



108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180  
Hearing Impaired: 711

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**Staff Report To: Redevelopment Authority Citizens Committee**

**Meeting Date:** November 2, 2020

**Item 4.A**

**Staff Contact:** Lee Plemel, Director ([lplemel@carson.org](mailto:lplemel@carson.org); 283-7075)

**Agenda Title:** For Possible Action: Discussion and possible action regarding possible recommendations to the Redevelopment Authority concerning the Redevelopment discretionary funds tentative budget allocations for Fiscal Years (FY) 2021 and 2022.

**Staff Summary:** The Redevelopment discretionary funds tentative budget allocations provide a plan for funding certain Redevelopment programs and projects over the next five years. The purpose of this item is to review the current five-year budget projections, provide an update regarding the status of projects budgeted for FY 2021, and identify potential modifications to the budget allocations for this year or upcoming years. This may include identifying new projects or programs to fund for the current or future years, depending on the availability of funds. The RACC will take final action to make recommendations to the Redevelopment Authority regarding budget allocations for FY 2022 in February 2021.

**Proposed Motion:** [No motions are required. The RACC may provide direction to staff regarding additional programs or projects for consideration at the February 2, 2021 RACC meeting, or regarding other modifications to the budget allocations.]

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**DISCUSSION:**

The Redevelopment Authority Citizens Committee annually makes recommendations to the Redevelopment Authority regarding the use of unallocated, discretionary Redevelopment funds. The Redevelopment Discretionary Funds Tentative Budget Allocations (see Attachment 1) identifies projects and programs for funding in the current Fiscal Year as well as tentative budget planning for the following four years.

The purpose of this item is to:

1. Update the Citizens Committee on the FY 2021 budget status and available "Undesignated" funds that may be used for other projects;
2. Update the Citizens Committee on the status of previously approved projects; and
3. Consider priorities for funding additional projects or programs for FY 2021 or future years.

The RACC may provide direction to staff to obtain more information regarding certain projects or programs prior to the February 2021 Citizens Committee meeting when the Committee will make final recommendations to the Redevelopment Authority regarding the tentative budget allocations for FY 2022.

Also attached is the five-year Redevelopment budget projection provided by the Finance Department in April 2020 (see Attachment 3). This projection is expected to be updated in November or December 2020 to reflect roll-forward funds from FY 2020, which will be based on actual FY 2020 revenues and budget savings.

The current “rough” estimated amount of Undesignated funds in FY 2021, based on the original FY 2021 Undesignated estimated amount and FY 2020 project cost savings, is \$462,469. See the notes at the bottom of Attachment 1 for a breakdown of the FY 2020 project savings and other budget modifications discussed below that result in this estimated amount of Undesignated funds. Note that this estimated amount of available FY 2021 Undesignated is based only on Redevelopment staff’s accounting of FY 2020 project savings and is subject to change upon final budget augmentation by the Finance Department. This estimated amount of Undesignated funds should be used for planning purposes only, and any recommendations for expenditures will be subject to the actual augmented budget amount that will be provided by the Finance Department.

**FY 2020 PROJECTS UPDATE:**

Following is an update on projects budgeted for FY 2020. “Unused” funds will be rolled into the FY 2021 Undesignated account.

**Pool deck resurfacing project**

Budget: \$52,000

Unused amount: \$43,120

Project notes: The Parks, Recreation and Open Space Department was able to complete the work “in-house” using existing City staff and, therefore, did not need to hire a contractor to complete the work. This resulted in a significant cost savings.

**Children’s Museum outdoor remodel**

Budget: \$50,000

Unused amount: \$3,810.68

Project notes: The project included outdoor plaza improvements and a new sign.

**South Carson Street area traffic study**

Budget: \$80,000

Unused amount: \$20,025

Project notes: The study analyzed traffic capacity on streets adjacent to S. Carson Street and included recommendations on intersection improvements.

**Façade Improvement Program**

Budget: \$50,000

Unused amount: \$15,707.50

Project notes: Façade improvements were completed at 302 N. Minnesota Street and the Bank Saloon building in FY 2020.

**Downtown equipment and infrastructure**

Budget: \$5,000

Unused amount: \$5,000

Project notes: This line item has been removed from the FY 2021 budget. Future requests will come forward with the appropriate capital improvement application based on available funding.

**Utility Extension and Sidewalk Assistance Program**

Budget: \$20,000

Unused amount: \$20,000

Project notes: The sidewalk assistance program was added late in FY 2020. It is anticipated that this funding will be used in FY 2021.

**Project: South Carson Street gateway feature**

Budgeted FY20 Redevelopment funding: \$25,000

Project status: Has not started. The City is pursuing grant opportunities with the Nevada Department of Tourism and Cultural Affairs to help fund a gateway feature in the middle of the proposed roundabout at Stewart and Carson Streets. The City expects to hear by April 2021 if the grant will be awarded to the City. The RACC funds will be used as a match amount for the grant, along with other City funds, to leverage local funds to hopefully construct a more significant gateway monument.

**Project: South Carson Street Complete Streets Project enhancements**

Budgeted FY20 Redevelopment funding: \$200,000

Project status: Under construction. The funds will help pay for landscaping and other improvements along the project corridor.

**Project: Mills Park informational signage program**

Budgeted FY20 Redevelopment funding: \$12,000

Project status: In progress. Some kiosk frames have been purchased, and signage is in design.

**Project: Fuji Park Master Plan**

Budgeted FY20 Redevelopment funding: \$20,000

Project status: In progress. Stantec Consulting has been contracted facilitate the park master plan update. The process has been delayed due to the pandemic public meeting restrictions. Parks staff anticipates the final master plan going to the Board for approval in early 2021. All other Redevelopment expenditures related to Fuji Park are delayed pending the completion of the park master plan.

**Project: Fuji Park informational signage program**

Budgeted FY20 Redevelopment funding: \$10,000

Project status: On hold until the master plan is completed.

**Project: Marv Teixeira Pavilion sign replacement**

Budgeted FY20 Redevelopment funding: \$30,000

Project status: Not started. The plan is to replace the existing freestanding sign with signage on the pavilion building.

**FY 2021 PROJECTS UPDATE:**

Following is an update on the status of projects funded in the current FY 2021 budget.

**Downtown shade structure conceptual designs**

Budget: \$12,600

Project notes: This project was added by the Board of Supervisors as the result of shade structure discussions related to the 3<sup>rd</sup> Street parking lot rehabilitation project. These funds were spent on design, reducing the amount of available Undesignated funds by this amount.

**Project: 3<sup>rd</sup> Street parking lot rehabilitation**

Budgeted Redevelopment funding: \$430,000 (\$190,000 in FY20, \$240,000 in FY21)

Project status: The project is scheduled to proceed in the spring of 2021 before the downtown farmers market starts in June. As recommended by the Citizens Committee, the project will not include a shade structure within the parking lot.

**Project: Downtown sidewalk improvements**

Budgeted Redevelopment funding: \$1,810,000 over the FY20-FY22 budgets

Project status: This project includes sidewalk and landscaping improvements, new LED decorative streetlamps, and undergrounding of existing overhead power lines in certain locations. Construction of the first phase of the project—East Telegraph Street improvements between Carson Street and Plaza Street—is nearly complete. It involves new sidewalks, planters and street reconstruction.

Improvements to Curry Street between Musser Street and 3<sup>rd</sup> Street are under design, with construction expected to begin the 2021. This project will involve new sidewalks and landscaping, replacing old gas lamps with the new LED decorative streetlights used elsewhere downtown, and undergrounding existing power lines. The Public Works Department is working with NV Energy to use grant funds available through NV Energy to offset the cost of that portion of the project.

**Kit Carson Trail historic property markers**

Budgeted Redevelopment funding: \$20,000

Project status: In progress. The markers have been purchased and are being installed throughout the Historic District.



**Fuji Park fairgrounds arena grandstands**

Budgeted Redevelopment funding: \$200,000

Project status: On hold pending results of Fuji Park master plan. This funding was budgeted in FY 2021. With the delay of the Fuji Park master plan, this project will not occur in FY 2021 and the funding can be pushed back to FY 2022. This modification is reflected in the five-year tentative budget allocation spreadsheet, attached.

**William Street “Greening America’s Capitals” Improvement Project**

Budgeted Redevelopment funding: \$85,000 (FY21 design); \$300,000 (FY22 construction)

Project status: Delayed to FY 2022 and FY 2023. This project is the next commercial corridor project identified in the approved Sales Tax Plan of Expenditure, which uses a one-eighth percent sales tax for commercial corridor improvements. Planning for the William Street corridor was part of a process funded through a National Environmental Protection Agency (NEPA) “Greening America’s Capitals” grant. Due to other projects the Public Works Department is currently working on, design for William Street will not begin until FY 2022. Therefore, the allocated funding for the project can be pushed back to FY 2022 and FY 2023, as reflected in the attached tentative budget allocation spreadsheet.

**South Carson Street landscape maintenance**

Budgeted Redevelopment funding: \$25,000

Project status: This funding was added by the Board of Supervisors to bridge the time between the completion of the S. Carson Street project and the time that a Neighborhood Improvement District is established (by July 2021) and begins paying for the landscaping maintenance.

## **DISCUSSION REGARDING POTENTIAL FUTURE PROJECTS:**

The following projects are provided for the Citizens Committee discussion to be considered for funding in FY 2021 or future years.

### **4<sup>th</sup> Street temporary plaza improvements**

Estimated cost: TBD (FY 2021)

Project description: The Chamber of Commerce has been in discussions with the owner of the parking lot and vacant lot on the southwest corner of S. Carson Street and W. 4<sup>th</sup> Street regarding potential improvements to the lot to make it blend with the new improvements on Carson Street. Conceptual plans and cost estimates are attached (Attachment 5). The RACC could recommend funding for the project in order to have the improvements completed in time for the 2021 session of the Legislature.



### **South Carson Street holiday decorations**

Estimated cost: \$20,000 (FY 2021)

Project description: These funds would purchase holiday decorations for the new S. Carson Street improvements (5<sup>th</sup> Street to Stewart Street roundabout) to match those that City currently puts up for the holidays on Carson Street through the downtown. The decorations are placed each year by the Public Works Department. The decorations could be purchased in FY 2021 (perhaps on discount after the 2020 holidays) but would not be installed until the 2021 holiday season.

### **Bike racks**

Estimated cost: \$10,000 (FY 2021)

Project description: Public Works would purchase bike racks to match the existing downtown bike racks to install within the public right-of-way in front of businesses who request them. The racks would also be used as replacements for existing racks that get damaged.

### **V&T Round House arch conceptual plan**

Estimated cost: \$20,000 (FY 2021)

Project description: The City has sandstone blocks from one of the arches of the former V&T Railroad “round house” maintenance building that was located on the northwest corner of Stewart Street and Robinson Street. The blocks have been saved to be used as a historic monument within the downtown area. This project would fund costs associated with evaluating potential locations, determining conceptual design of a site (i.e. landscaping, lighting, benches), stakeholder engagements, etc.

### **McFadden Plaza shade structure**

Estimated cost: \$55,600-\$86,750 (FY 2022)

Project description: This potential project is the result of discussions by the Board of Supervisors regarding a shade structure as part of the 3<sup>rd</sup> Street parking lot improvements. The Citizens Committee recommended no shade structure in the parking lot, but the Board directed staff to explore other shade structure location options in the downtown area and then directed staff to bring the McFadden Plaza options to the Citizens Committee for a funding recommendation. See the attached concept plan alternatives. This project would be constructed in FY 2022, after other improvements to the 3<sup>rd</sup> Street parking lot and Curry Street are completed.

Constructing a shade structure on McFadden Plaza has been identified as a possible means to create more shade on the plaza for events and general daily plaza usage, especially during summer months. Based on direction from the Board of Supervisors, Public Works staff had two design alternatives developed, one running approximately half the length of the plaza on the west end of the plaza in front of the stage, and one running the entire length of the plaza. See the attached conceptual plans for each of these alternatives.

Staff would note that a number of trees are planted in the plaza to provide shade, but it will take a few years for the trees to mature to the point where they provide a significant amount of shade to plaza users. A shade structure will provide additional shade, even when the trees mature.

City staff recommends the alternative for the shorter shade structure at the west end of the plaza. This alternative is estimated to cost \$55,600. There is more open area and fewer trees at that end of the plaza, and the shade structure would be located in front of the stage where concerts and events occur. Note that the shade structure would be designed so it does not restrict views of the stage from the front of the properties on the north side of the plaza.

While the longer version of the shade structure would create a continuous shady pathway from Carson Street to Curry Street, the pedestrian area at the east end of the plaza is narrower due to the Fox's restaurant patio area. There are also more trees planted in this area, and the structure would infringe on some of those trees. The full-length shade structure would cost \$86,750.

Alternatively, the Citizens Committee may recommend not using Redevelopment funds for the construction of a shade structure on the plaza. The funds could be used for other Redevelopment projects, and the trees will eventually mature to create more shade on the plaza.

### **Appion Way/S. Carson Street traffic signal and intersection improvements**

Estimated cost: \$100,000 Redevelopment; \$1.2 million estimated total cost (FY 2022)

Project description: This project would provide signalized access to the commercial areas on either side of S. Carson Street at Appion Way. Currently, there are no signalized access points on S. Carson Street between I-580 and Clearview Drive, and this signalized intersection has been identified in past traffic studies as necessary to accommodate current and future development in the area. This project would be located within Redevelopment Area #2. One of the strategies to achieve the goals of the Area #2 Plan is to "invest in infrastructure, traffic improvements, landscaping, maintenance and other public enhancements to improve traffic circulation and the appearance of South Carson Street." This project would provide for investment in Redevelopment Area #2 commensurate with recent investments in Area #1

(Downtown) infrastructure. Most of the funding for the project would come from the Transportation Division and pro-rata cost sharing from new development in the vicinity.

### **Downtown power undergrounding**

Estimated cost: \$100,000 (FY 2022)

Project description: This would pay for potential additional costs related to undergrounding power as part of the Downtown Curry Street project noted above. Public Works has recently learned that the actual costs of undergrounding the power is more than originally estimated, and it is possible that additional funds will be needed to complete the undergrounding of power lines as part of the project. However, Public Works continues to work with NV Energy to obtain funds through their grant program, so this additional funding may not be necessary. Public Works will likely know by the February 2021 Citizens Committee meeting if the additional funds will be needed for the project.

### **Downtown sidewalk and landscaping maintenance**

Estimated cost: \$25,000 (FY 2022 and ongoing)

Project description: Maintenance of the recent Downtown Carson Street and Curry Street sidewalk and landscape improvement project is paid for through an assessment of downtown property owners. However, the use of the current assessment is limited in scope to maintaining only those specific improvements. Additional improvements are nearly completed or planned—e.g. Telegraph Street, Bank Saloon frontage landscaping, and Curry Street from Musser to 3<sup>rd</sup> Street—with no additional funding source identified for ongoing maintenance. An allocation of additional ongoing Redevelopment funds for maintenance would provide for maintenance of these new improvements as well as enhanced maintenance and snow removal for more areas within the downtown.

### **Conclusion:**

For discussion purposes, a draft budget allocation sheet is attached (Attachment 2) showing what the future budget would look like with the projects noted above. The Citizens Committee may discuss and provide direction regarding other potential projects, including general priorities for future expenditures.

Currently, the general policy of the Citizens Committee and the Redevelopment Authority is to use Redevelopment funds for infrastructure projects that benefit the general public and provide support to existing property owners and businesses rather than providing incentives directly to individual businesses. The Citizens Committee may discuss if this continues to be general policy and what projects or programs may be important for expenditures in the future.

No action is required or recommended at this time regarding modifications to the Redevelopment Discretionary Funds Tentative Budget Allocations. Final FY 2022 budget recommendation will be made by the Citizens Committee at its meeting on February 2, 2021.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or [lplemel@carson.org](mailto:lplemel@carson.org).

### **Attachments:**

- 1) FY20 Redevelopment Discretionary Funds Tentative Budget Allocations
- 2) Draft budget allocations with additional projects
- 2) Redevelopment five-year budget projections
- 3) McFadden Plaza conceptual shade structure alternatives

## FY 2021 Redevelopment Discretionary Funds Budget Allocations and Projections

Objective/Project/Program	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	5-year Total
Special event support, street closures	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Façade Improvement Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Arts & Culture Commission/Events	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Utility extension/sidewalk assistance	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Downtown Sidewalk Improvements	\$ 875,000	\$ 550,000				\$ 1,425,000
3rd Street parking lot rehabilitation	\$ 240,000					\$ 240,000
Downtown shade structure design	\$ 12,600					\$ 12,600
William Street corridor project	----->	\$ 85,000	\$ 300,000			\$ 385,000
Fuji Park grandstands	----->	\$ 200,000				\$ 200,000
Kit Carson Trail historic markers	\$ 20,000					\$ 20,000
S. Carson Street (landscape maintenance)	\$ 25,000					\$ 25,000
Roll Forward:						
Total Expenditures (excl. Roll Forward):	\$ 1,292,600	\$ 955,000	\$ 420,000	\$ 120,000	\$ 120,000	\$ 2,907,600
<b>Undesignated<sup>1</sup>:</b>	<b>\$ 462,469</b>	<b>\$ 516,562</b>	<b>\$ 1,121,036</b>	<b>\$ 1,493,335</b>	<b>\$ 1,568,575</b>	<b>\$ 5,161,977</b>

Updated October 21, 2020

Footnotes:

Highlighted	= Expenditures authorized by the Board of Supervisors
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1. FY 2021 Undesignated amount based on April 2020 estimate from Finance plus project cost savings from FY 2020.

Actual FY 2021 Undesignated amount is pending Finance Department augmentation in Nov./Dec. 2020.

Estimated available Undesignated based on prior project savings as follows:

Starting FY 2021 Undesignated:	\$ 82,407
Downtown shade structure design:	\$ (12,600) (expenditure)
William Street project moved to FY22:	85,000
Fuji Park grandstands moved to FY22:	\$ 200,000
FY 20 Aquatic Center pool deck resurfacing:	\$ 43,120
FY 20 Children's Museum outdoor remodel:	\$ 3,810
FY20 South Carson Street are traffic study:	\$ 20,025
FY20 Façade Improvement Program	\$ 15,707
FY20 Downtown Equip. & Infrastructure:	\$ 5,000
FY20 Utility extension/sidewalk assistance:	\$ 20,000
<b>Estimated FY 2021 Undesignated:</b>	<b>\$ 462,469</b>



DRAFT Redevelopment Discretionary Funds Budget Projections with Additional Projects

Objective/Project/Program	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	5-year Total
Special event support, street closures	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Façade Improvement Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Arts & Culture Commission/Events	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Utility extension/sidewalk assistance	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Downtown Sidewalk Improvements	\$ 875,000	\$ 550,000				\$ 1,425,000
3rd Street parking lot rehabilitation	\$ 240,000					\$ 240,000
Downtown shade structure design	\$ 12,600					\$ 12,600
William Street corridor project	----->	\$ 85,000	\$ 300,000			\$ 385,000
Fuji Park grandstands	----->	\$ 200,000				\$ 200,000
Kit Carson Trail historic markers	\$ 20,000					\$ 20,000
S. Carson Street (landscape maintenance)	\$ 25,000					\$ 25,000
<i>Potential future projects:</i>						
4th Street temporary plaza	TBD					
S. Carson Street holiday decorations	\$ 20,000					\$ 20,000
Bike racks	\$ 10,000					\$ 10,000
V&T Round House arch conceptual plan	\$ 20,000					\$ 20,000
McFadden Plaza shade structure		\$ 55,600				\$ 55,600
Appion Way Signalized Intersection		\$ 100,000				\$ 100,000
Downtown power lines undergrounding		\$ 100,000				\$ 100,000
Downtown sidewalk & landscape maint.		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000
Roll Forward:						
Total Expenditures (excl. Roll Forward):	\$ 1,342,600	\$ 1,235,600	\$ 445,000	\$ 145,000	\$ 145,000	\$ 3,313,200
<b>Undesignated<sup>1</sup>:</b>	<b>\$ 412,469</b>	<b>\$ 235,962</b>	<b>\$ 1,096,036</b>	<b>\$ 1,468,335</b>	<b>\$ 1,543,575</b>	<b>\$ 4,756,377</b>

Updated October 21, 2020

Footnotes:

**Highlighted** = Expenditures authorized by the Board of Supervisors

1. FY 2021 Undesignated amount based on April 2020 estimate from Finance plus project cost savings from FY 2020.

Actual FY 2021 Undesignated amount is pending Finance Department augmentation in Nov./Dec. 2020.

Unused FY 2021 Undesignated will be rolled into FY 2022 Undesignated.

Carson City Redevelopment Authority  
Projection  
FY 2021 - FY 2025

ATTACHMENT 3

	FY 2021 Projection	FY 2022 Projection	FY 2023 Projection	FY 2024 Projection	FY 2025 Projection
<b>REVENUES</b>					
Property Taxes	\$ 2,321,195	\$ 2,414,043	\$ 2,510,605	\$ 2,611,029	\$ 2,715,470
Interest Revenue	16,500	16,500	16,500	16,500	16,500
Charges for Services	7,500	7,500	7,500	7,500	7,500
Beginning Fund Balance	713,045	200,000	200,000	200,000	200,000
<b>Roll-Forward</b>					
<b>Total Rev and Fund Bal</b>	<b>\$ 3,058,240</b>	<b>\$ 2,638,043</b>	<b>\$ 2,734,605</b>	<b>\$ 2,835,029</b>	<b>\$ 2,939,470</b>
<b>EXPENDITURES</b>					
Debt Service (last payment 2021)	\$ 280,800	\$ -	\$ -	\$ -	\$ -
Fiscal Charges	100	-	-	-	-
Sal and Ben:					
Salary	138,738	144,981	151,505	158,323	165,448
Benefits	56,225	58,755	61,399	64,162	67,049
Other Expenditures					
<b>Services &amp; Supplies (602)</b>	<b>169,542</b>	<b>180,000</b>	<b>180,000</b>	<b>180,000</b>	<b>180,000</b>
Professional Services*	-	-	-	-	-
Special Events & Activities	-	-	-	-	-
Arts & Cultural Events	25,000	25,000	25,000	25,000	25,000
Nevada Day	25,000	25,000	25,000	25,000	25,000
Farmers Market	15,000	15,000	15,000	15,000	15,000
Xmas Tree Lighting	10,000	10,000	10,000	10,000	10,000
July 4th Fireworks	7,500	7,500	7,500	7,500	7,500
Epic Rides	-	-	-	-	-
Michael Hohl Incentive (end date 2020)	-	-	-	-	-
Sales Tax Incentive Program	300,000	309,000	318,270	327,818	337,653
Campagni Incentive	207,927	216,244	224,894	233,890	243,245
Revolving Loan Program	1	1	1	1	1
PW Event Street Closures	25,000	25,000	25,000	25,000	25,000
Façade Improvement Program	50,000	50,000	50,000	50,000	50,000
Downtown Equip & Infrastructure	-	-	-	-	-
Utility Extension/Sidewalk Assist	20,000	20,000	20,000	20,000	20,000
Downtown Gateway Feature	-	-	-	-	-
Park signs	-	-	-	-	-
East/West Downtown Street Impr	-	-	-	-	-
William Street Corridor Project	85,000	300,000	-	-	-
South Carson Street Project	25,000	-	-	-	-
Downtown Improvements	875,000	550,000	-	-	-
Bob Boldrick Theater	-	-	-	-	-
Fuji Fairgrounds arena sound sys.	-	-	-	-	-
3rd Street parking lot	240,000	-	-	-	-
Aquatic facility pool deck resurface	-	-	-	-	-
Children's museum outdoor remodel	-	-	-	-	-
Fuji Park grandstands	200,000	-	-	-	-
Kit Carson Trail Historical Marker	20,000	-	-	-	-
Undesignated	<b>82,407</b>	<b>501,562</b>	<b>1,421,036</b>	<b>1,493,335</b>	<b>1,568,575</b>
Ending Fund Balance	200,000	200,000	200,000	200,000	200,000
<b>Total Exp and Fund Bal</b>	<b>\$ 3,058,240</b>	<b>\$ 2,638,043</b>	<b>\$ 2,734,605</b>	<b>\$ 2,835,029</b>	<b>\$ 2,939,470</b>
<b>Tot Rev less Exp</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# McFADDEN PLAZA CONCEPTUAL DESIGN

CONCEPT ESTIMATE: \$55,600

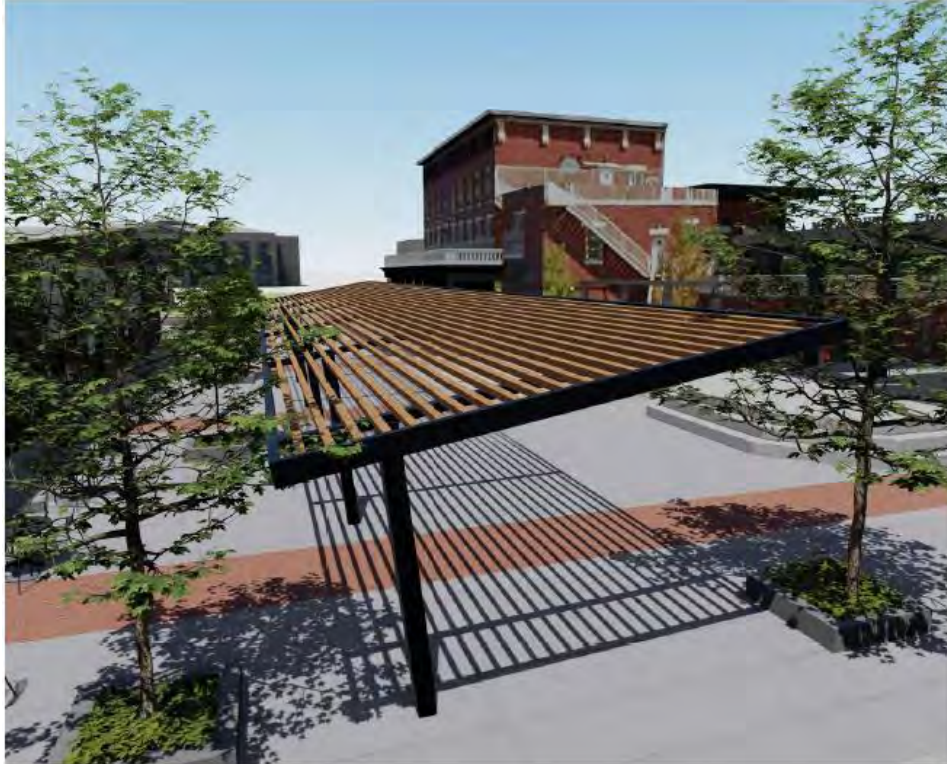
- Shade is provided by cantilevered trellis structure the runs the length of the plaza.
- Future growth of the new trees is accommodated.



**DOWNTOWN CARSON CITY SHADING DESIGN**  
Carson City, Nevada

# McFADDEN PLAZA CONCEPTUAL DESIGN

CONCEPT ESTIMATE: \$55,600



## DOWNTOWN CARSON CITY SHADING DESIGN

Carson City, Nevada

DESIGNWORKSHOP

August 6, 2020

# McFADDEN PLAZA CONCEPTUAL DESIGN

CONCEPT ESTIMATE: \$86,750

- Shade is provided by cantilevered trellis structure the runs the length of the plaza.
- Future growth of the new trees is accommodated.



## DOWNTOWN CARSON CITY SHADING DESIGN

Carson City, Nevada

DESIGNWORKSHOP

August 6, 2020

# McFADDEN PLAZA CONCEPTUAL DESIGN

CONCEPT ESTIMATE: \$86,750

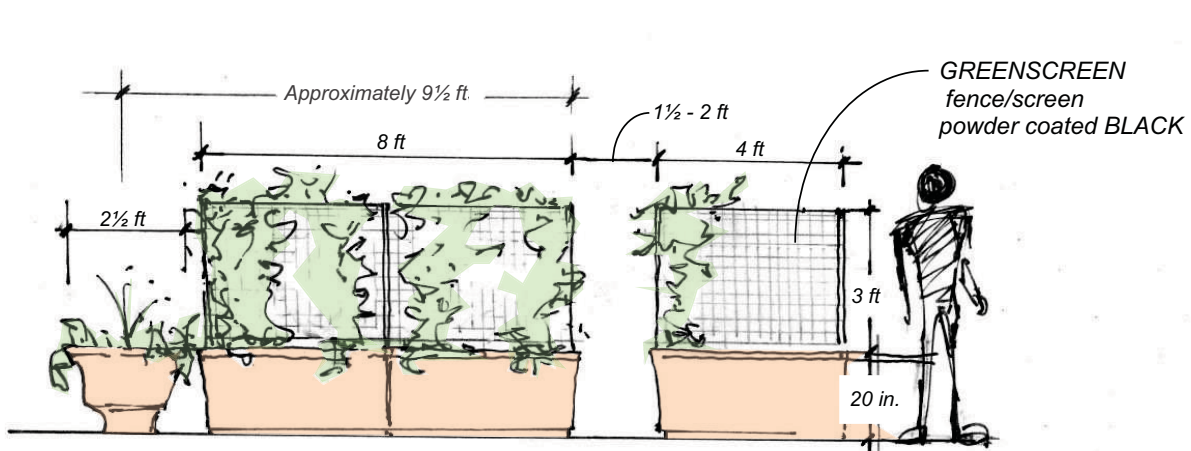


## DOWNTOWN CARSON CITY SHADING DESIGN

Carson City, Nevada

DESIGNWORKSHOP

August 6, 2020



### Green Screen Planters

WAUSAU Concrete planter - Carson City Streetscape Standard

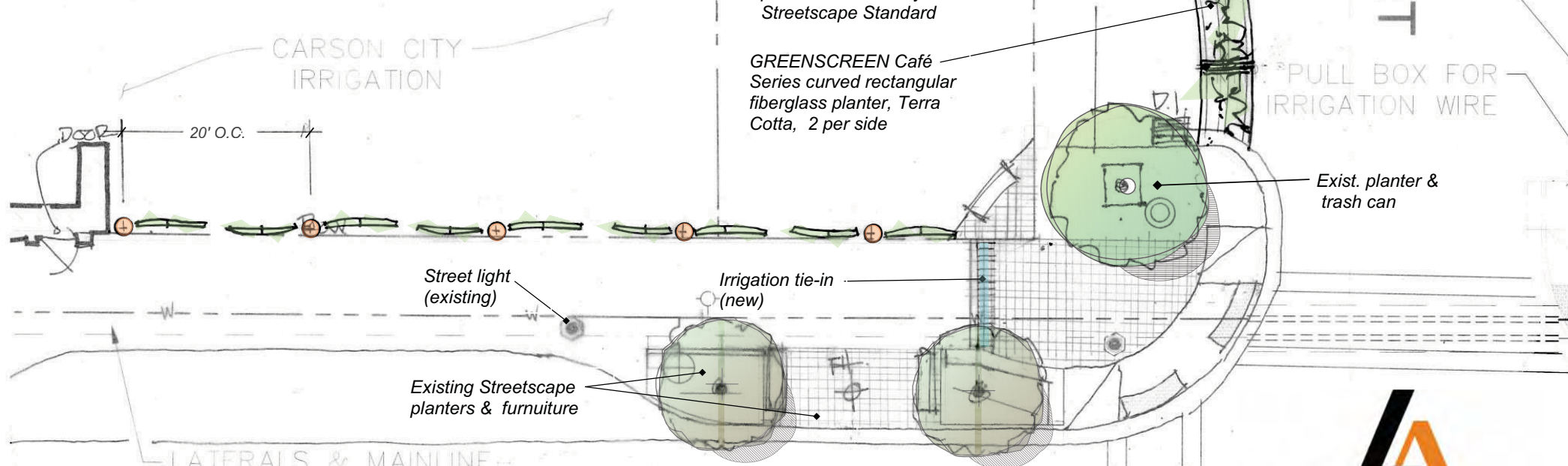
GREENSCREEN Café Series curved rectangular fiberglass planter, Terra Cotta, 2 per side

PROVIDE IRRIGATION CONNECTION TO EXISTING CONDUIT ON THIS SIDE OF STREET: - COORDINATE WITH CITY'S PLANS FOR EXACT LOCATION

4TH STREET

PULL BOX FOR IRRIGATION WIRE

Exist. planter & trash can



### BORTOLIN PARCELS CARSON & 4th STREETS

### Green Screen Planter Option



Plan Scale: 1" = 10' Oct. 2020



# THE CAFÉ SERIES

*Planter System*

use combinations to create shapes and define spaces



725 South Figueroa Street Suite 1825 | Los Angeles, CA 90017 | 800.450.3494 | [greenscreen.com](http://greenscreen.com)

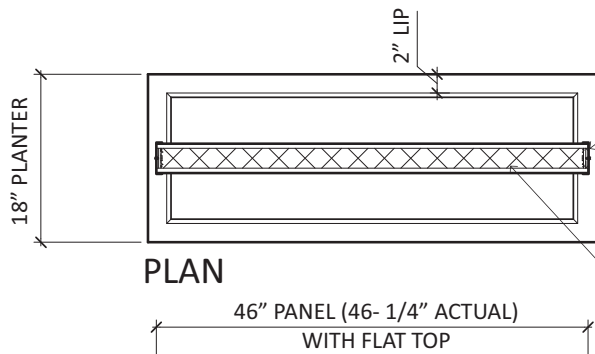


# CAFÉ SERIES

RECTANGULAR PLANTER  
BENCH OPTION AVAILABLE



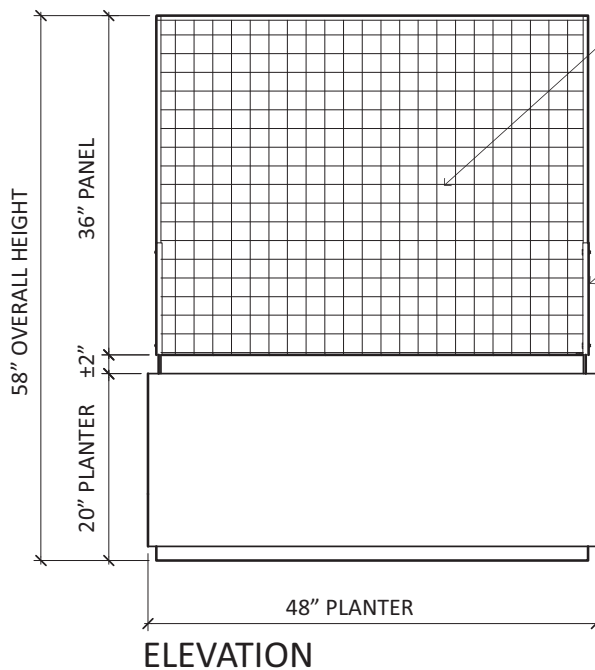
Rectangular Planter  
(Shown with Square Planter)



PLANTER BRACKET WITH  
BACKING PLATE AND  
STAINLESS STEEL BOLTS,  
NUTS AND WASHERS AT  
PLANTER NOTCH

3" THICK greenscreen® PANEL  
WITH #5104 TRIM @ MOUNTING  
BRACKET AND #5105 TRIM AT  
TOP AND PARTIAL SIDES

NOTE:  
SOIL VOLUME= 6.2 CU.FT.  
PLANTER, SCREEN, HARDWARE  
WITHOUT SOIL= 41 LBS.  
TOTAL APPROXIMATE WEIGHT  
WITH SOIL + PLANTS= 200 LBS.

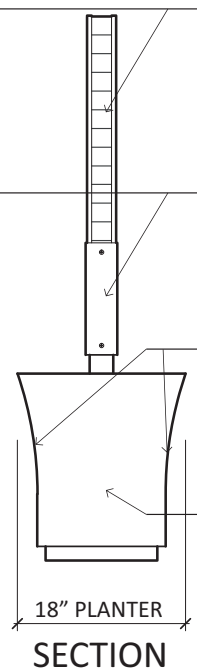


3" THICK greenscreen® PANEL  
WITH #5104 TRIM AT  
MOUNTING BRACKET AND  
#5105 TRIM AT TOP AND  
PARTIAL SIDES

PLANTER BRACKET WITH  
BACKING PLATE AND  
STAINLESS STEEL BOLTS,  
NUTS AND WASHERS AT  
PLANTER NOTCH

NOTE: FRONT AND BACK  
OF PLANTER ARE CURVED,  
SIDES ARE FLAT

FIBERGLASS PLANTER, TYP.



greenscreen®

www.greenscreen.com

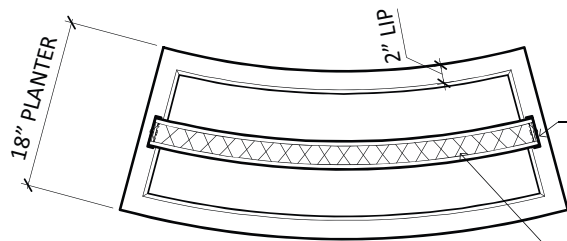


# CAFÉ SERIES

CURVED RECTANGULAR PLANTER  
BENCH OPTION AVAILABLE



Curved Rectangular Planter

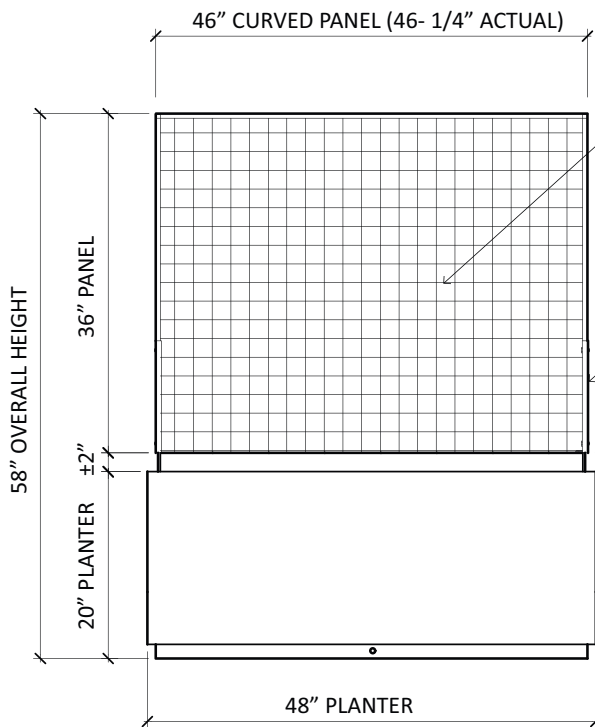


PLAN

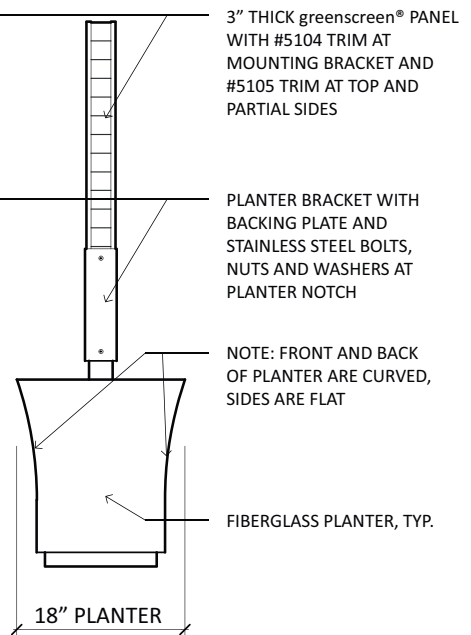
PLANTER BRACKET WITH BACKING PLATE AND STAINLESS STEEL BOLTS, NUTS AND WASHERS AT PLANTER NOTCH

3" THICK greenscreen® PANEL WITH #5104 TRIM @ MOUNTING BRACKET AND #5105 TRIM AT TOP AND PARTIAL SIDES

NOTE:  
SOIL VOLUME= 6.2 CU.FT.  
PLANTER, SCREEN, HARDWARE WITHOUT SOIL= 41 LBS.  
TOTAL APPROXIMATE WEIGHT WITH SOIL + PLANTS= 200 LBS.



ELEVATION



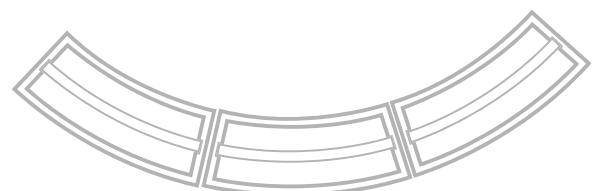
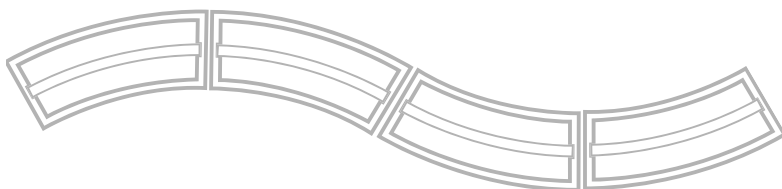
SECTION

3" THICK greenscreen® PANEL WITH #5104 TRIM AT MOUNTING BRACKET AND #5105 TRIM AT TOP AND PARTIAL SIDES

PLANTER BRACKET WITH BACKING PLATE AND STAINLESS STEEL BOLTS, NUTS AND WASHERS AT PLANTER NOTCH

NOTE: FRONT AND BACK OF PLANTER ARE CURVED, SIDES ARE FLAT

FIBERGLASS PLANTER, TYP.



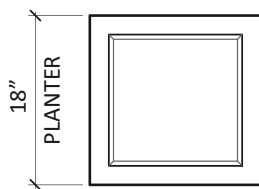
# CAFÉ SERIES

SQUARE PLANTER  
BENCH OPTION AVAILABLE

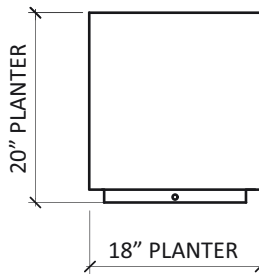
SQUARE PLANTERS CAN BE USED  
INLINE OR AT THE END CONDITION  
OF THE PLANTER AREA



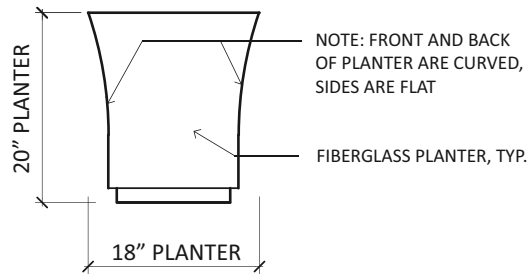
**Square Planter**  
(Shown with Bench and Curved Rectangular Planter)



PLAN



ELEVATION



SECTION

NOTE:  
SOIL VOLUME= 2.4 CU.FT.  
PLANTER WITHOUT SOIL= 25 LBS.  
TOTAL APPROXIMATE WEIGHT  
WITH SOIL + PLANTS= 85 LBS.

Fiberglass Planter with powder coated greenscreen® trellis

Planters can be fitted with a perforated sub-floor/water reservoir, or can be made into benches.

Color chips available upon request.

Planter Colors: choose from 21 colors & 4 texture/finishes: gloss, orange peel, sand or matte

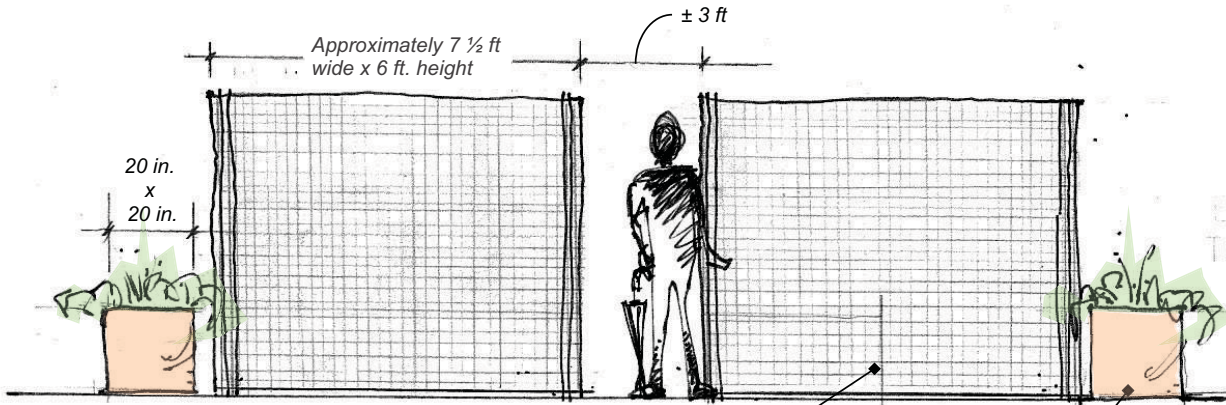


greenscreen® Trellis Screens: choose from green, silver, bronze, terra, black or white



[www.greenscreen.com](http://www.greenscreen.com)

OPTION 2



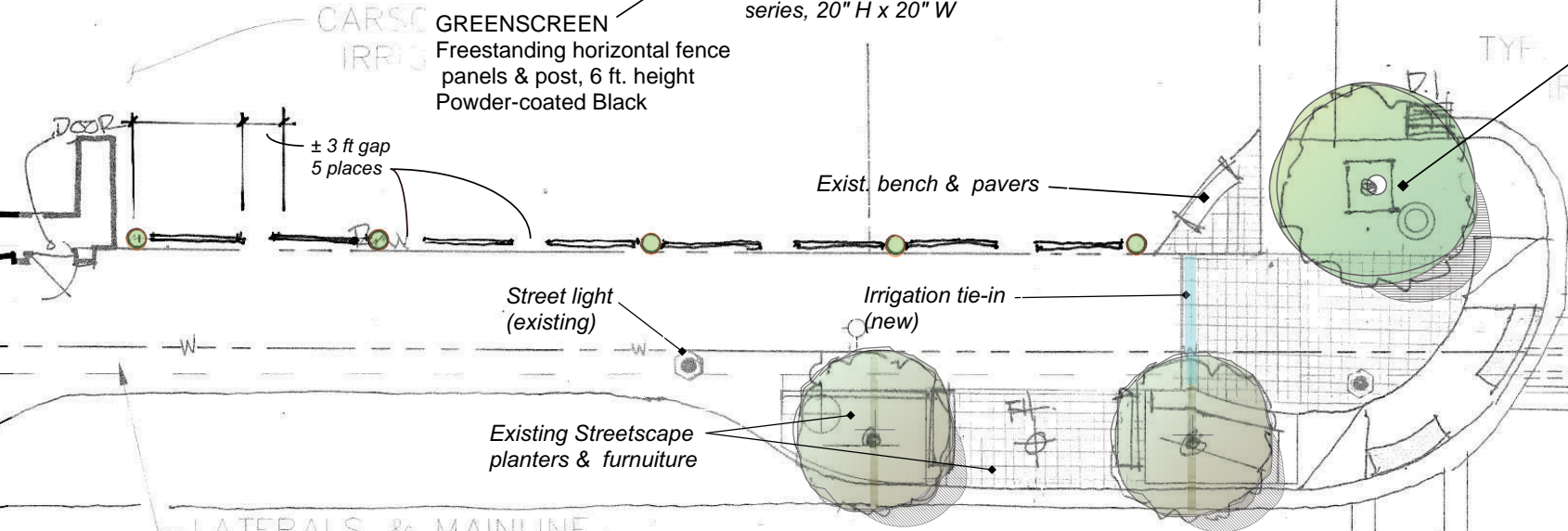
**Green Screen Fence & Planters**

ANOVA metal planter 'Civilian' series, 20" H x 20" W

GREENSCREEN  
Freestanding horizontal fence panels & post, 6 ft. height  
Powder-coated Black

SIDE IRRIGATION CONNECTION TO EXISTING CONDUIT ON THIS SIDE OF 4TH ST. - COORDINATE WITH CITY STAFF FOR EXACT LOCATION

4TH STREET

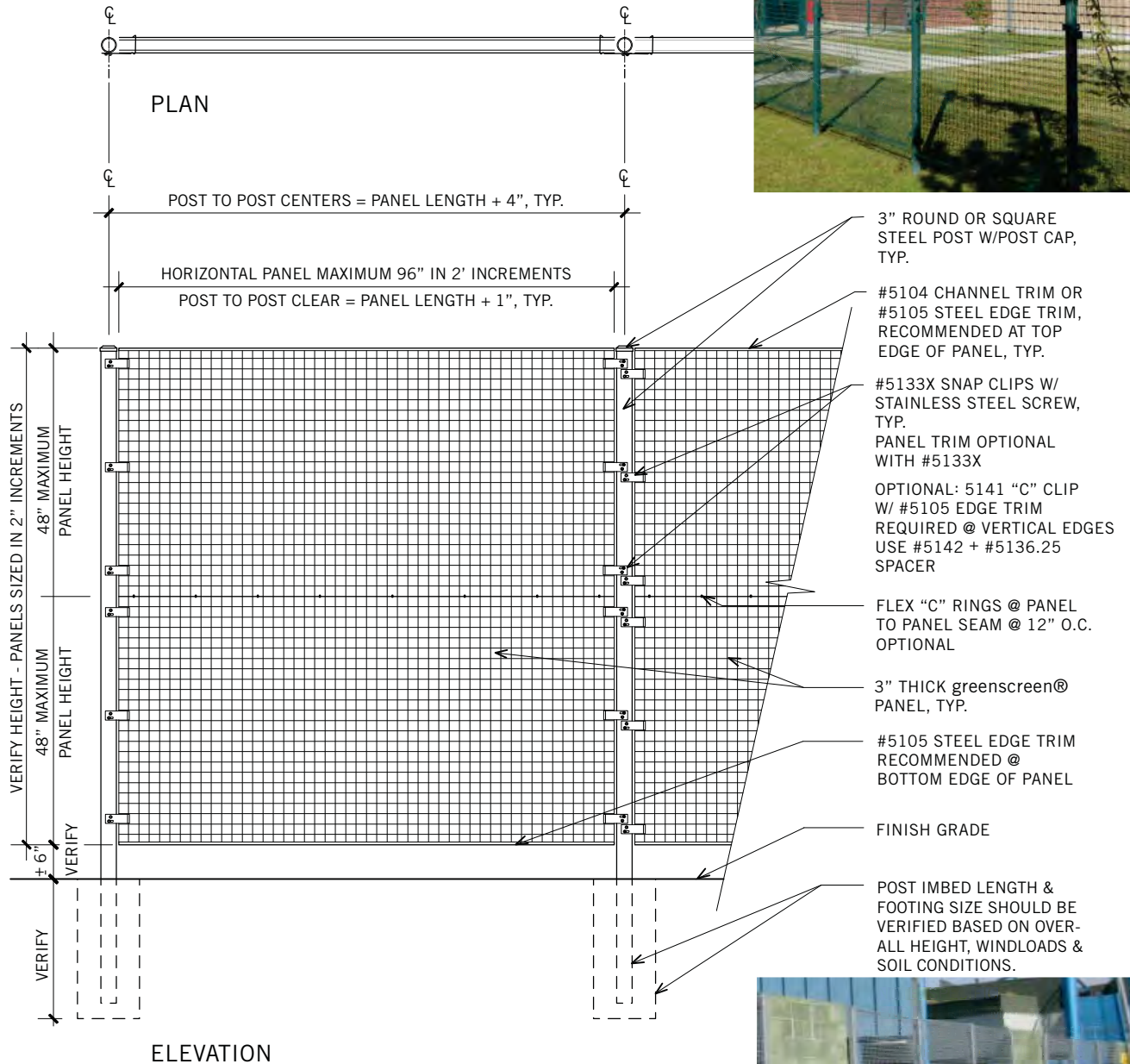


**BORTOLIN PARCELS  
CARSON & 4th STREETS**

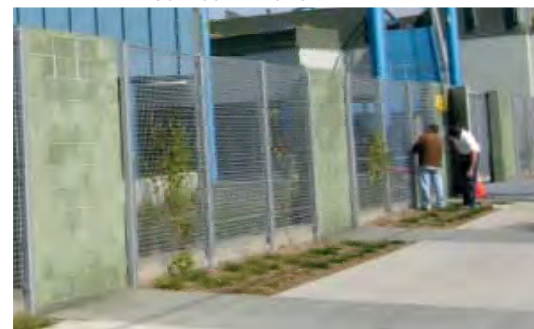
**Screen Screen  
& Planter  
Option**



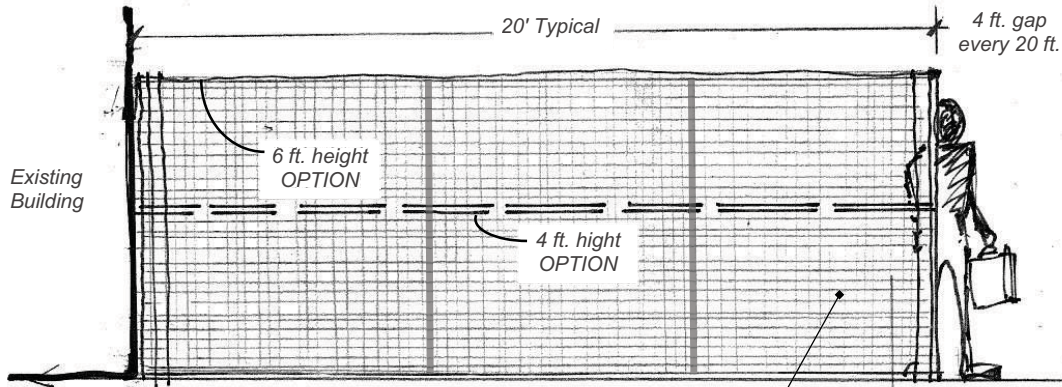
Plan Scale: 1" = 10' Oct. 2020



○ FREESTANDING HORIZONTAL — FENCE / SCREEN



OPTION 3



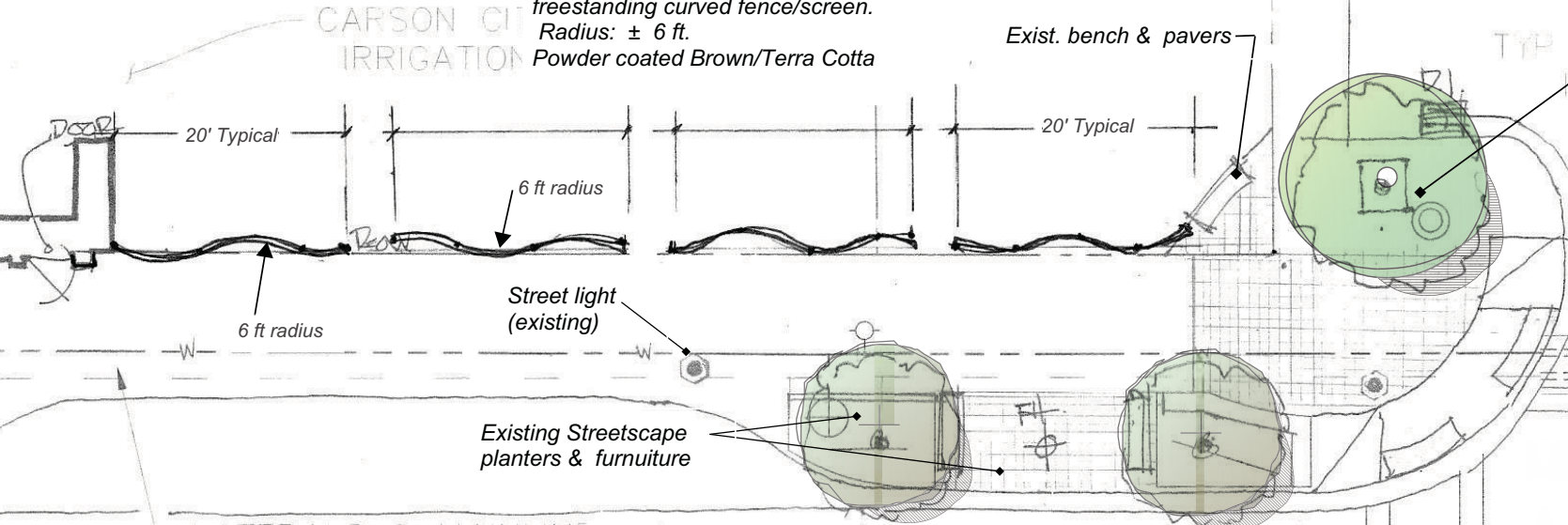
**Curved Wire Fence**

**GREENSCREEN**  
freestanding curved fence/screen.  
Radius: ± 6 ft.  
Powder coated Brown/Terra Cotta

Edge end-caps,  
typical

Exist. bench & pavers

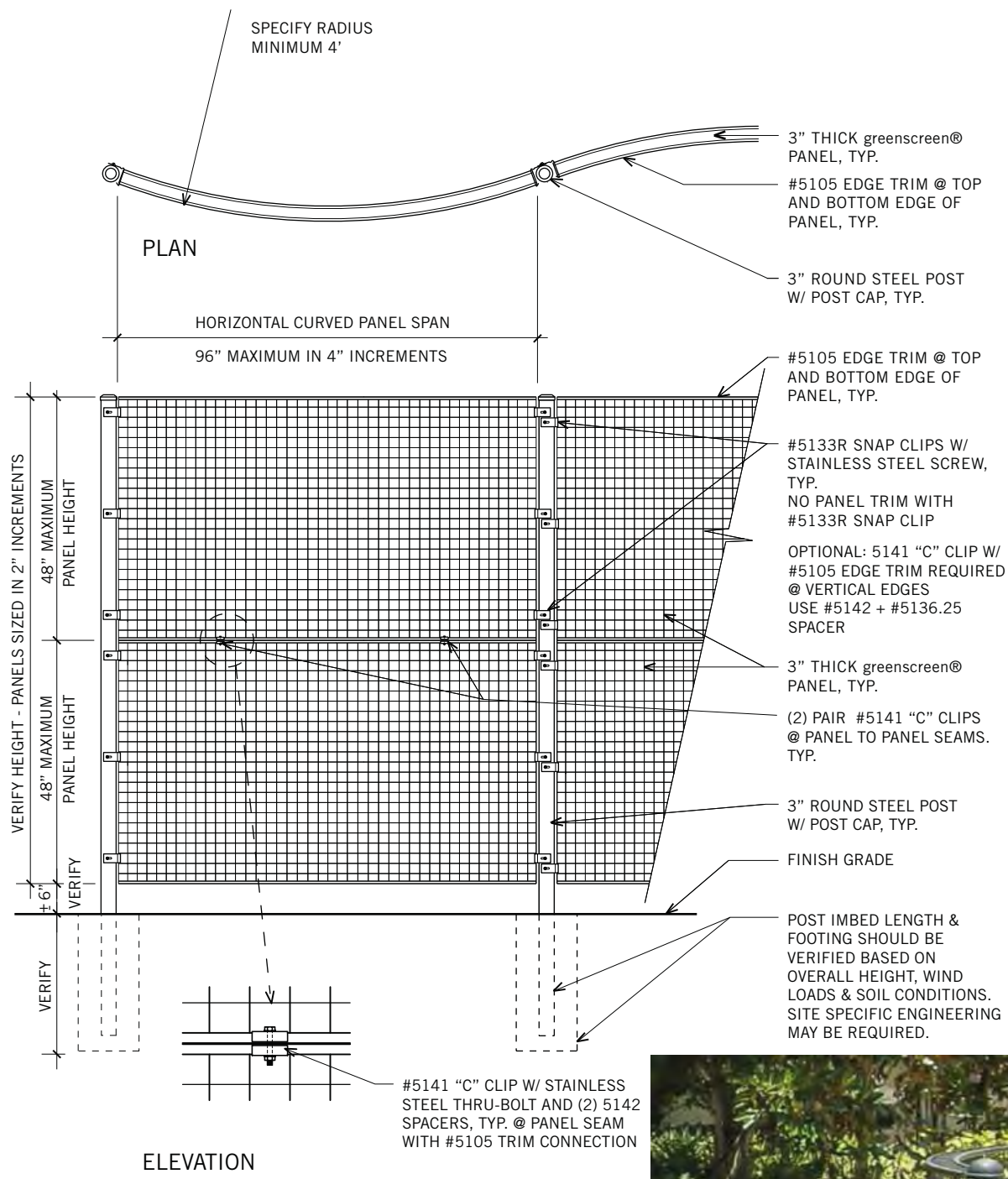
Exist. planter & trash can



**Curved Fence Screen  
Option**

**BORTOLIN PARCELS  
CARSON & 4th STREETS**

4TH STREET



○ FREESTANDING CURVED — FENCE / SCREEN



Carson Street & 4th Street  
 980 Wheatland Road  
 Carson City, NV APN 003-116-01 & -02  
 26-Oct-20  
 LUMOS #LA20.889



**Based on conceptual plans prepared by Lumos, Oct. 26, 2020**

\* See foot notes for exclusions

Landscape Architect's Opinion of Probable Cost

SUMMARY:

OPT. 1	Greenscreen Planter combo	\$	65,263
OPT. 2A	Wire Screen & planter, 6 ft Ht	\$	42,953
<i>OPT. 2B</i>	Wire Screen & planter, 4 ft. Ht	\$	36,053
OPT. 3	Curved wire fence	\$	33,350

Option 1: Green Screen planters & CC Std planters

Item No.	Description	Unit	Quantity	Unit Price	Total Price
1	Mobilization	LS	1	\$ 500.00	\$ 500
2	4 ft. planter & metal screen + shipping & installation	EA	18	\$ 1,800.00	\$ 32,400
3	Conc. CC Std. street planter + shipping & installation	EA	5	\$ 2,500.00	\$ 12,500
4	Plants, planting media, irrigation drip, mulches	LS	1	\$ 10,000.00	\$ 10,000
5	irrigation Valve & decoder (all NEW)	EA	1	\$ 250.00	\$ 250
6	Sleeving, (NEW) unser sidewalk	EA	1	\$ 600.00	\$ 600
7	Demobilization	LS	1	\$ 500.00	\$ 500

Subtotal = \$ 56,750

Contingency (15%) = \$ 8,513

Total = \$ 65,263

Option 2: Wire Screen & Planters

Item No.	Description	Unit	Quantity	Unit Price	Total Price
1	Mobilization	LS	1	\$ 500.00	\$ 500
2	6 ft. ht wire metal screen panels + footings & installation	LF	60	\$ 350.00	\$ 21,000
<i>ALT**</i>	<i>ALT: 4 ft. ht wire metal screen panels + footings &amp; installation</i>	<i>LF</i>	<i>60</i>	<i>\$ 250.00</i>	<i>\$ 15,000</i>
3	At-grade planter + shipping & installation (Metal)	EA	5	\$ 1,300.00	\$ 6,500
4	Plants, planting media, irrigation drip, mulches	LS	1	\$ 8,000.00	\$ 8,000
5	irrigation valve & decoder (all NEW)	EA	1	\$ 250.00	\$ 250
6	Sleeving, (NEW) unser sidewalk	EA	1	\$ 600.00	\$ 600
7	Demobilization	LS	1	\$ 500.00	\$ 500

Subtotal = \$ 37,350

Contingency (15%) = \$ 5,603

Total = \$ 42,953

*\*\* not incl. in this total >*



Option 3: Curved wire screen fence					
Item No.	Description	Unit	Quantity	Unit Price	Total Price
1	Mobilization	LS	1	\$ 500.00	\$ 500
2	6 ft. ht wire metal screen panels + footings & installation	LF	80	\$ 350.00	\$ 28,000
3	Demobilization	LS	1	\$ 500.00	\$ 500

Subtotal = \$ 29,000

Contingency (15%) = \$ 4,350

Total = \$ 33,350

General Note:

This estimate of probable construction cost is the Landscape Architect's best judgement as a professional and generally familiar with this type of construction. However, since the Landscape Architect has no control over market conditions, the Landscape Architect does not guarantee that proposals, bids, or actual construction cost will not vary from this estimate.

\* Exclusions: Civil, Survey, preparation of easements, legal agreements, or permit & review fees