Furn. M#397HAW060120 S#2385C29915 condition #4, 1985, next 3 yrs
Split Payne East Cond. M#565BJK048000A S#3985A27695 condition #3, 1985, next 3 yrs
Split Payne Cent Furn. M#565BJK048000A S#3985A27685 condition #3, 1985, next 3 yrs
Split Payne West Furn. M#565BJK048000A S#3985A27673 condition #3, 1985, next 3 yrs
Computer Room (A/C to small)
Split Carrier Wall AH M#40QNB009100 S#190554Y30073 condition #2, 2005, next 1 yrs
Split Carrier Condenser M#38AN009120 S#1505Y10690 condition #2, 2005, next 1 yrs

Fire Station

MOST CALLS → REPLACED LAST YEAR

Day Room/ Kitchen
Split Lennox W. Furn. M#GHR26Q45S1006 S#5899H161174 condition #7, 1999, next 15 yrs
Split Lennox Cond. M#HS290609Y S#5899K025558 condition #7, 1999, next 10 yrs
Weight/ Office
Split Lennox Furn. M#GHR26Q23507 S#5899L09381 condition #7, 1999, next 15 yrs
Split Lennox Cond. M#HS290181P S#5899HO9650 condition #7, 1999, next 10 yrs
Bedrooms
Split Lennox Furn. M#GHR26Q23507 S#5899L09342 condition #7, 1999, next 15 yrs
Split Lennox Cond. M#HS290301P S#5899K45519 condition #7, 1999, next 10 yrs
Training Room
Split Lennox F1 Furn. M#GHR26Q451206 S#5899K02316 condition #7, 1999, next 15 yrs
Split Lennox C1 Cond. M#HS290609Y S#5899K3A246 condition #7, 1999, next 10 yrs
Split Lennox F2 Furn. M#GHR26Q451006 S#5899H16176 condition #7, 1999, next 15 yrs
Split Lennox C2 Cond. M#HS290609Y S#5899K02555 condition #7, 1999, next 10 yrs
Split Lennox F3 Furn. M#GHR26Q23507 S#5899L09380 condition #7, 1999, next 15 yrs
Split Lennox C3 Cond. M#HS290181P S#5899H09652 condition #7, 1999, next 10 yrs

Operations Maintenance Center
Split Lennox F2A Furn. M#G20Q34E1252 S#5891L12831 condition #6, 1989, next 5 yrs
Split Lennox F1 Furn. M#G20Q561252 S#5891L08556 condition #6, 1989, next 5 yrs
Split Lennox F3 Furn. M#G20Q34E1252 S#5891L12831 condition #6, 1989, next 5 yrs
Split Lennox F2B Furn. M#G20Q56E1252 S#5891L13080 condition #6, 1989, next 5 yrs
Split Lennox CU1 Cond. M#HS14653V7Y S#5191K18772 condition #2, 1989, next 1 yrs
Split York CU2 Cond. M#YCJD4854353A S#W1G1207230 condition #8, 2008, next 15 yrs
Split Lennox CU3 Cond. M#HS14413V6Y S#5490A05713 condition #3, 1989, next 2 yrs
Rooftop unit Lennox M#GCS164131005Y S#N/A condition #3, 1989, next 2 yrs
Rooftop unit Lennox M#GCS16H261501P S#5491H00008 condition #2, 1991, next 2 yrs

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1694 South 1100 West Ste A
Ogden, UT 84404
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Sports Park Complex

Rooftop unit Lennox M#CHA165115P S#5694M00943	condition #3, 1994, next 5 yrs
Split Mitsubishi M#MVYD36NA S#8000280	condition #9, 2008, next 20 yrs

Condition rates are 1-10 with 1- poorest, 10- best

February 14, 2015

Report

Kaysville City Building Assessments
Kaysville, Utah

I. PURPOSE AND SCOPE

The purpose and scope of this structural investigation was to:

1. Perform an on-site observation (limited to one visit) to observe the structural condition of the facility
2. Review any architectural and structural drawings provided to us by Mr. Scott Holms with JRCA architects
3. Make an assessment based upon the on-site observation and the review of the existing drawings and a report dated March 19, 1998. This report was assessment of the existing fire station which is now the recreation facility.
4. Write a brief report

This evaluation is limited in scope and is based on visual observation from our one site visit and the review of existing drawings. No physical tests were made. Also, no demolition was done to any of the architectural systems, such as ceilings, walls, etc.

II. BUILDING DESCRIPTION

The building assessments consisted of four buildings. They are the Kaysville Operation Center, the Kaysville Municipal Center, the Davis County Kaysville Branch Library and the Kaysville Recreation Center.

Kaysville Operation Center

The Kaysville Operation Center was built in approximately 1992. The roof system consists of open web steel joists/girders bearing on steel columns and load bearing reinforced masonry walls. The mezzanine floor was built with concrete fill over metal deck supported by composite steel beams. These in turn are supported by steel columns and load bearing reinforced masonry walls. We assume the foundation system consists of conventional spread footings.

High bay maintenance areas are located on the east and west end of the buildings with the two story space sandwiched between them

Kaysville Munciple Center

The Kaysville Operation Center is a one-story facility built in approximately 1986. The building is a wood framed building. The west end has exposed wood trusses with wood joists spanning between them. The rest of the building's roof was constructed with wood I-joists. There is a mechanical mezzanine located in the east area. A wood mezzanine was constructed in the north-west corner sometime after the building was constructed.

The exterior walls are conventional wood framing with veneer. It is assumed the foundation system is conventional spread footings.

Davis County Kaysville Branch Library

It is our understanding this building that presently houses the library was built in about 1944. The roof system consists of wood trusses built with 2 x framing. It appears that they were built in place. It is also our understanding that in the recent past when they re-roofed, a layer of wood sheathing was applied and attached directly over the existing1x wood planking. The exterior walls are constructed with a unreinforced stone wall system consisting of stone, mortar and a thin layer of cementious material on the inside face of the wall. We assume the foundation is a conventional spread footing system.

There is an old coal room located on the east side of the building. This area presently houses the mechanical system. Under the rest of the building is a crawl space that is constructed with joists, wood beams and wood posts.

Kaysville Recreation Center (Formly the Kaysville Fire Station)

It is our understanding the Kaysville Recreation Center was constructed in about 1968. The roof system is a precast double tees bearing on exterior load bearing masonry walls. There is a 2nd floor on the north half of the building that was built with conventional wood framing. We assume the foundation is a conventional spread footing system

III. OBSERVATIONS

On January 28, 2015, Scott Holmes with JRCA, Elaine Fawson & Rich Reeder with VBFA, and Don Barker with BHB Consulting Engineers, P.C. made a site visit to view the actual conditions of the facilities. Vance Guardfield with the City showed us through the four facilities.

Kaysville Operation Center

We did not observe signs of structural deterioration during our walk-through. Also while walking around the outside of the building we didn't observe signs of excessive settlement. The structural systems (roof system, floor system, wall system and footing system) appear to have perform adequately over its 23 year life.

Kaysville Municaple Center

Same as with the Kaysville Operation Center, its structural systems (roof system, floor system, wall system and footing system) appear to have perform adequately over its almost 30 year life. In walking around the building, we observed no signs of excessive settlement.

Davis County Kaysville Branch Library

It is our understanding that this facility has housed several different functions in the past. It was observed on the inside of the building that the northwest and northeast corners of the floor above the crawl space have settled. This wasn't apparent to us from the outside. This might be due to the fact that the crawl space structure isn't tied to the exterior foundation walls and only the floor system has settled.

Kaysville Recreation Center

We did not observe signs of structural deterioration during our walk-through. Also while walking around the outside of the building we didn't observe signs of excessive settlement. The structural systems (roof system, floor system, wall system and footing system) appear to have perform adequately over the approximate 50 years life.

IV. RECOMMENDATIONS

Kaysville Operation Center

This building was constructed under the modern building codes. The required seismic design forces have increased since the time this building was constructed; however, it is not necessary to perform a seismic upgrade of the facility due fact the masonry walls are reinforced and how the rest of the building was designed and constructed. Due to the size of the building and its type of construction, it may be able to resist current code lateral design forces.

If in the future, if an addition to this building is built without an expansion joint between it and the existing building, the existing building will need to be analysis to

determine its seismic capacity especially at the interface. If the interface is inadequate to resist the current code design forces, it will need to be strengthened at that time.

Kaysville Municipal Center

This building also was constructed under the modern building codes. The required seismic design forces have increased since the time this building was constructed; however, it is not required by code to perform a seismic upgrade of the facility. Due to the size of the building and its type of construction it may be able to resist current code lateral design forces.

Davis County Kaysville Branch Library

We would recommend this building be seismically upgraded. In its present condition, it would probably perform poorly under a moderate to major size earthquake. Based upon our experience we would recommend the following:

1. Exterior unreinforced stone walls be anchored better to the roof and floor system.
2. Additional shear walls be constructed in the east-to-west direction to resist lateral forces due to earthquakes. This could be wood, concrete or masonry walls.
3. The exterior unreinforced stone walls be braced for out-of-plane lateral forces. This can be accomplished by tying the walls back to an interior wood or metal stud wall system.
4. The northwest and northeast corners of the floor be raised and leveled.
5. Do an analysis of the roof system to make sure the truss members and their connections are adequate. We recommend this because when the building is remodeled and used for a different function more roof insulation may be added. This will increased the snow load because the snow will not melt as quickly allowing more snow build-up.

The above upgrades should be fairly easy to accomplish during a future remodel.

Kaysville Recreation Center

It was our understanding that the fire station was moved out of this facility because it couldn't affordably be brought up to code as an essential facility. Even though it is not required by code. The city may want to considered seismically upgrading the facility better protect it from small to moderate earthquakes. As a minimum we recommend the following:

1. The roof diaphragm be strengthened by tying the precast tees together.
2. The roof structure be anchored better to the exterior walls.

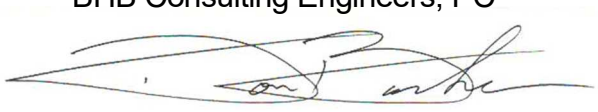
3. The floor structure be anchored better to the exterior walls.

V. LIMITATIONS

It must be cautioned that the recommendations presented in this report are limited by the extent and accuracy of information available to us during the course of this investigation. Conditions detrimental to the structure may exist which were not visible or were not otherwise discovered during the field observation portion of this investigation. This report is intended for planning purposes and not for construction.

Respectfully Submitted,

BHB Consulting Engineers, PC



Don W. Barker, SE

MECHANICAL OBSERVATION REPORT

1. OPERATIONS CENTER: PUBLIC WORKS, POWER, AND PARKS DEPARTMENTS

Mechanical Systems:

The building was constructed in 1992. The HVAC systems are original equipment.

The shop areas are cooled by evaporative coolers. The vehicle exhaust doubled for the evaporative cooler relief systems. The vehicle exhaust system draws from near floor level. The evaporative coolers were reported to be inadequate for cooling. The systems are not used. Several evaporative coolers have been removed.

Maintenance has a supplemental evaporative cooler that is being used.

Gas unit heaters provide the heating for the shops. The capacity is reported to be adequate. Several have been replaced with new unit heaters.

The maintenance shop also has (2) radiant heaters, but the space is reported to stratify in the cold seasons. The occupants reported that the floor area is uncomfortably cold.

There is a vehicle exhaust system in the maintenance shop that is still used.

The shop compressed air system is reported to function adequately with adequate pressure and capacity.

There are original forced air furnaces with dx cooling serving areas of the building. The furnaces do not have any fresh air. The condensing units are on the roof.

The Meter shop has its own furnace with dx cooling.

ATC controls are very basic with individual, standalone thermostats for each system.

The building has a wet fire sprinkler system.

Problems/Deficiencies

The evaporative cooling / vehicle systems were reported as never having functioned satisfactorily to meet the building needs. The furnaces are an adequate type of system but without any ducted fresh air the system does not meet the ventilation codes.

Remaining Useful Life of Existing Equipment

All of the equipment is original equipment and therefore approximately 23 years old. This exceeds the recommended useful life for all of the equipment.

Recommendations and Estimated Replacement Costs.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the HVAC systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide better ventilation

and comfort. The renovation of the areas served by furnaces would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors. The renovation of the shop areas would be fairly straight forward because there are not a lot of ceilings to deal with.

Estimated budget costs for such a renovation would be in the range of $25.00 to $30.00 / square foot. Demolition costs for the existing systems would be approximately $3.00 to $4.00 / square foot.

Plumbing Systems:

The domestic water line enters the west side of the north end of the building. The water quality and pressure is reported to be adequate. There pressure is controlled by a direct acting pressure reducing valve.

Plumbing fixtures appear to be in fair condition. All of the faucets and flush valves are manual style.

Water heater was reported to be original equipment.

The roof drains and roof drain overflows have plastic strainers. Their condition looks adequate. The roof drains overflow discharge high on exterior walls.

On the east side is a vehicle wash bay

Problems/Deficiencies

The plumbing system is reported to be functioning fair for its age. It is anticipated that the domestic piping may be experiencing internal corrosion and clogging, but pressure is reported adequate. The plumbing fixtures are old, but in fair condition.

Remaining Useful Life of Existing Equipment

The plumbing fixtures and water heater(s) in this building are all very old and have exceeded the recommended useful life for this type of equipment.

Recommendations and Estimated Replacement Costs.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the plumbing systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide a better appearance. The renovation of the plumbing would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Estimated budget costs for such a renovation would be in the range of $12.00 to $15.00 / square foot. Demolition costs for the existing systems would be approximately $3.00 to $4.00 / square foot.

2. CITY HALL

Mechanical Systems:

The building was constructed in 1986. Most of the HVAC systems appear to be original equipment except a few modifications, i.e. the north end of the council area has been converted into offices. The offices are on the same temperature zone as the council areas.

There are two different types of HVAC systems serving the building and they provide a total of 4 temperature zones. The west end including the council chamber is served by an air handling unit with

gas duct heater and dx cooling. The air handler is constant volume air delivery. Another noticeable deficiency is long flex ducts were used for air distribution. This is inefficient for a duct system.

There are 3 furnaces with dx cooling in the attic serving the other areas of the building and providing the other 3 temperature zones. The condensing units are on the roof.

ATC controls are very basic with individual, standalone thermostats for each system.

The server room is served by a dedicated split system type of air conditioning.

The building does not have a fire sprinkler system.

Problems/Deficiencies

The HVAC systems are old and furnace systems do not have fresh air. The council chambers air handler is a constant volume reheat system that is a very energy inefficient and violates the current codes.

Remaining Useful Life of Existing Equipment

The equipment in this building is very old and has exceeded the recommended useful life for this type of equipment.

Recommendations and Estimated Replacement Costs.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the HVAC systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide better ventilation and comfort. The renovation of the areas served by furnaces and air handling unit would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Estimated budget costs for such a renovation would be in the range of $25.00 to $30.00 / square foot. Demolition costs for the existing systems would be approximately $3.00 to $4.00 / square foot.

Plumbing Systems:

Plumbing fixtures appear to be in fair condition. All of the faucets and flush valves are manual style.

Small water heaters serve the domestic hot water needs.

Problems/Deficiencies

The plumbing system looks fair for its age. It is anticipated that the domestic piping may be experiencing internal corrosion and clogging, but pressure is reported adequate. The plumbing fixtures are old, but in fair condition.

Remaining Useful Life of Existing Equipment

The plumbing fixtures and water heater(s) in this building are all very old and have exceeded the recommended useful life for this type of equipment.

Recommendations and Estimated Replacement Costs.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the plumbing systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide a better

appearance. The renovation of the plumbing would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Estimated budget costs for such a renovation would be in the range of $12.00 to $15.00 / square foot. Demolition costs for the existing systems would be approximately $3.00 to $4.00 / square foot.

3. RECREATION BUILDING

Mechanical Systems:

The Recreation Center was original built in 1968 as a fire station and at one time had the police in part of it.

The HVAC system is made up of gas fired furnaces with DX cooling. Furnaces are of varying age, from relatively new to +10 years old. None of the furnaces have fresh air ducted to them.

ATC controls are very basic with individual, standalone thermostats for each system.

The building does not have a fire sprinkler system.

Problems/Deficiencies

The HVAC systems are old and furnace systems do not have fresh air.

Remaining Useful Life of Existing Equipment

The equipment in this building is very old and has exceeded the recommended useful life for this type of equipment.

Recommendations and Estimated Replacement Costs.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the HVAC systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide better ventilation and comfort. The renovation of the areas served by furnaces would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Estimated budget costs for such a renovation would be in the range of $25.00 to $30.00 / square foot. Demolition costs for the existing systems would be approximately $3.00 to $4.00 / square foot.

Plumbing Systems:

Plumbing fixtures appear to be in fair condition. Some of the faucets and flush valves have sensor valve control.

The building water supply is from a well and requires pressurization pump to boost the water pressure. The water heater is a gas fired water heater.

Problems/Deficiencies

The plumbing system looks fair for its age. It is anticipated that the domestic piping may be experiencing internal corrosion and clogging, but pressure is reported adequate. The plumbing fixtures are old, but in fair condition.

Remaining Useful Life of Existing Equipment

The plumbing fixtures and water heater(s) in this building are all very old and have exceeded the recommended useful life for this type of equipment.

Recommendations and Estimated Replacement Costs.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the plumbing systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide a better appearance. The renovation of the plumbing would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Estimated budget costs for such a renovation would be in the range of $12.00 to $15.00 / square foot. Demolition costs for the existing systems would be approximately $3.00 to $4.00 / square foot.

4. COUNTY LIBRARY

Mechanical Systems:

The building was constructed in 1944. There is an existing steam boiler in the basement that is no longer functional. It is reported to have asbestos. The old steam radiators thought-out the buildings have been abandoned.

The building HVAC is provided by rooftop heat air to air heat pumps. There are (2) and provide the building with (2) temperature zones. Rooftop heat pumps are only accessible by exterior ladders.

ATC controls are very basic with individual, standalone thermostats for each system.

The building does not have a fire sprinkler system.

Problems/Deficiencies

The rooftop heat pumps should adequately serve the building. Only 2 temperature zones is limiting, but functional.

Remaining Useful Life of Existing Equipment

The equipment serving this building is very old and has exceeded the recommended useful life for this type of equipment.

Recommendations and Estimated Replacement Costs.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the HVAC systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide better ventilation and comfort. The renovation of the areas served by rooftop heat pumps would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Estimated budget costs for such a renovation would be in the range of $25.00 to $30.00 / square foot. Demolition costs for the existing systems would be approximately $3.00 to $4.00 / square foot.

Plumbing Systems:

The domestic cold water enters the boiler room. There is a gas fired water heater with a domestic hot water recirculation system serving the building.

Plumbing fixtures appear to be in fair condition. All of the faucets and flush valves are manual style.

Problems/Deficiencies

The plumbing system looks fair for its age. It is anticipated that the domestic piping may be experiencing internal corrosion and clogging, but pressure is reported adequate. The plumbing fixtures are old, but in fair condition.

Remaining Useful Life of Existing Equipment

The plumbing fixtures and water heater(s) in this building are all very old and have exceeded the recommended useful life for this type of equipment.

Recommendations and Estimated Replacement Costs.

Contingent on the anticipated useful life of the building, we recommend that a major renovation of the plumbing systems be carried out to update the system. The new systems should be designed to be energy efficient and in compliance with current building codes. The new systems would provide a better appearance. The renovation of the plumbing would impact the ceilings and lighting and should therefore be part of a larger renovation project to upgrade the interiors.

Estimated budget costs for such a renovation would be in the range of $12.00 to $15.00 / square foot. Demolition costs for the existing systems would be approximately $3.00 to $4.00 / square foot.

ELECTRICAL OBSERVATION REPORT

1. OPERATIONS CENTER: PUBLIC WORKS, POWER, AND PARKS DEPARTMENTS

Electrical Service:

The electrical service is 120/208 volt 3 phase. The main panel is a 1600 amp GE fusible switchboard with (3) 400 amp fusible switches and (3) 200 amp switches. The capacity of the service is adequate for the existing building, however, there is no space available in the existing switchboard to add new loads. If the building is expanded, the main switchgear will need to be replaced in order to provide breakers for new panels.

Emergency power is provided by a 40 KW diesel generator which is adequate for the existing life safety lighting. No problems were reported with the operation of the generator, however its useful life has already been met. If the building is expanded, it is suggested that a new larger generator be provided with separate transfer switches and panels for life safety, and nonessential emergency loads, to meet current codes.

Upgrade Cost:

New Main Switchboard	$35,000.00
New generator and transfer switches	$32,000.00

Lighting:

The lighting fixtures appear to be from the original construction. The office areas are mainly parabolic or acrylic lensed lay-in type, and the service areas are industrial strip lights. The Owner reports a higher than expected ballast failure in the existing lights. It is suggested that the lighting be upgraded to more efficient LED or high efficiency T-8 lamp/ballast fixtures.

Upgrade Cost:

$3.75/sq. ft.

Automatic Lighting Controls

There are no automatic lighting controls in the building, as required in current energy codes. This contributes to higher energy costs, shorter lamp life, and higher air conditioning heat loads. If the building is expanded, it will require new lighting controls be added throughout the building.

$1.05/sq. ft.

Upgrade Cost:

Fire Alarm System:

The existing fire alarm system is a Silent Knight system. The building does not meet current codes for notification (horn/strobe) devices. If the building is expanded, it would need to be brought up to current

codes. The existing fire alarm panel may not be capable of expansion. It is recommended to upgrade the fire alarm system.

Upgrade Cost:

$1.50/sq. ft.

General Deficiencies:

The receptacles in the garages are not GFI protected as required by code, and need to be replaced.

Upgrade Cost:

$2,500.00

Communications

The existing data cabling is Cat 5e and should be adequate for the Owner's current needs.

2. CITY HALL

Electric Service

The electric service is 120/208 volt 3 phase fed from pole mounted transformers located to the east of the building across the road. There are (2) 400 amp service disconnects located in a closet within the building. They do not have code required clearance. There is no capability of adding new breakers for new panels. We suggest that the service be replaced and located in a new electrical room with adequate clearance. The branch panels are outdated and new breakers would be difficult to find. We suggest that the panels be replaced with new.

Adjacent to the power pole is a Kohler emergency generator and transfer switch. The whole building is backed up by the generator. We were unable to verify the size of the generator. There does not appear to be a method to disconnect power on the line side of the transfer switch. Current codes require a separation of life safety and nonessential emergency power. If the building is expanded, it is suggested that only life safety loads and selected nonessential loads be connected to the generator. Separate transfer switches and panels for life safety, and nonessential emergency loads would need to be added to meet current codes

Upgrade Cost:

New 1200 amp Electrical Service, (4) 225 amp panels, and new feeders	$78,500.00
New transfer switches, (2) 100 amp panels, and new feeders	$16,000.00

Lighting:

The lighting fixtures appear to be from the original construction. The office areas are mainly acrylic lensed type, and the council chambers are incandescent track lights and pendants. If the building is remodeled the incandescent lighting will need to be replaced with a more efficient lighting fixture to meet the energy code. It is suggested that the office lighting also be upgraded to more efficient LED or high efficiency T-8 lamp/ballast fixtures.

Upgrade Cost:

$5.50/sq. ft.

Automatic Lighting Controls

There are no automatic lighting controls in the building, as required in current energy codes. This contributes to higher energy costs, shorter lamp life, and higher air conditioning heat loads. If the building is expanded, it will require new lighting controls throughout the building.

Upgrade Cost:

$1.05/sq. ft.

Fire Alarm System:

The existing fire alarm system is a Notifier zoned system. The building does not meet current codes for notification (horn/strobe) devices. If the building is expanded, it would need to be brought up to current codes. It is recommended to upgrade the fire alarm system.

Upgrade Cost:

$1.50/sq. ft.

3. RECREATION BUILDING

Electrical Service

The existing electrical service is 225 amp 120/240 volt 3 phase 4 wire delta. There is no capacity for expansion. We understand there is no new work planned for this building.

Lighting:

The lighting fixtures appear to be recently updated and appear to be in good condition.

Automatic Lighting Controls

There are no automatic lighting controls in the building, as required in current energy codes. This contributes to higher energy costs, shorter lamp life, and higher air conditioning heat loads. If the building is expanded, it will require new lighting controls throughout the space.

Upgrade Cost:

$1.05/sq. ft.

Fire Alarm System:

There does not appear to be a fire alarm system in the building. The Owner may consider adding a system for added measure of safety.

Upgrade Cost:

$2.00/sq. ft.

4. COUNTY LIBRARY

Electrical Service

The existing electrical service is 400 amp 120/240 volt 3 phase 4 wire delta. It is fed from pole mounted transformers across the road to the east. There is no capacity for expansion. The panels are outdated and need to be replaced. It is suggested that the electrical service be upgraded for the new intended use.

Upgrade Cost:

New 600 amp electrical service, (3) 225 amp panels, and new feeders $60,700.00

Lighting:

The existing fluorescent lighting appears to be in working order. It is suggested that the lighting be upgraded to more efficient LED or high efficiency T-8 lamp/ballast fixtures for the new intended use. There did not appear to be adequate emergency egress lighting. Emergency lighting should be added with emergency battery packs or an inverter.

Upgrade Cost:

$5.50/sq. ft.

Automatic Lighting Controls

There are no automatic lighting controls in the building, as required by current energy codes. The lighting controls will need to be upgraded for the new intended use to meet current energy codes.

Upgrade Cost:

$1.05/sq. ft.

Fire Alarm System:

The existing fire alarm system is a Notifier zoned system. The building does not meet current codes for notification (horn/strobe) devices. If the building is remodeled, it would need to be brought up to current codes. The existing fire alarm panel may not be capable of expansion. It is recommended to upgrade the fire alarm system.

Upgrade Cost:

$2.00/sq. ft.

14 x ~~30~~ 31 ~~430~~ 392
14 x 29 = 406
Factor = 2.10

Equipment that needs covered parking (Heated)

Type of equipment				W x L x H
				31
Bucket Truck				8' x 25' x 13' - 200
Bucket Truck				8' x 25' x 13'
Digger Derrick Truck				8'2" x 28'10" x 11'10"
Digger Derrick Truck				8'4" x 30'2" x 12'7"
Service Truck				6'10" x 22'8" x 6'10"
Service Truck				6'11" x 23' x 7'4"
Service Truck				6'7" x 22'7" x 6'9"
EZ-Hauler on trailer				7' x 15'7" x 7'6"
Hot Stick Trailer				5'10" x 22'8" x 5'
Underground Wire Puller				7'2" x 14' x 10'6"
Substation Tech Vehicle	FUTURE	1 to 5 years		size ? need size
Meter Tech Vehicle	FUTURE	1 to 5 years		size ? need size
4 Vehicle	FUTURE	10 to 20 years		size ?

800 400
464 232
510 255
322 161
322 161
300 150
220 110
276 138
200 100
150
150
2 x 2 = 600

3414 x 10% = 3755
3414 + 600 = 4014 x 10% = 4415
3426 x 10% = 3768.6
1713 + 513.9 = 2227 x 10%
1713 x 10% + 171 = 1884.3

- Equipment that needs covered Parking

Shared City Vehicles

• Car		6' x 17' x 5'
• Truck (Pickup)		6'7" x 18' x 6'
• SUV		6'4" x 16' x 6'

Equipment that needs storage space covered not required

• Old dump truck		8'2" x 26'2" x 9'4"
• Back Hoe		7'7" x 24'7" x 12'
• 3 Reel Wire Trailer		8' x 27'5" x 9'8"
2 Reel Wire Trailer	FUTURE	8'4" x 14' x 10'
1 Reel Wire Trailer	FUTURE	8' x 12' x 10'

Trimming:
(2) Truck & Chipper — Parking on site

Temp Waste Area.

Conduit Trailer	FUTURE		8′ x 28′ x 6′
On call truck (will be gone at night)	[Day Parking]	Service truck w/ bucket	
Covered Storage for Bad Transformers		Min	20′ x 20′ x 15′

FY 2014
Parks & Recreation Department Vehicles

Shared @ PW.

Dept #	Crew	Make	Model	Year	Odometer	Mechanic Status	Vehicle Identification #	License #	Origin	Cost
1	Vance	Chev	Silerado - 1500 4x4	2013		Good	1GCRKREA7DZ395125	210123EX	New	
2	Cole	Chev	Silerado - 2500 HD 4x4	2013		Good	1GC2KVCG9DZ382832	514507EX	New	
3	Justin	Ford	Pickup - 1/2 T 4x4	2005		Good	1FTPW14535KD93951	510854EX	Auction	$12,000
5	Kris	Chev	SUV - Equinox	2011		Good	2CNFLEECXB6409940	510383EX	New	$24,500
6	Shaun	Chev	Pickup - 3/4 T HD, 4x4	2006		Good	1GCHK24U56E191951	94350EX	New	$21,996
10	Pavilion	Chev	Pickup - Colorado	2007		Good	1GCCS149578240548	99421EX	New	$11,500
11	Maint 1	Ford	Pickup - 3/4 T	1995		Fair	1FTEF25N1SLB04521	24681EX	New	$14,329
12	Project	Dodge	Pickup - 3/4 T HD, 4x4	2007		Good	3D7KS26A47G829244	101648EX	New	$30,266
13	Project	Ford	Pickup - 3/4 T	1994		Fair	2FTHF25H6RCA79840	21405EX	New	$17,014
14	FP	Dodge	Pickup - 1/2 T, 4x4	2012		Good	1C6RD7KP9CS172090	513264EX	New	$23,069
15	Mower	Ford	Pickup - 1/2 T, 4x4	2004		Good	1FTPX4584KD45891	92921EX	Police	
16	Sprinkler	Chev	Pickup - 3/4 T HD, 4x4	2002		Good	1GCHK29U62E236463	77509EX	New	$25,485
17	Rec	Chev	Pickup - 1/2 T 4x4	2000		Good	1GCEK19T21E211496	74892EX	CommD	$0
18	Gardens	Chev	Pickup - 1/2 T	2006		Good	1GCHC24U16E211559	94351EX	New	$18,529
19	Cem	Chev	Silerado - 1500	2013		Good	1GCNKPEX9DZ284972	514516EX	New	
20	Gardens	Chev	Pickup - Colorado	2008		Good	1GCCS149288100605	514257EX	Auction	$8,500
21	Maint 2	Chev	Pickup - 1 T, 4x4	1998		Good	1GCHK34R8W2272873	29369EX	New	$22,521
22	Cem	Ford	Pickup - 1/2 T, 4x4	2002		Good	1FTRX18L52NA38417	77502EX	CommD	$24,054
31	Parks	Dodge	Dump Tk - 1 T HD, 4x4	2012	1,145	Good	3C7WDTBT1CG243150	207939EX	New	$33,388
32	Cem	Dodge	Dump Tk - 1 T HD, 4x4	2007		Good	3D6WH46A67G782914	99416EX	New	$36,963
34	Parks	Ford	Bucket Tk - 1T	1999		Good	1FDWF36FXXED33613	94354EX	Used	$28,500
		Komatsu Excavator PC35		2005			6304		New	$39,231
		John Deere Tractor 5200		1997			LV5200E622074		New	$22,000
		Jacobsen Gang Mower HR9016		2005			7052502068		New	$56,672
	new to our department in FY 13									$470,517

4/17/14 CRS

Park's & Recreation Department Equipment Inventory

Park's Staff

Description	Make / Model #	Year	Serial #	Location	Cost
Aerator	Ryan Lawnair	1993	92516227	Op Ctr	$2,100.00
	Grasshopper Aera-Vator	1999	501068	Op Ctr	$4,430.00
Blowers	Tanaka				
	#1	1996	Q0910477	City Hall	$449.00
	#2	1997	R203661	Op Ctr	$464.00
	Echo PB - 260L				
	#1	2004	5023845	Barnes	$375.00
	#2	2002	5023844	Op Ctr	$350.00
	#3	2002	3028802	Op Ctr	$350.00
	Red Max 4400, 7000, & 7001				
	#1	2003	114919	Op Ctr	$400.00
	#2	2003	249290	Cem	$400.00
	#3	2004	40452204	Barnes Park	$376.00
	#4	2004	40451446	Trailer Cooper	$376.00
	Stihl BR500				
	#1	2005	265621632	Angel St. Park	$420.00
	#2	2005	264920370	Trailer	$420.00
	Stihl BR600	2009	275320801	Cem	$431.00
	Stihl BR600	2010	281620979	Op Ctr	$445.00
	Buffalo Turbine BT-GH 99DB	2006	11546	Op Ctr	$3,500.00
Brush Mower	The Dr.	1997	970529YD	Op Ctr	$1,500.00
Carpet Cleaner	Advance 262500		609330	City Hall	$1,800.00
Cemetery Equip	Lowering Device	1979		Cem	$200.00
	Tarps	1984		Cem	$250.00
	Burial Greens	1995		Cem	$310.00
	Burial Mounds (2)	2001		Cem	$180.00
Chain Saws	Husqvarna 50	1984	24893	Op Ctr	$400.00
	Husqvarna 55	1997	7212655	Op Ctr	$500.00
	Stihl HT-75 Pole Saw	1997	236633710	Barnes	$600.00
	Stihl HT-75 Pole Saw	2003		Cem	$600.00
	Stihl MS 180C	2007		Op Ctr	$400.00
Compactors	Bomag BT 58	1994	101540017927	Cem	$2,000.00

	Bomag BT 60	2003	5004621	Cem	$1,850.00
Compound Miter Saw	Dewalt 12" Sliding Compound	2004	66555	Op Ctr	$571.00
Compressors	Bostich	1987	17663	Op Ctr	$300.00
	Sandborn	1989	63640232	Cem	$200.00
	Clarke 2hp twin tank	2003	2001413	Op Ctr	$250.00
	Maxus	2005	T63BXCBZ1216	Angel	$545.00
Concrete Mixer	Imer	1995	14964	Op Ctr	$250.00
Concrete Saw	Target M-MGS11-X13H	1999	306899	Op Ctr	$2,000.00
Cordless Power Tools - 18V					
	Milwaukee Power Plus ½"	2002	952A501462011	Op Ctr	$240.00
	Milwaukee Hatchet Sawzall	2004	372A603503654	Op Ctr	$110.00
	Milwaukee Work Light	2004	B90337	Op Ctr	$35.00
	Milwaukee ½" Hammer Drill	2004	321A503520146	Op Ctr	$210.00
	Milwaukee Circular Saw	2004	057A503500040	Op Ctr	$145.00
	Milwaukee Multi-bay Charger	2004	A38B904072105	Op Ctr	$85.00
	Milwaukee Job Site Radio	2004	414C903420583	Op Ctr	$85.00
	Milwaukee Impact Driver	2009	B55AD095103502	Op Ctr	$100.00
	Milwaukee 1/2" Hammer Drill	2009	C15AD09514623	Op Ctr	$89.00
Cut-off Saw	Milwaukee 14" Abrasive	2001	99213202	Op Ctr	$250.00
	Stihl TS700	2005	163154150	Op Ctr	$1,100.00
Edgers	John Deere 35E Lawn Edger				
	#1	1997	M00EX35X629025	City Hall	$449.00
	#2	1998	M00EX35X624904	Op Ctr	$460.00
	Red Max (Stick Edger)				
	#1	1998		City Hall	$300.00
	Turfco Edge-R-Rite	2000	B00494	Barnes	$400.00
	Stihl FC 110				
	#1	2005	260855916	Barnes	$285.00
	#2	2003	260855921	Barnes	$300.00
	#3	2003	260855933	Angel	$300.00
	#4	2005	265588123	Trailer	$285.00
	#5	2003	260630356	Trailer	$300.00
	#6 (FS85)	2003	251182020	Op Ctr	$285.00
	Stihl FC 95	2010	281977638	Trailer	$362.00
Floor Buffer	Waxie TS-19	1987	8701227	City Hall	$1,385.00
	Waxie	1988	8805128	Fire	$650.00
	Waxie L-17D	1988	8803012	Op Ctr	$700.00
	Waxie L-17D	1989	8803020	Police	$700.00
	Thoroughbred 20 N.SS	1992	506402B	Op Ctr	$1,200.00
	Waxie 1500 Burnisher	2002	22S73319	Op Ctr	$750.00
	Waxie STD 17	2005	59590BA	Rec	$950.00
Floor Scrubber	Minuteman 200X	2008	AMC20003P	Rec	$2,800.00

Floorjack	Norco 2 ton	1990		Op Ctr	$200.00
	Pro-lift F-361	1992	F8902019572	Cem	$225.00
	Pro-lift F-361	1997	GF960510538	Barnes	$250.00
	Pro-lift F-361	2005		Angel	$275.00
Grinders	Jet 8" JBG-8A		6046557	Barnes	$89.00
	Wissota 10" E10		W6-94	Op Ctr	$100.00
Hedge Trimmer	Red Max				
	#1	1998		Op Ctr	$310.00
	#2	2001	100113	Op Ctr	$345.00
	Husqvarna	1997	225H75	Op Ctr	$375.00
	Husqvarna THT 2100	1994	8848	Cem	$235.00
Ladders	Big Giant			Rec	$500.00
Mason Saw	MK	1995	F1294	Op Ctr	$3,000.00
Mowers	Rider Mower				
	(5)Grasshopper 725	1999	493100	Op Ctr	$10,400.00
	(5)Deck	1999	498041	Op Ctr	
Traded out in 2010	(8) Grasshopper 725G2	2003	5213231	Op Ctr	$11,000.00
	(8) Deck	2003		Op Ctr	
	(9) Grasshopper 725G2	2004	5415783	Op Ctr	$11,500.00
	(9) Deck m# 3461	2004	5445286	Op Ctr	
	(1) Grasshopper 725G2	2005	5514539	Op Ctr	$12,000.00
	(1) Deck m# 346	2005	5547013	Op Ctr	
	(2) Grasshopper 729G2	2006	5620309	Angel	$12,000.00
	(2) Deck 61" Rear Discharge	2006	5646375	Angel	
	(3) Grasshopper 729G2	2007	5719233	Op Ctr	$12,000.00
	(3) Deck 61" Rear Discharge	2007	5645325	Op Ctr	
	(4) Grasshopper 729G2	2008	5813839	Barnes	$12,000.00
	(4) Deck 61" Rear Discharge	2008	5845442	Barnes	
	(6) Grasshopper 729T6	2009	5917556	Cem	$13,250.00
	(6) Deck 61" Rear Discharge	2009	6040167	Cem	
	(7) Grasshopper 729T6	2010	6014918	Cem	$13,250.00
	(7) Deck 3461R	2010	6044531	Cem	
	Push Mower				
	John Deere 145X #2	1996	GX145XB155932	Op Ctr	$749.00
	John Deere JX85 #3	1998	GXJX85X012778	Op Ctr	$799.00
	John Deere JX85 #4	2000	GXJX85X018661	Op Ctr	$819.00
Mower Vaccum	Grasshopper Vaccum	1999	483293	Op Ctr	$1,518.00

Paint Sprayer	SprayTech EPX2305	2003	314400917	Op Ctr	$1,400.00
	Smithco Line Sprayer 44801	2009	SLN235	Op Ctr	$12,725.00
	Trusco Line Striper	2000		Op Ctr	$900.00

	Trusco Line Striper	2005		Op Ctr	$1,000.00
	Toro 42004	2006	250000239	Op Ctr	$4,800.00
Pressure Wash	Landa Gold Series	1997	3436	Op Ctr	$3,150.00
Power Hand Tools	Air Nailer				
	Max Coil roofing nailer	2003	2109622B	Op Ctr	$375.00
	Air Wrench				
	CE Impact Wrench CP-9560	1994	2218649	Op Ctr	$300.00
	CE Impact Wrench CP-9546	1995	94242K	Op Ctr	$225.00
	Drills				
	Milwaukee Hammer Drill	1995	688A19512	Op Ctr	$350.00
	Dewalt 1/2 / DW110	1996	101225	Barnes	$85.00
	Dewalt Deckscrew Driver	1997	75517	Op Ctr	
	Rigid Kollmann / K39	1998	121911	Barnes	$230.00
	Milwaukee ½" Compact Drill	2003	700B403410380	Op Ctr	$185.00
	Stihl Gas Powered Auger	2009		Barnes	$385.00
	Grease Pump				
	Lincoln High Pressure			Op Ctr	
	Grinders				
	Makita Grinder	1995	645795	Op Ctr	$139.00
	Makita Grinder 9501B	1998	1457369E	Barnes	
	Router				
	Makita Router 3621	1995	4245	Op Ctr	$180.00
	Sanders				
	Makita Belt Sander	1995	404667E	Op Ctr	$59.00
	Makita Orbit Sander	1995	17566	Op Ctr	$40.00
	Saws				
	Skill Jig Saw 4235	1984	1RNY3	Op Ctr	$30.00
	Skill HD77 71/2 Saw	1989		Op Ctr	$160.00
	Milwaukee Sawzall	1996	774B39612003	Op Ctr	$200.00
	Skill HD77 71/2 Saw	1997	HE 750758	Op Ctr	$215.00

Recreation Equipment @ Rec building

	Bats				
Baseball / Softball	T-Ball	46			$600.00
	S Baseball	28			$560.00
	M Baseball	44			$1,320.00
	L Baseball	14			$420.00
	S Softball	16			$480.00
	M Softball	9			$270.00
	L Softball	5			$150.00
	TOTAL	**156**			
	Batting Helmets				
	One size fits all	192		Rec Center	$2,304.00
	Small	41		Rec Center	$410.00
	Medium	32		Rec Center	$320.00
	Large	35		Rec Center	$350.00
	TOTAL	**300**			
		4			
	Batting Cage/Accessories				
	Batting cage	1		Rec Center	$800.00
	Batting Cage Matt	1		Rec Center	$3,000.00

		Black net	1	Rec Bay	$1,000.00
		Catchers Gloves	24	Rec Center	$38.00
		L Screen	2	Rec Bay	$1,200.00
		Misc Hats	46	Rec Center	$460.00
		Misc Jerseys	32	Rec Center	$400.00
		Pitching machines	6	Rec Bay	$7,800.00
		Pitching Matt	1		$180.00
		Pitching mound LG	1	Rec Bay	$1,700.00
		Pitching Mounds SM	4		$3,200.00
		Pitching screen	1	Rec Bay	$180.00
		Swing machine	1	Rec Bay	$180.00
		White net	1	Rec Bay	$250.00
		TOTAL	**122**		
	Catchers Helmets				
		X-small	12	Rec Center	$336.00
		Small	29	Rec Center	$812.00
		Medium	35	Rec Center	$1,015.00
		Large	28	Rec Center	$812.00
		S-M	22	Rec Center	$638.00
		One size fits all	8	Rec Center	$232.00
		TOTAL	**134**		
	Chest Protectors				
		Small	62	Rec Center	$1,116.00
		Medium	50	Rec Center	$1,150.00
		Large	15	Rec Center	$450.00
		TOTAL	**127**		
	Shin Protectors				
		Small	21	Rec Center	$378.00
		Medium	56	Rec Center	$1,288.00
		Large	31	Rec Center	$930.00
		TOTAL	**108**		
	T-S		25		$500.00
		Basketballs	71	Rec Center	$2,840.00
Basketball		Basketball Kids hoop	2	Rec Center	$78.00
		Basketball hoop - Kindergarten	4	Rec Bay	$624.00
		Flip scoring device	3	Rec Center	$72.00
		Portable Hoops	4		$1,120.00
		Portable Scoreboard	1		$500.00
		Pre-School Hoops	4		$200.00
		Referee shirts	19	Rec Center	$228.00
		Spots - Super Shot Contest	1 set	Rec Center	$54.00
		Whistles	11	Rec Center	$9.99
		TOTAL	**120**		
			5		
	Extra Jersey's		32		$1,120.00
Football	Helmets				
		X-small	65	Rec Center	$5,200.00
		Small	192	Rec Center	$15,360.00
		Medium	138	Rec Center	$11,040.00

		Large	96	Rec Center	$7,680.00
		X-Large	24	Rec Center	$1,920.00
		Undetermined Size	120	Rec Center	$5,040.00
		Helmet Hardware			$70.00
		TOTAL	**635**		
	Pant Pads				
		Good Quality	242	Rec Center	$2,904.00
		Low Quality	41	Rec Center	$492.00
		Mixed-Poor Quality	30	Rec Center	$360.00
		One Size	538		$6,456.00
		TOTAL	**851**		
	Shoulder Pads				
		X-small	51	Rec Center	$1,683.00
		Small	189	Rec Center	$4,725.00
		Medium	148	Rec Center	$6,660.00
		Large	182	Rec Center	$9,100.00
		X-Large	5	Rec Center	$240.00
		Shoulder Pad Racks	8		$1,440.00
		TOTAL	**583**		
	Game Equipment				
		Chains	2	Shed	$260.00
		Fencing	2sets		$600.00
		Flip Scoreboards	2		$80.00
		Goal Covers	1set		$200.00
		Heater	1		$20.00
		Pylons	2sets		$66.00
		Rope	2		$84.00
		Scoreboard Controls	2		$1,600.00
		Small Table	2		$40.00
		Yard Markers	2sets		$480.00
		TOTAL	**18**		
		Cones	118	Rec Center	$177.00
Soccer		Corner Flags	2pair	Rec Center	$36.00
		Goalie Shirts	46	Rec Center	$368.00
		Hammers	9	Rec Center	$90.00
		Ladder	1	Rec Center	
		Large Orange Cones	4	Rec Center	
		Linesman Flags	8 Pair	Rec Center	$40.00
		Metal stakes	40	Rec Center	
		Nets/bags	9sets	Rec Center	$1,125.00
		Pinnies	24	Rec Center	$72.00
		Portable Goal w/net	1	Rec Center	
		Pugg Goals	8sets	Rec Center	$960.00
		PVC Portable Goals	4sets	Rec Center	$800.00
			pg 6		
		Referree Shirts	39	Rec Center	$624.00
		Stakes	56	Rec Center	$280.00
		Supervisor Kits	4	Rec Center	$96.00
		Susrplus Black Shorts	61	Rec Center	$457.50
		Surplus Socks	59pair	Rec Center	$147.50
		U Stakes for PVC Goals	12	Rec Center	$60.00

		TOTAL	**505**		
			6		
		Metal tables	38	Rec Bay	
Misc		Metal chairs	352	Rec Bay	
		Lifetime Tables	20	Rec Conf	$1,380.00
		Lifetime Chairs	32	Rec Conf	$608.00
		Chalkboard	1	Rec Conf	$32.00
		Dry Erase Board	1	Rec Conf	$45.00
		Long shelves	25	Rec Center	$1,400.00
		TOTAL	**469**		
		Bar Stools	6	Tw roost	$150.00
Tower		Benches	4	Tw stor	$400.00
		Canopy's	2	Tw stor	$180.00
		CD Boom Box	1	Tw roost	$69.00
		Desk	1		$150.00
		First Aid Kit	1		$50.00
		Folding Chairs			
		Football Field Equipment			
		Lamps			
		Scoreboard Controls			
		Shelving Units	8		$120.00
		Timers	2	Tw stor	$1,698.00
		TOTAL	4	Tw roost	$40.00
			5		$40,000.00
		Goalie shirts	3	Tw stor	$72.00
		(either shirts or Penni variety)	4	Tw roost	$1,600.00
		Hammers	**41**		
		Ladder			
		Large Orange cones	43	Rec Center	
Soccer		Metal stakes		Rec Center	
		Nets(set), Net bags	10	Rec Center	
		Portable Goal w/Net	1	Rec Center	
		PUGG portable nets	4	Rec Center	
		U stakes for portable goal	40	Rec Center	
		TOTAL	10	Rec Center	
			1	Rec Center	
			3	Rec Center	
			4	Rec Center	
			116		

Salt Spreader	SnowEX Pivotpro 1075	1999	14419	Op Ctr	$1,800.00
Snowblowers	Grasshopper 412 (6B)	1997	472639	Op Ctr	$1,063.00
	Grasshopper 412 (C)	1998	490475	Op Ctr	$1,850.00
	Grasshopper 412 (9D)	2000	5170635	Op Ctr	$1,900.00

	Grasshopper 412 (3E)	2001	5270063	Op Ctr	$1,900.00
	Grasshopper 412 (1)	2005	5472578	Op Ctr	$2,100.00
	Grasshopper 512 (2)	2006	5571903	Op Ctr	$2,400.00
	Grasshopper 412 (4)	2008	5873045	Op Ctr	$2,100.00
	Toro CCR 3650 (1)	2004	250025981	Op Ctr	$498.00
	Toro CCR 3650 (2)	2004	250025965	Op Ctr	$498.00
	Toro CCR 2450 (3)	2008	290010134	Op Ctr	$450.00
Snowplow	#31 Western #60308	1986	853014	Op Ctr	$2,200.00
	#21 Boss 8'2" Power V	1998	39995	Op Ctr	$3,870.00
	60" Grasshopper Dozer Blade	2002	5370933	Op Ctr	$650.00
	John Deere Gator 4x4 plow	2005		Angel	$1,500.00
	Honda ATV plow	2006		Barnes	$900.00
	#3 Boss 8'2" Power V-XT	2007	98211	Op Ctr	$4,800.00
Sod Cutter	Ryan Jr. m#544944A	2003	54494400320	Op Ctr	$2,795.00
Sprayers	4 gal. Ames Back Pack (4)	1997	21 960	Op Ctr	$400.00
	4 gal. Ames Back Pack (2)	1997	21 960	Barnes	$200.00
	15 gal. Spotlyte	2000	19989	Barnes	$300.00
	25 gal.	2005		Angel	$500.00
Spreaders	Spyker 76-22	1998		Op Ctr	$300.00
Sweeper	Sweepster M-24C5F	1999	9914141	Op Ctr	$1,800.00
	Sweeper Attachment 4860	1999	492327	Op Ctr	$200.00
	Smithco Sweep Star 60	2000	G1372	Op Ctr	$17,400.00
Tablesaw	Craftsmen	1995	95235P0528	Op Ctr	$200.00
Tillers	Troy Bilt 1132	1995	1.2058E+11	Op Ctr	$2,100.00
	Little Homelite HTC42	1995	HP3060216	Op Ctr	$300.00
	Little Mantis 7222E	1997	197167739	Op Ctr	$350.00
	Little Mantis 7222E	1998		Op Ctr	$375.00
Tractors	Kubota 335DHST	1987	50876	Op Ctr	$16,319.00

Tractor Implements	10ft Harrow		123415	Op Ctr	$500.00
	Rhino Blade		26110	Op Ctr	$400.00
	8ft Disc			Op Ctr	$800.00
	Aerator 3 Pt. Ryan	1987		Op Ctr	$3,572.00
	Fertilizer Spreader	1987	12410478	Op Ctr	$500.00
	Post Hole Digger	1990		Op Ctr	$400.00
	Pittsburg 72" Box Scrapper	1994	1043645H	Op Ctr	$550.00
	Land Pride 25-70 Tiller	1994	L110318	Op Ctr	$1,750.00

	Snyder 110 gal. Sprayer	1996	9611006686	Op Ctr	$1,413.00
	Woods Cadet MDC 172	1998	561834	Op Ctr	$2,150.00
	Toro Workman Rahn Groomer	2000		Barnes	$2,500.00
	Bobcat - Bucket 74 Lo Profile	2001	730012032	Op Ctr	$2,800.00
	Bobcat - Forks	2001		Op Ctr	$500.00
	Bobcat - Sweeper 72	2001	783706261	Op Ctr	$3,000.00
	Bobcat - Wannamaker Leveler	2001	WRL 1219	Op Ctr	$3,400.00
	30" Auger	2002	187606610	Op Ctr	$1,950.00
	18 " Auger	2002	M 1926	Op Ctr	$675.00
	12" Auger	2002	B 108	Op Ctr	$450.00
	Bobcat - SB200 Snow Blower	2002	M 3068	Op Ctr	$310.00
	Aerway	2004	731000254	Op Ctr	$4,408.00
	Bobcat - Trench Compacto	2005	41401505	Op Ctr	$17,000.00
	Versa Grader	2005	223300336	Op Ctr	$7,100.00
	Schmeiser 12' Smooth Roller	2005	120555	Op Ctr	$5,500.00
	Bobcat - Grader	2006	S-R 847	Op Ctr	$6,500.00
	Land Pride - Overseeder	2007	648001252	Op Ctr	$6,835.00
		2008	543315	Op Ctr	$10,297.00
Trailers	16ft	1986		Op Ctr	$1,065.00
	12ft	1993	P1A37607	Op Ctr	$1,400.00
	Ditchwitch 31a	1993		Op Ctr	$900.00
	8ft	1997	13ZLS0817V1004711	Op Ctr	($556.00)
	8ft	1997	13ZLS0815V1004710	Op Ctr	$556.00
	Walton SS1420T	2001	1W9TE202611284163	Op Ctr	$5,450.00
	Interstate 6x12 enclosed	2005	4RACS12175N033796	Op Ctr	$3,000.00
	Cargo 8x16 TA3500	2006	4RYC1620X6T111011	Op Ctr	$6,000.00
Transit Level	CST/Berger 24X	2003	M77765	Op Ctr	$350.00
Trencher	Ditchwitch 1020	1993	95235P0528	Op Ctr	$6,000.00
Truck Mount Vac.	Truck Mount Vacuum	1993	Eng# 2018706573	Op Ctr	$1,897.00
Utility Carts	John Deere Gator 4x2 #2	1998	V004X2X30946	Cem	$5,166.00
	Toro Workman 3100	1998	40121	Barnes	$9,000.00
	Jacobsen 1110 Hauler (used)	2003	77168	Cem	
	John Deere Gator HPX	2005	M0HPGX013146	Angel	$9,500.00
	Yamaha G16A #1	1998	JN6 312162	Gailey	$2,400.00
	Yamaha G16A #2	1998	JN6 312079	Barnes	$2,400.00
	Yamaha G22A #3	2002	JU0-F4236-00	Trailer	$2,400.00
	Yamaha #4	2001	JN6 410579	Barnes	$2,100.00
	Yamaha #5	2001	JN6 405301	Barnes	$2,100.00
	Yamaha #6	2001	JN6 410562	Barnes	$2,100.00
		9			
Vacuums #A					
	Sanitaire 889	1999	9850019618		$349.00
	Shop Vac. 16 gal. 800A		684B	Library	
	Shop Vac. 16 gal. 800A		684B	Cem	
	Shop Vac. 16 gal. 800A		684B	Police	
	Shop Vac. 5 gal. 700A		684B	Fire	
	Sanitaire SC899	2000	8055111	City Hall	$300.00
	Hoover Wind Tunnel	2000	30000032242	Fire	$300.00
	Simplicity #7450 (A)	2001	1A0304986	Rec	$425.00

	Simplicity #7450 (B)	2001	1A0304984	City Hall	$425.00
	Simplicity #7450 (C)	2001	1A0304850	Op Ctr	$425.00
	Simplicity #7450 (D)	2001	1C0305939	Police	$425.00
	Simplicity #7450 (E)	2003	1X0001076	City Hall	$250.00
	Simplicity #7850	2002	2A0001560	Fire	$411.00
	Simplicity #7950 (F)	2004	4B0004516	Rec	$400.00
	Simplicity #7950 (G)	2006	4D0005391	Police	$425.00
Vices	Wilton 8"			Op Ctr	$500.00
Water Pump	Berkley	1996	G280795	Op Ctr	
	Honda	2008		Op Ctr	
Weedeaters	Tanaka TBC 250	1997	R142487	City Hall	$329.00
	#1	1989	J246123	City Hall	$250.00
	#2	1995	N031328	City Hall	$314.00
	#3	1990	J017147	Op Ctr	$250.00
	#4	1994	N031461	Op Ctr	$271.00
	#5	1994	R248665	Op Ctr	$271.00
	#6	2000	V016081	Op Ctr	$350.00
	#7				
	Stihl FS100				
	#1	2005	275218692	Barnes	$300.00
	#2	2005	264789714	Barnes	$285.00
	#3	2005	264789705	Angel	$285.00
	#4	2006	275213691	Trailer	$300.00
	#5	2002	251182020	Op Ctr	$269.00
	#6	2002	254812255	Op Ctr	$269.00
	Honda				
	#1	2007	1098131	Cem	$400.00
	#2	2007	1189114	Cem	$400.00
	#3	2008	1189105	Cem	$400.00
	#4	2008	1189106	Cem	$400.00
	Stihl FS90R				
	#1	2010	280676568	Op Ctr	$385.00
	#2	2010	280676565	Op Ctr	$385.00
Work Light					
	Regent 2 Head Work Light	2004	TQS1000	Op Ctr	$100.00
					$609,542.99

Sale = no longer usable
Trade = = New item
Parts =
Trash =

8/10crs