

**PARKS AND RECREATION COMMISSION
STAFF REPORT**

MEETING DATE: May 6, 2014

AGENDA ITEM NUMBER: 3B

APPLICANT: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner

REQUEST: **For Possible Action:** To recommend to the Board of Supervisors approval of \$30,000 from the Quality of Life (Question 18) parks capital, undesignated projects to partner with the Redevelopment Authority Citizen Committee and the Nevada Commission on Tourism to fund Phase 1 of the Carson City Fairgrounds at Fuji Park Directional and Event Banner Sign Project.

GENERAL DISCUSSION:

At the April 7, 2014, Redevelopment Authority Citizen Committee meeting, Interim City Manager, Marena Works announced that Carson City had received a \$20,000 grant from the Nevada Commission on Tourism for a directional and event banner sign at the Fairgrounds/Fuji Park Complex (Refer to Exhibit A). The City received the official notification letter on Monday, March 31, 2014.

The Carson City Fairgrounds at Fuji Park directional and event sign was identified as a site amenity in the Conceptual Plan for the complex adopted by the Board of Supervisors in 2006 (Refer to Exhibit B). In addition, City staff believes the complex is an under-utilized facility and the City's long term desire is to have the facility become an event destination center for many large multi-day events. A sign on US 395 South is needed to make the motorist aware of the complex's amenities. Also, the sign would be a significant promotional tool for event promoters to use as a communication tool to inform both visitors and residents about upcoming events.

Due to City funding limitations, the directional and event banner sign is designed to be constructed in three phases (Refer to Exhibit C). In addition, each phase would be a complete stand-alone and functionally independent project. Phase 1 will provide the sign's base with the incorporation of directional information and an upper metal frame which will be designed to allow for changeable banners to be installed for event promotion at the complex. The estimated cost for Phase 1 is \$70,000. As mentioned above, the Nevada Commission of Tourism has provided a \$20,000 grant toward this project. City staff is requesting \$30,000 from the Quality of Life (Question 18) parks capital, undesignated projects to partner with the Redevelopment Authority Citizen Committee (\$20,000 – matching funds for NCOT grant) and the Nevada Commission on Tourism (\$20,0000 – NCOT Grant) to fund Phase 1 of the sign.

Unfortunately, the project schedule will not allow the sign's first phase to be completed until after the Fair (Refer to Exhibit D). Although disappointing, this improvement is still worth pursuing because this infrastructure will support any future Fair and other events at the complex. In preparation for this project, City staff applied for and received a Special Use Permit for the complex's sign on Wednesday, March 26, 2014.

The sign's second phase, when funding becomes available, would bring in power to light the sign. The estimated cost for solar power is \$14,500, and to provide a power drop from NV Energy's power grid is \$32,000. The disadvantage to solar power is the proposed solar array which is not big enough to power the future LED Reader Board or provide future power for the parking lot lights, possible RV hook ups, and other miscellaneous power needs on the south side of the creek. Therefore, it is staff's recommendation to use a power drop from NV Energy's power grid to light the sign and provide a future power source for other electrical improvements on the south side of Clear Creek. The last phase of the sign project would be to install the LED components for the sign and that cost is estimated at \$276,000. The entire project at phase three build-out using Option B (NV Energy power grid connection) for power is estimated to be at \$378,000.

RECOMMENDED ACTION: I move to recommend to the Board of Supervisors approval of \$30,000 from the Quality of Life (Question 18) parks capital, undesignated projects to partner with the Redevelopment Authority Citizen Committee and the Nevada Commission on Tourism to fund Phase 1 of the Carson City Fairgrounds at Fuji Park Directional and Event Banner Sign Project.

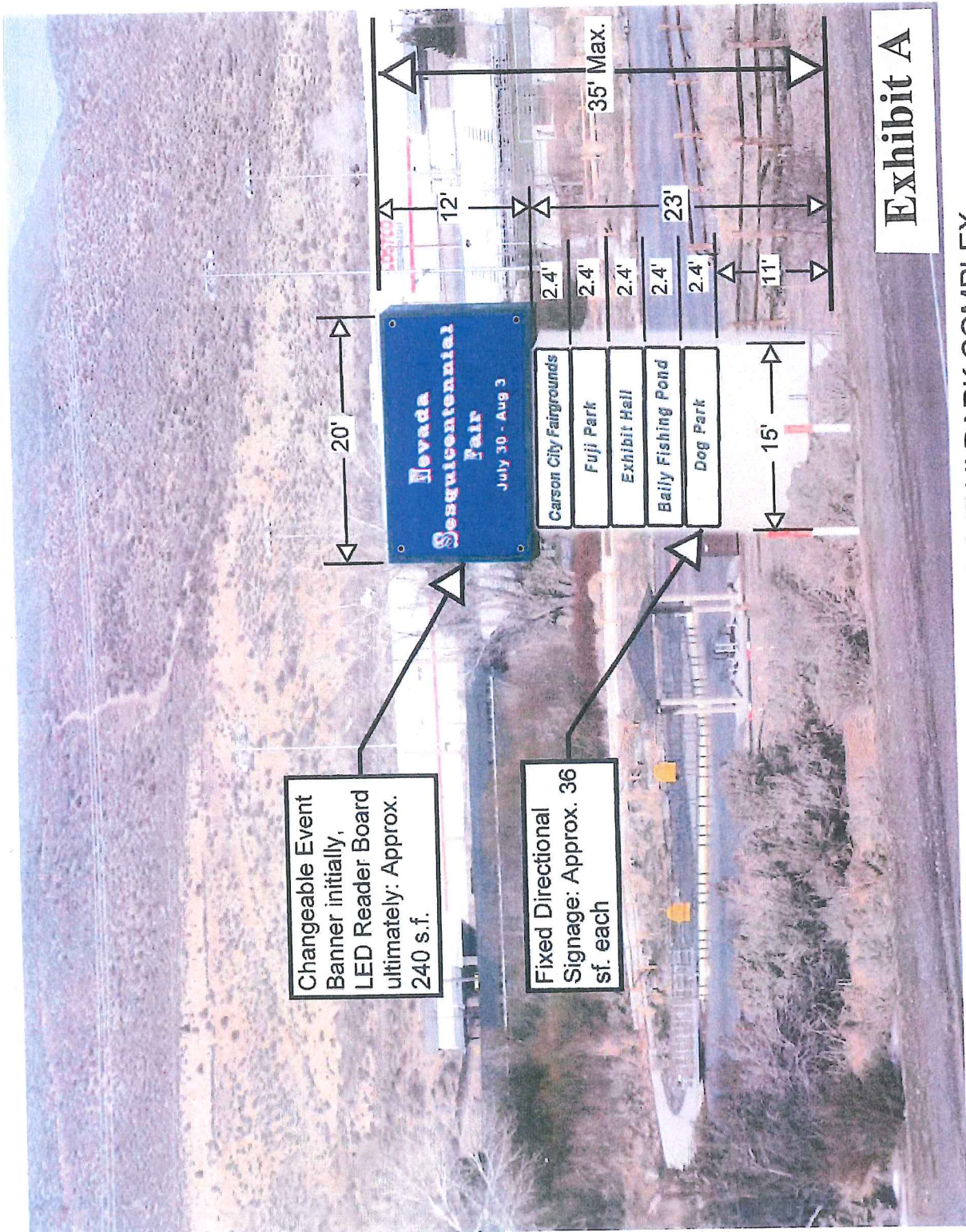


Exhibit A

**CARSON CITY FAIRGROUNDS & FUJI PARK COMPLEX
DIRECTIONAL/EVENT BANNER CONCEPTUAL SIGN WITH APPROXIMATE DIMENSIONS**
Final drawings for sign permit to be provided by sign contractor.

**CARSON CITY
PARKS AND RECREATION**
3303 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2262

**CARSON CITY FAIRGROUNDS
& FUJI PARK COMPLEX
DIRECTIONAL/EVENT BANNER SIGN
CONCEPTUAL SIGN**

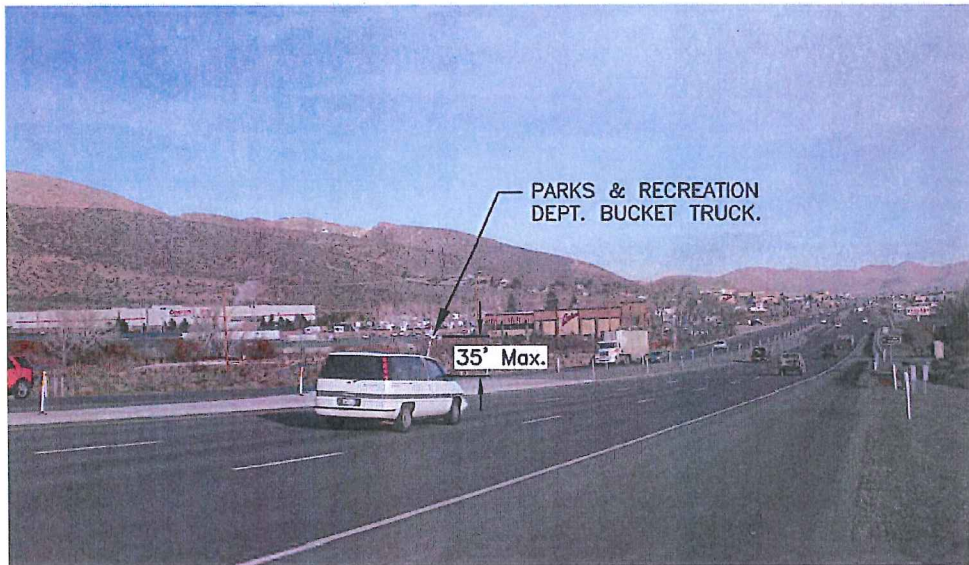
DESIGNED BY: _____ TG
DRAWN BY: _____ DLO
CHECKED BY: _____ TG
SCALE (HORIZ): AS SHOWN
DATE: 2/19/14

**FIGURE
1**



SIGN SITE FROM 600' NORTH

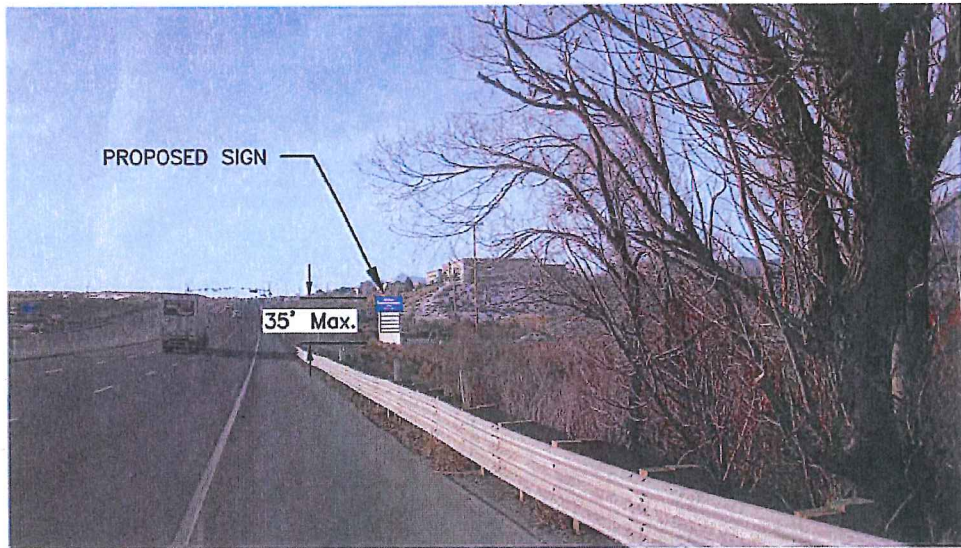
Looking up the hill. Please note the relative size of the semi tractor/trailer and the Parks & Recreation Dept. bucket truck, with the bucket placed at the top of sign elevation. It is apparent that the sign needs to be a significant height.



SIGN SITE FROM 600' SOUTH

Looking down the hill. Please note the relative size of the semi tractor/trailer, the van and the Parks & Recreation Dept. bucket truck, with the bucket placed at the top of sign elevation. It is apparent that the sign needs to be a significant height.

<p>CARSON CITY PARKS AND RECREATION 3303 BUTTI WAY CARSON CITY, NEVADA 89701 PH: 887-2262</p>	<p>CARSON CITY FAIRGROUNDS & FUJI PARK COMPLEX DIRECTIONAL/EVENT BANNER SIGN EXISTING SITE PHOTOS</p>	<p>DESIGNED BY: <u>TG</u> DRAWN BY: <u>DLO</u> CHECKED BY: <u>TG</u> SCALE (HORIZ): <u>AS SHOWN</u> DATE: <u>2/13/14</u></p>	<p>FIGURE 2</p>
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SIGN SITE FROM 600' NORTH

Looking up the hill. Please note the relative size of the semi tractor/trailer and the proposed sign. It is apparent that the sign needs to be a significant height.



SIGN SITE FROM 600' SOUTH

Looking down the hill. Please note the relative size semi tractor/trailer, the van, and the proposed sign. It is apparent that the sign needs to be a significant height.

**CARSON CITY
PARKS AND RECREATION**

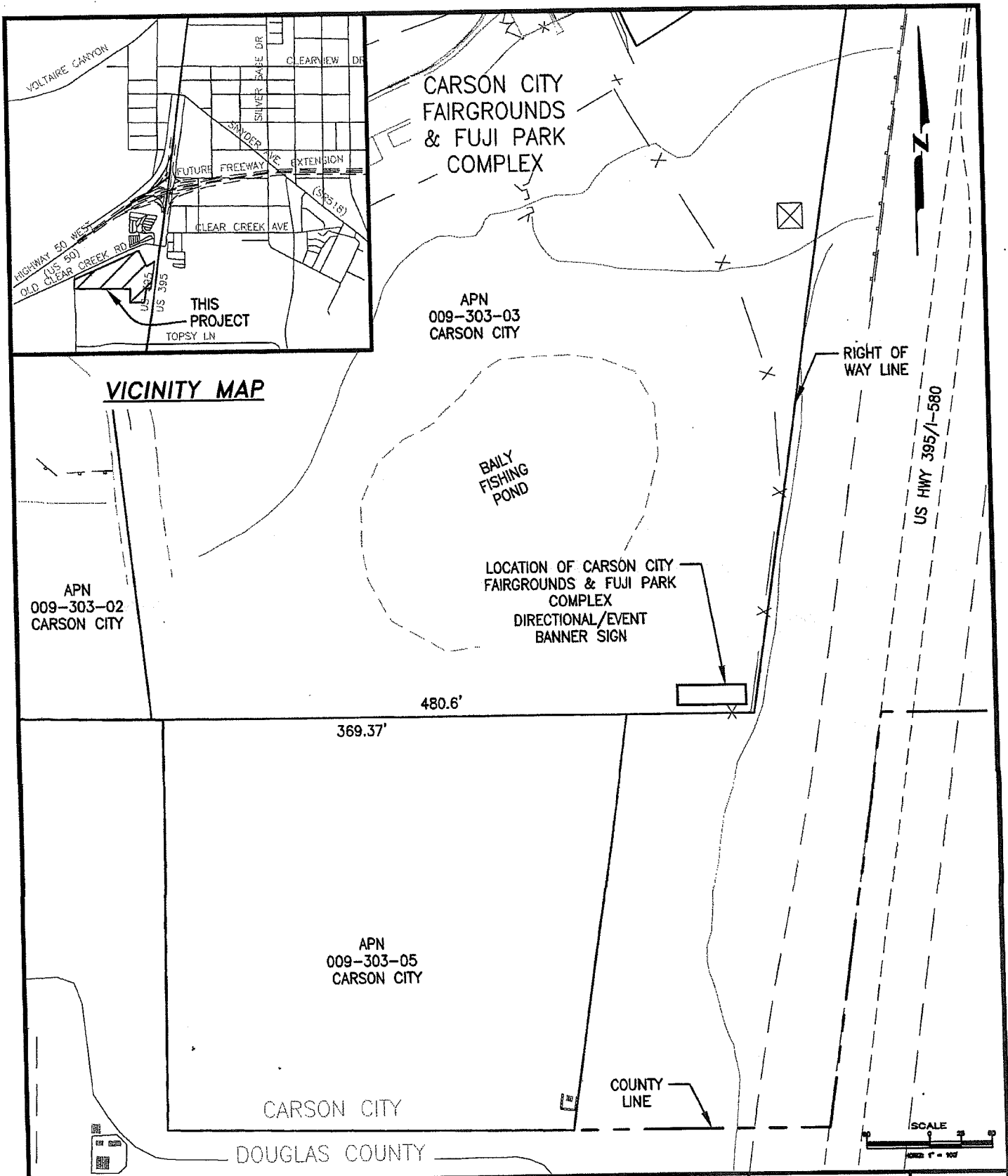
3303 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2262

**CARSON CITY FAIRGROUNDS
& FUJI PARK COMPLEX
DIRECTIONAL/EVENT BANNER SIGN
CONCEPTUAL SIGN SITE PHOTOS**

DESIGNED BY: _____ TG
DRAWN BY: _____ DLO
CHECKED BY: _____ TG
SCALE (HORIZ): AS SHOWN
DATE: 2/12/14

FIGURE

3



**CARSON CITY
PARKS AND RECREATION**
3303 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2262

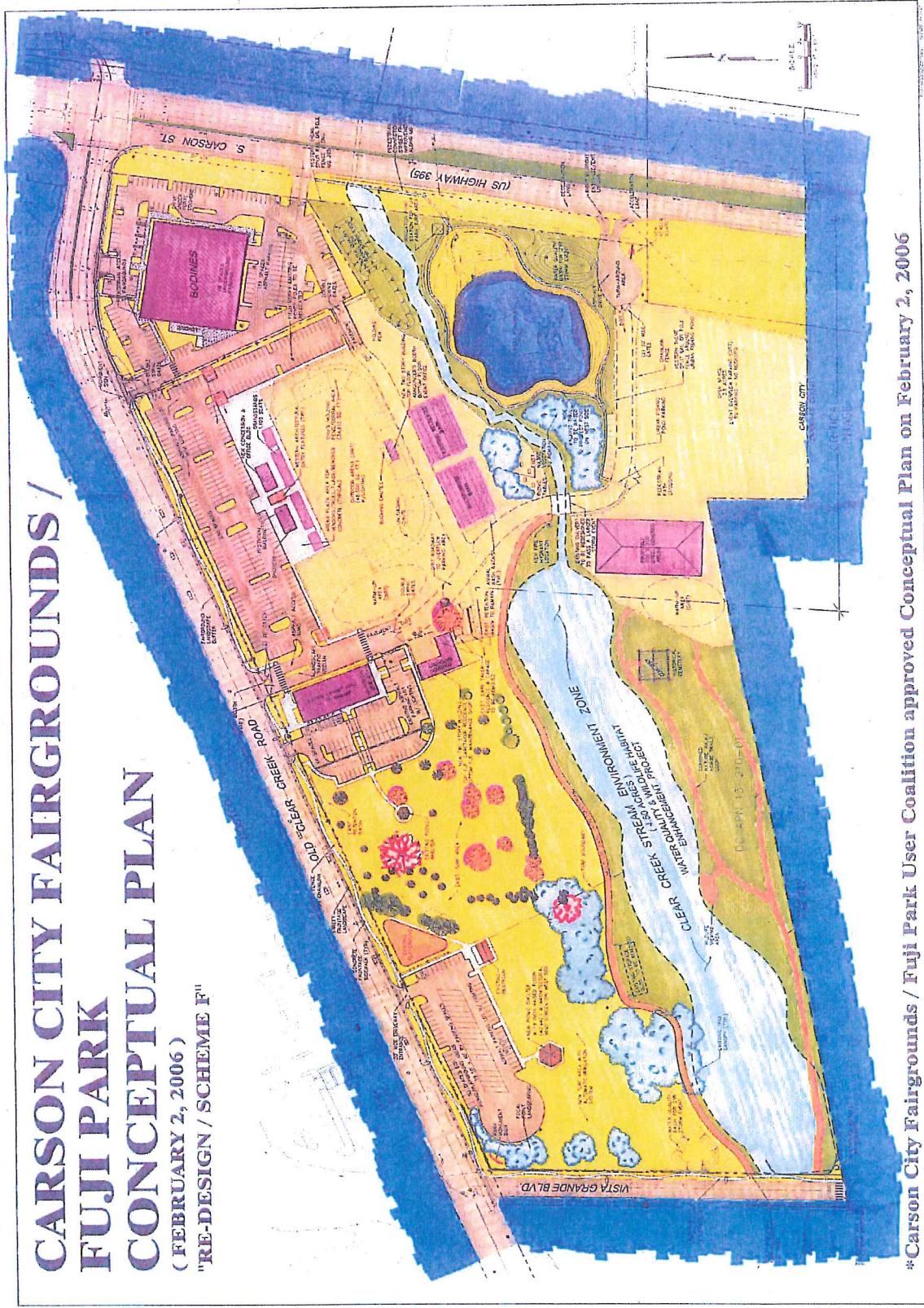
**CARSON CITY FAIRGROUNDS
& FUJI PARK COMPLEX
DIRECTIONAL/EVENT BANNER SIGN
SITE PLAN**

DESIGNED BY: _____ TG
DRAWN BY: _____ DLO
CHECKED BY: _____ TG
SCALE (HORIZ): AS SHOWN
DATE: 2/13/14

**FIGURE
4**

CARSON CITY FAIRGROUNDS / FUJI PARK CONCEPTUAL PLAN

(FEBRUARY 2, 2006)
"RE-DESIGN / SCHEME F"



*Carson City Fairgrounds / Fuji Park User Coalition approved Conceptual Plan on February 2, 2006

Exhibit B

Fairgrounds/Fuji Complex Sign
Phase 1 Preliminary Estimate of Probable Costs*
No electrical service, lighting or reader boards
4/13/2014

Funding

NCOT	\$ 20,000
RCCA (Match to NCOT Grant)	\$ 20,000
Q18	\$ 30,000
Total Funding	\$ 70,000

Costs

RFP	\$ 520
Staff Time for RFP	\$ 1,600
Permits	\$ 550
Construction	\$ 58,000
Testing	\$ 600
CM	\$ 500
PM (tg, vk)	\$ 2,600
subtotal	\$ 64,370
Contingency	\$ 5,630
Total Estimated Cost	\$ 70,000

* This estimate of probable costs represents staff's best estimate for the proposed work, based on limited data.

**Fairgrounds/Fuji Complex Sign
Phase 2 Preliminary Estimate of Probable Costs*
Provide Illumination to "Banner" sign
4/13/2014**

Option A- Solar Powered

Packaged Solar Lighting Solution	\$	8,500
Mob/Demob	\$	1,000
Design/PM/CM	\$	2,500
Permit	\$	200
Testing	\$	200
	subtotal	\$ 12,400
Contingency	\$	2,100
Total Cost Option A		\$ 14,500

**Option B - Grid Powered
277/480 Volt 3 Phase**

NV Energy Costs (rough estimate 200A service)	\$	8,000
Power meter, panels etc.	\$	12,000
Sign Illumination	\$	2,500
Mob/Demob	\$	1,000
Design/PM/CM	\$	3,500
Permit	\$	250
Testing	\$	200
	subtotal	\$ 27,450
Contingency	\$	4,550
Total Cost Option B		\$ 32,000

Notes - Option A

Lower first cost
 Lower O&M costs - just maintenance
 Looks "green"
 Unsightly panels
 A "throwaway" solution. Won't power readerboard or future improvements at Fuji
 Lifespan ~20 years

Notes Option B

Lower maintenance
 Higher O&M Costs
 Will operate 24/7/365 if desired
 "Infinite" life
 Could power readerboard and future improvements at Fuji.

* This estimate of probable costs represents staff's best estimate for the proposed work, based on limited data.

