



# STAFF REPORT

## Agenda Item: 6

**Report To:** Parks and Recreation Commission

**Meeting Date:** April 6, 2021

**Staff Contact:** Nick Wentworth, Parks Project Manager

**Agenda Title: For Possible Action:** Discussion and possible action regarding a recommendation to the Board of Supervisors regarding approval of the Fuji Park Master Plan update. ([nwentworth@carson.org](mailto:nwentworth@carson.org))

**Staff Summary:** This item, if approved, would bring the draft Fuji Park Master Plan update to the Board of Supervisors for future consideration. The plan update incorporates feedback from stakeholders and the public to add parking and park amenities to better support community activities and events.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 15 minutes

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### **Proposed Motion**

I move to recommend to the Board of Supervisors approval of the Fuji Park Master Plan update.

### **Board's Strategic Goal**

Quality of Life

### **Previous Action**

Fuji Park Master Plan updates were previously approved in 2001, 2003 and 2006. A conceptual plan for the Fuji Dog Park was completed in 2010.

### **Background/Issues & Analysis**

An update to the Fuji Park Master Plan was initiated in 2019 at the direction of the Board of Supervisors and the Redevelopment Advisory Citizens Committee (RACC) to reimagine the park space to better provide for economic development opportunities. While the Exhibit Hall space is frequently used, the Arena is significantly underutilized, due to size and seating capacity constraints. Other concerns including parking limitations, event impacts to neighboring properties, and user conflicts due to proximity of park amenities were identified. The funding for a third-party consultant, Stantec, was generously provided at the recommendation of RACC.

The master plan process was delayed and subsequently modified due to COVID restrictions, so it was a challenge to incorporate a comprehensive public process, since traditional in person workshops were not an option. An on-line public survey was conducted and received over 400 responses. City staff also met with stakeholders, reviewed the project with other City Departments (Public Works, Community Development, Fire Department) to develop this draft plan. Stakeholders represented a variety of interest groups including University Cooperative Extension, 4H, Culture and Tourism Authority, event organizers (dog agility etc.) and many others.

Based on feedback received, the City's recreational needs have evolved, and regional park amenities must as well. Fuji Park should remain a desirable venue for events, while becoming more marketable to additional user groups and contribute to the City's economic impact. Motorized events in the arena have grown, while rodeo events have declined in recent years. Arena expansion, Exhibit Hall improvements, added parking and new dog park improvements to include turf will improve visitor and resident experiences, while creating more inviting

opportunities for additional events from out of town event organizers. Two concepts were originally drafted for feedback from stakeholders and the draft conceptual plan for the Parks and Recreation Commission's consideration represents a compilation of preferred alternatives from staff and stakeholders.

Exhibits:

Exhibit A: Fuji Park User Group Survey Results

Exhibit B: Fuji Park Citizen Survey Results

Exhibit C: Fuji Park Concept Plan

Exhibit D: Draft Architectural Design Fuji Exhibit Hall

Exhibit E: Fuji Park Opinion of Probable Cost

**Applicable Statute, Code, Policy, Rule or Regulation**

N/A

**Financial Information**

Is there a fiscal impact?  Yes  No

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact: The draft Fuji Park Master Plan update identifies existing and future improvements that are not currently budgeted. A diverse funding strategy and approach will need to be implemented with a pursuit of funds from multiple funding sources. Potential funding sources could include: Redevelopment, General Fund, Grants, Foundations, private donations and other collaborative funding efforts.

**Alternatives**

Do not approve and provide alternate direction to staff.

**Commission Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

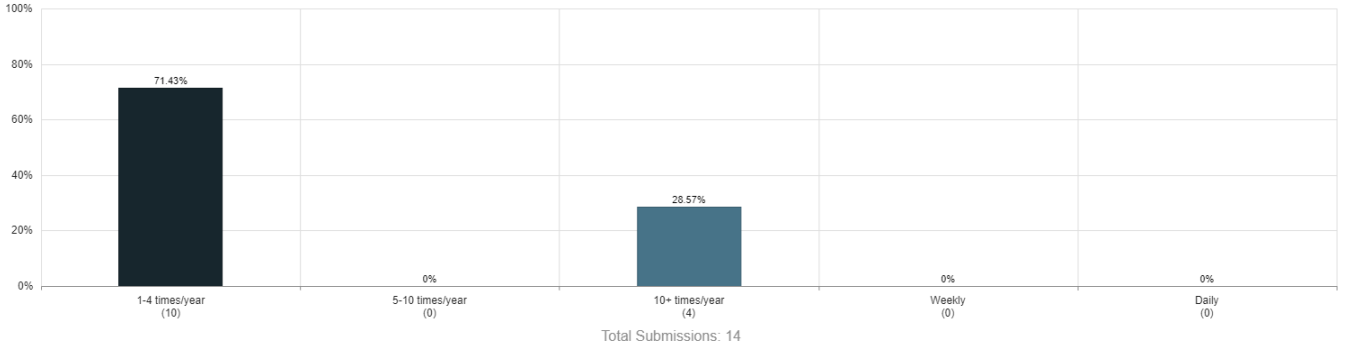
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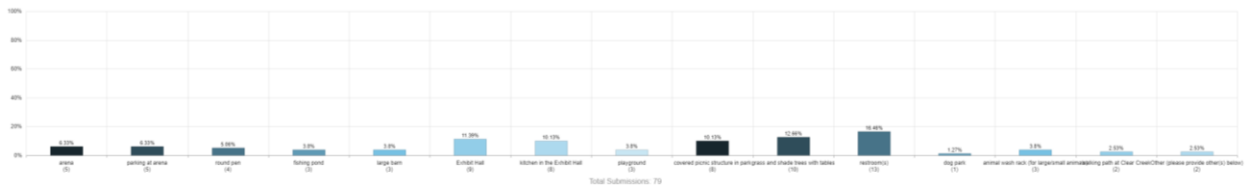
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(Vote Recorded By)

# Agenda Item 6- Exhibit A (User Group Survey results)

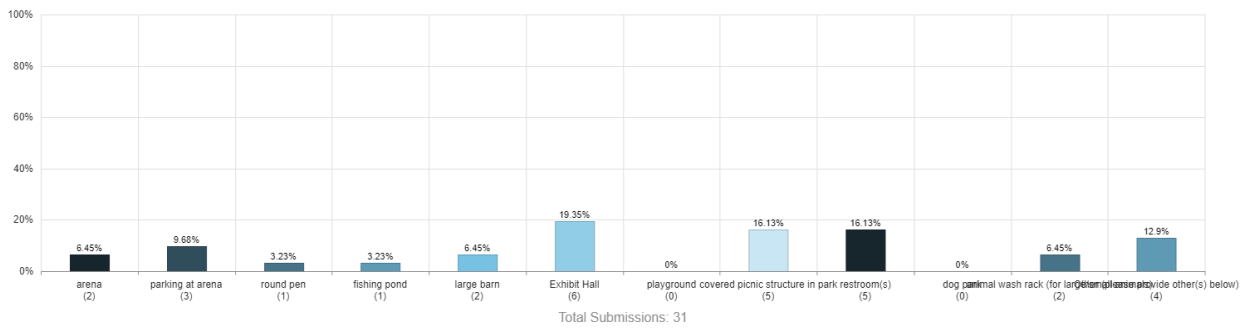
How often does your group use Carson City Fairgrounds/Fuji Park?



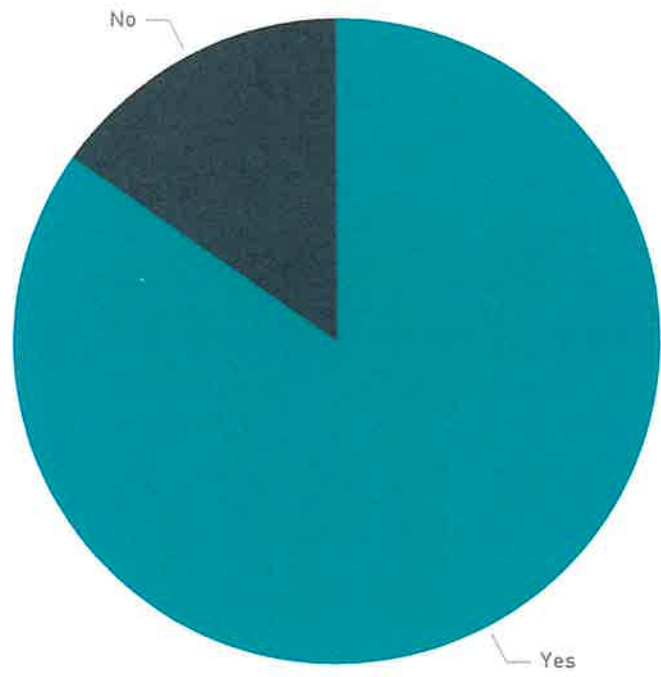
Select each facility you rely on for your activities/events (select all that apply).



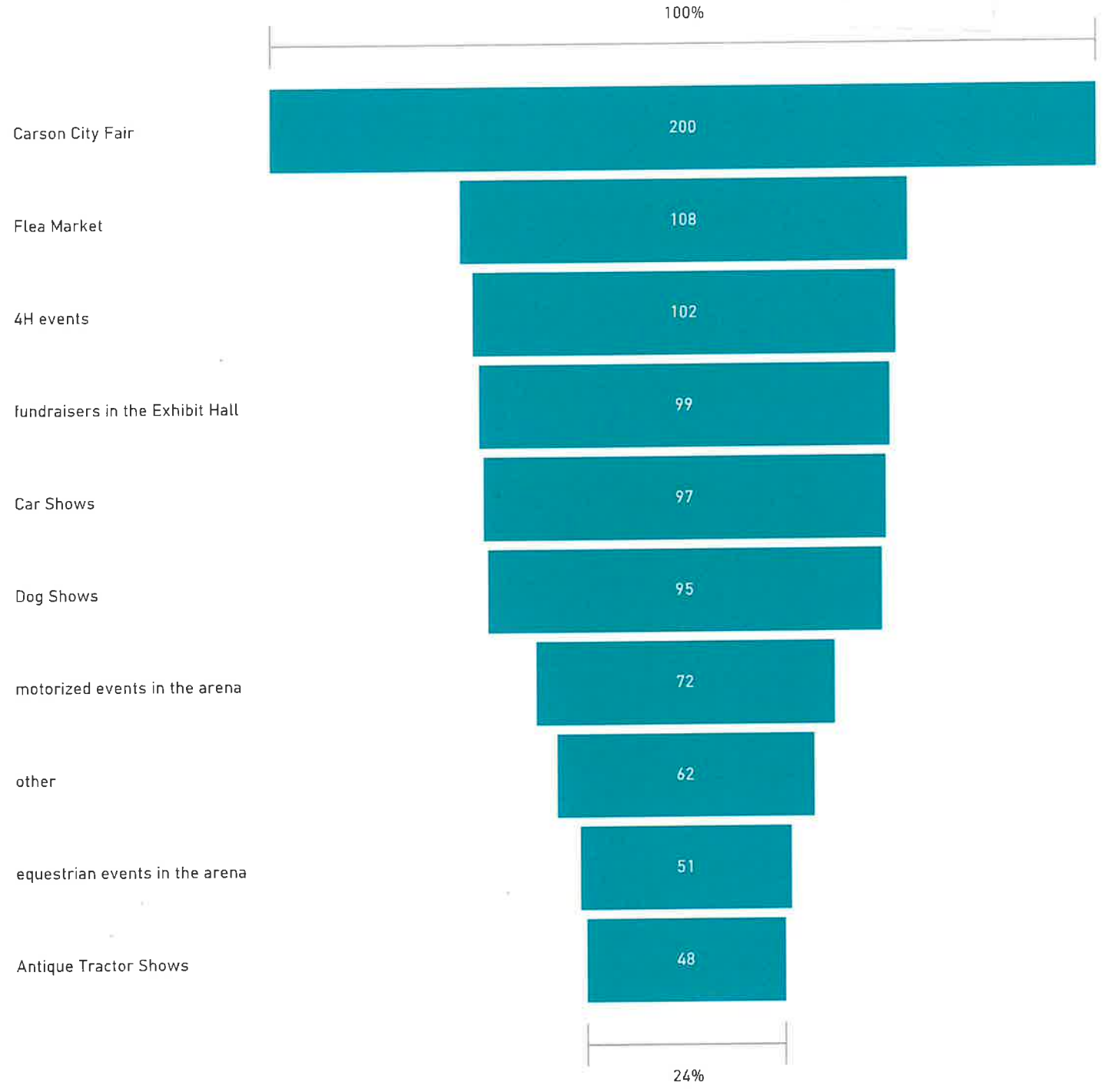
Of the existing facilities that your group uses for existing activities/events, which facilities would your group most like to see upgraded or improved upon (select only those that apply to your group).



Have you been to Carson City Fairgrounds/Fuji Park for special events of any kind in the last 5 years?



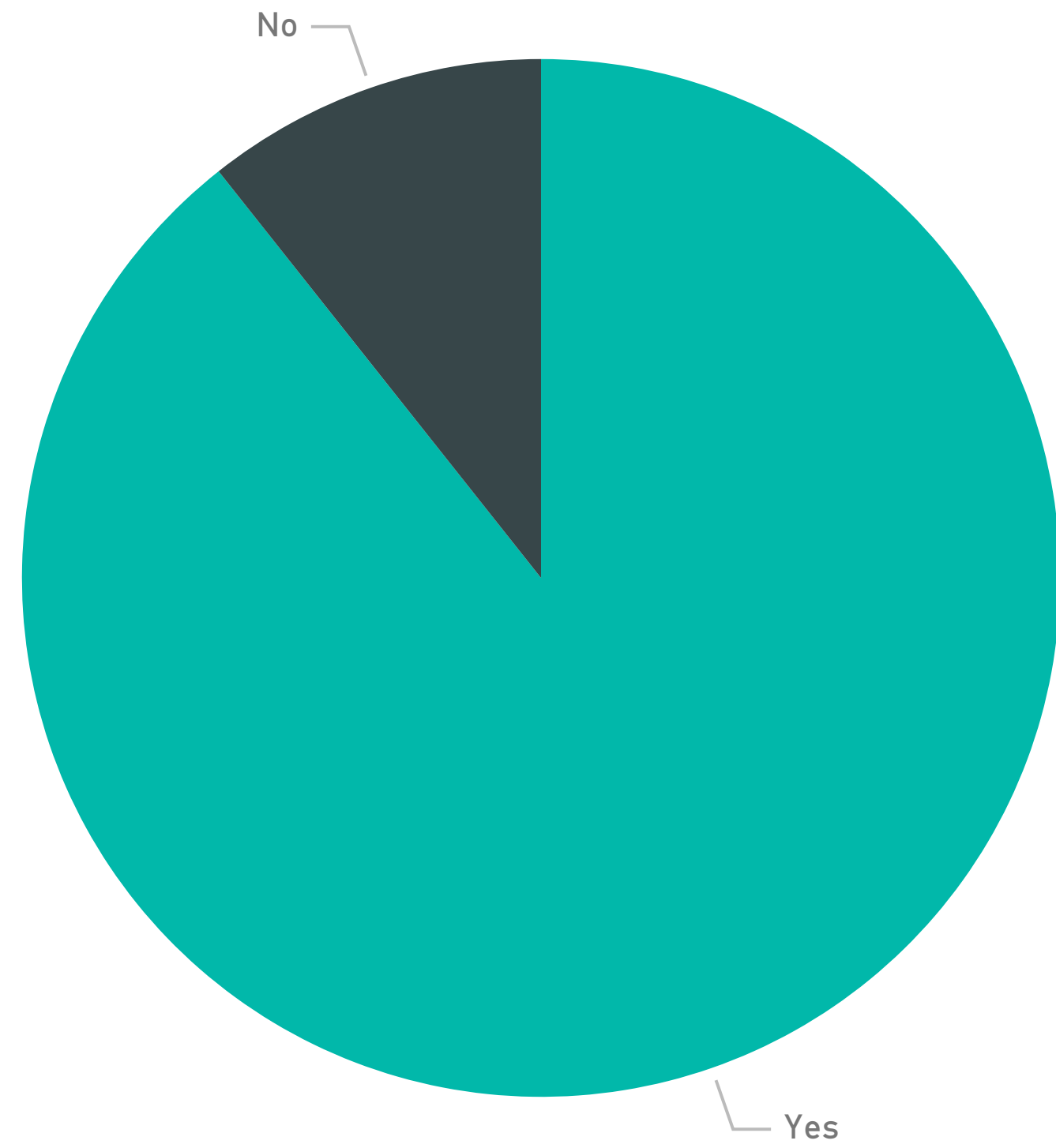
If yes, please select all that apply



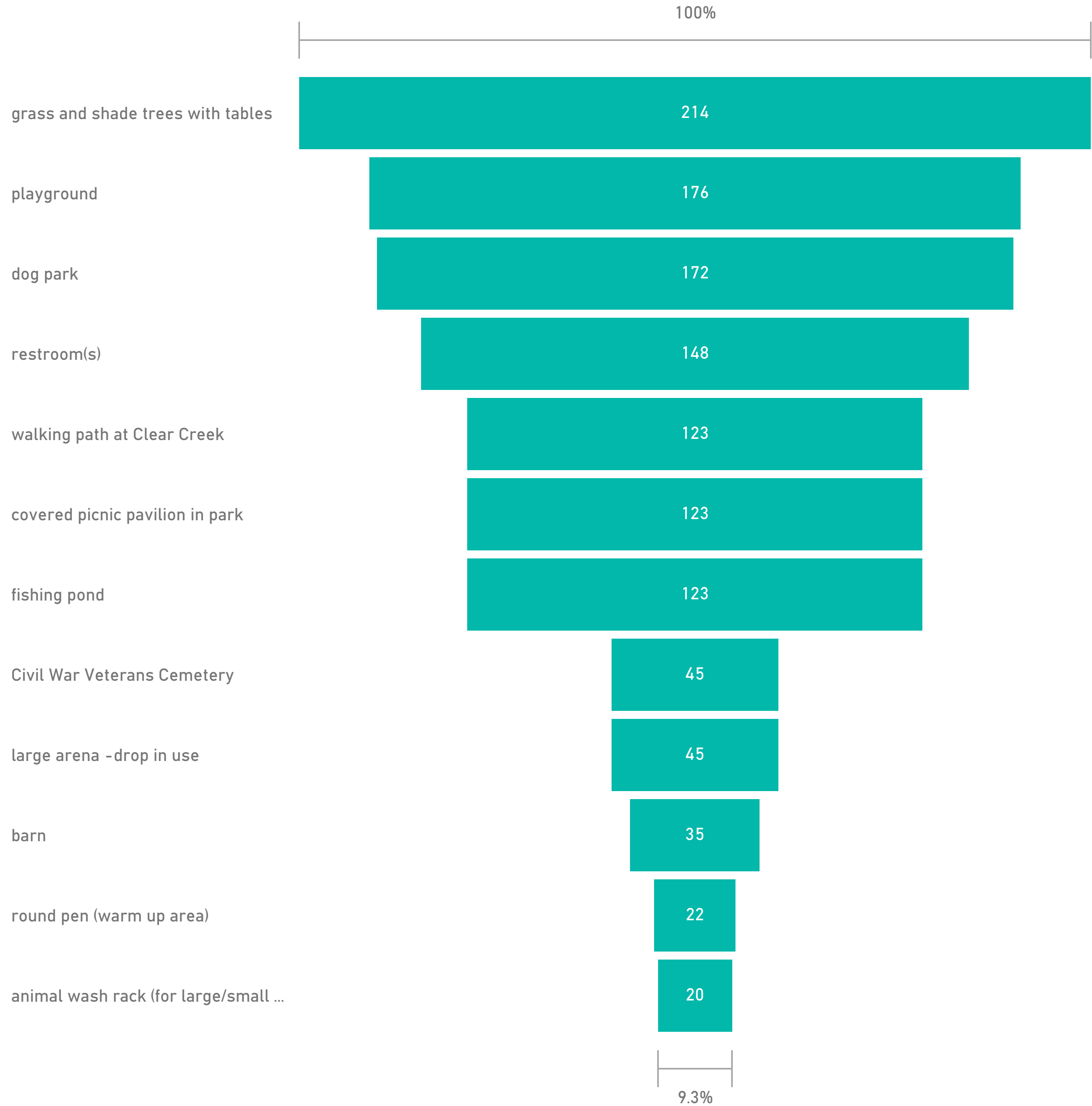
100%

24%

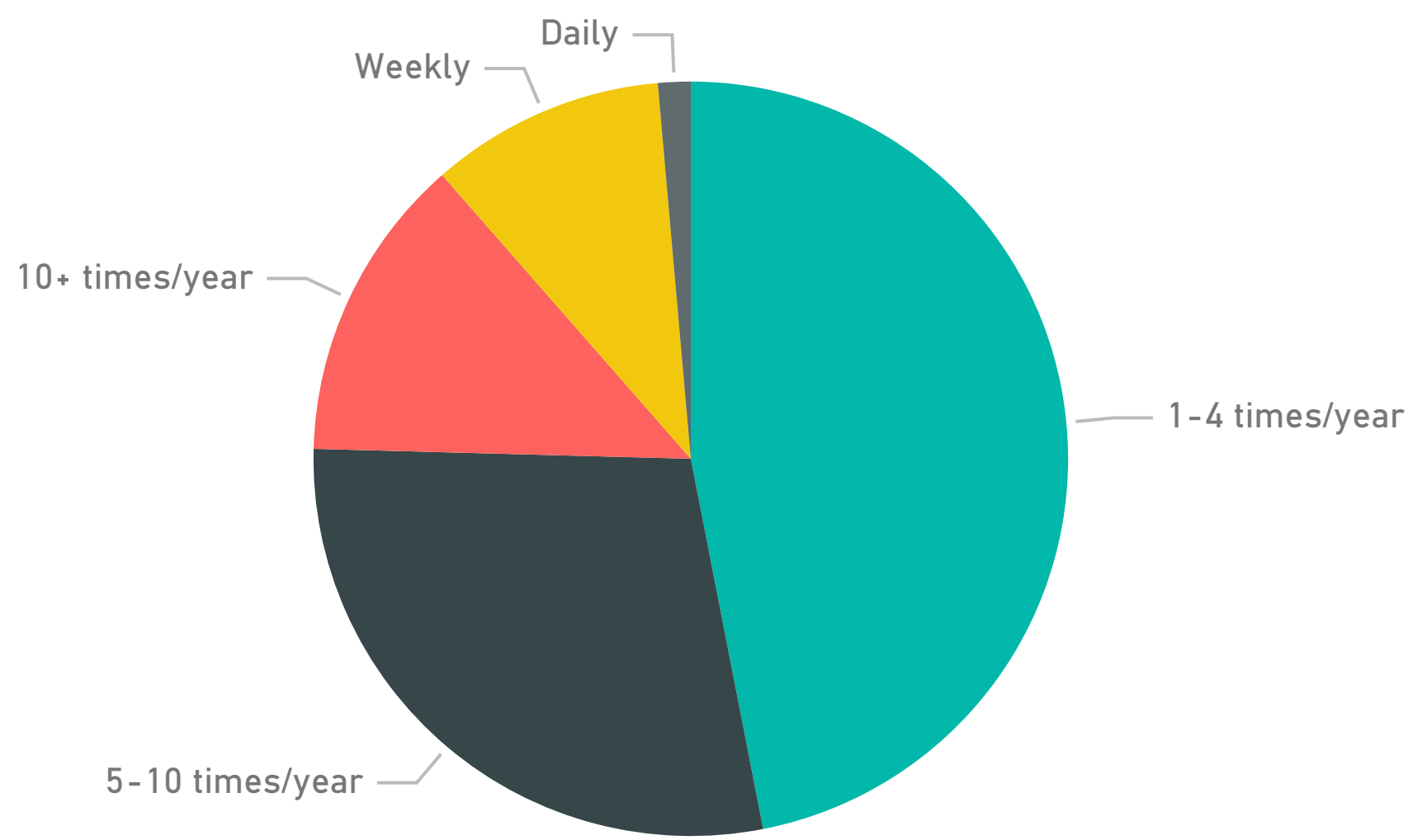
Have you visited Fuji Park for recreation of any type in the past 5 years?



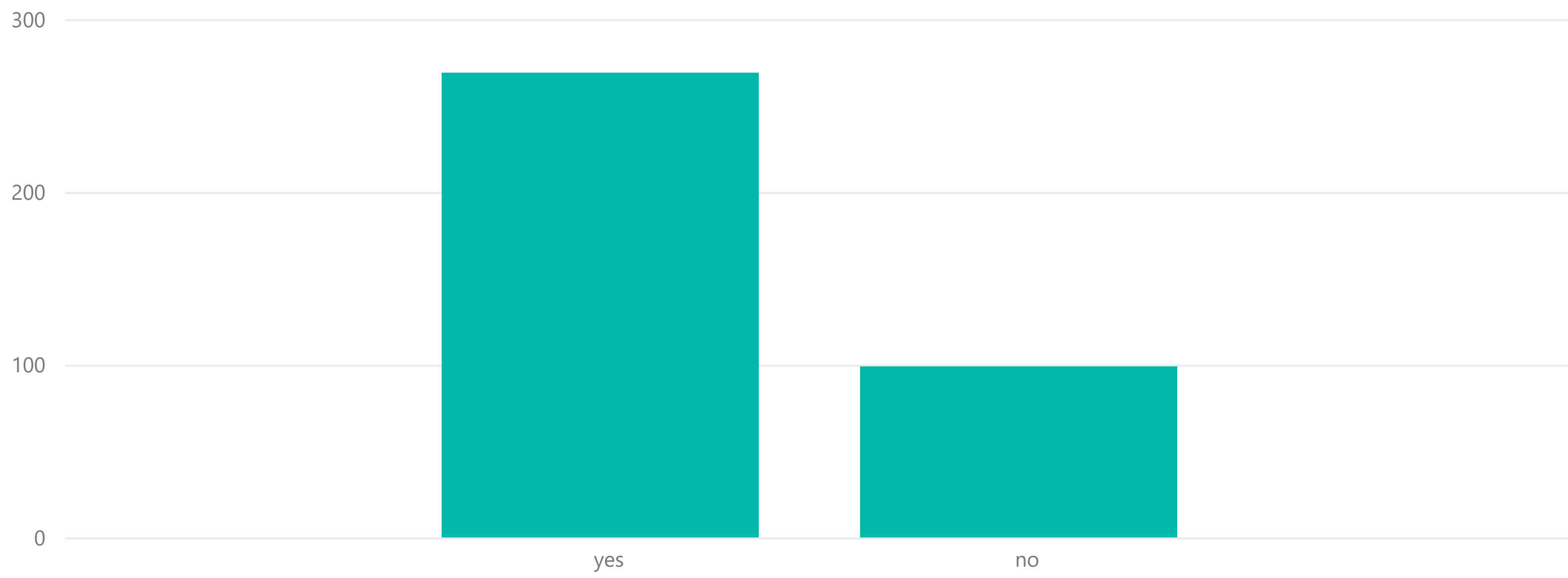
If yes, please identify which of the following parts of the facility were used during your visit (select as many as applicable).



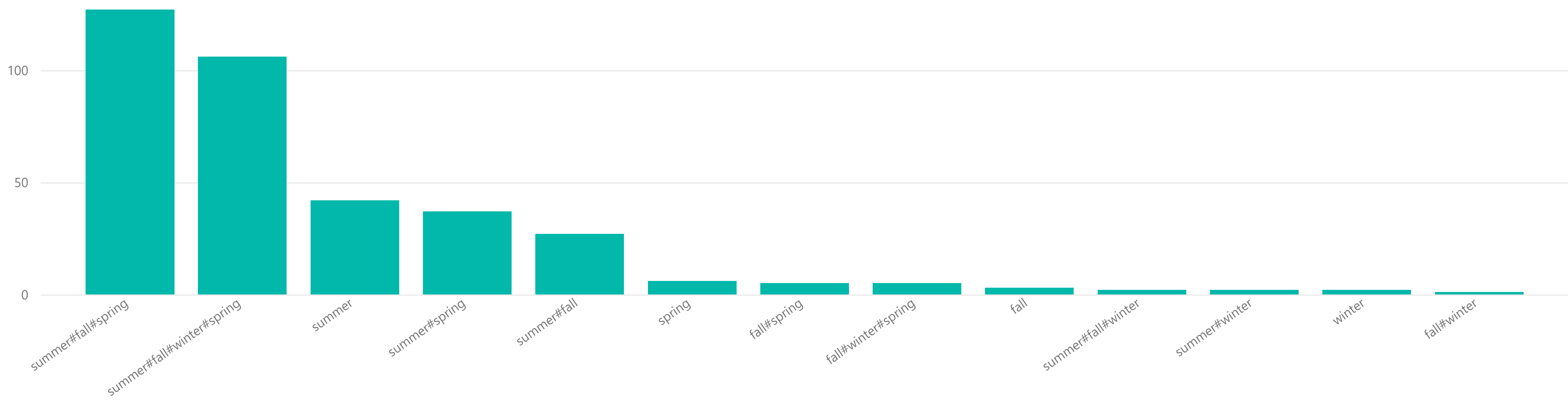
How frequently do you use the park?



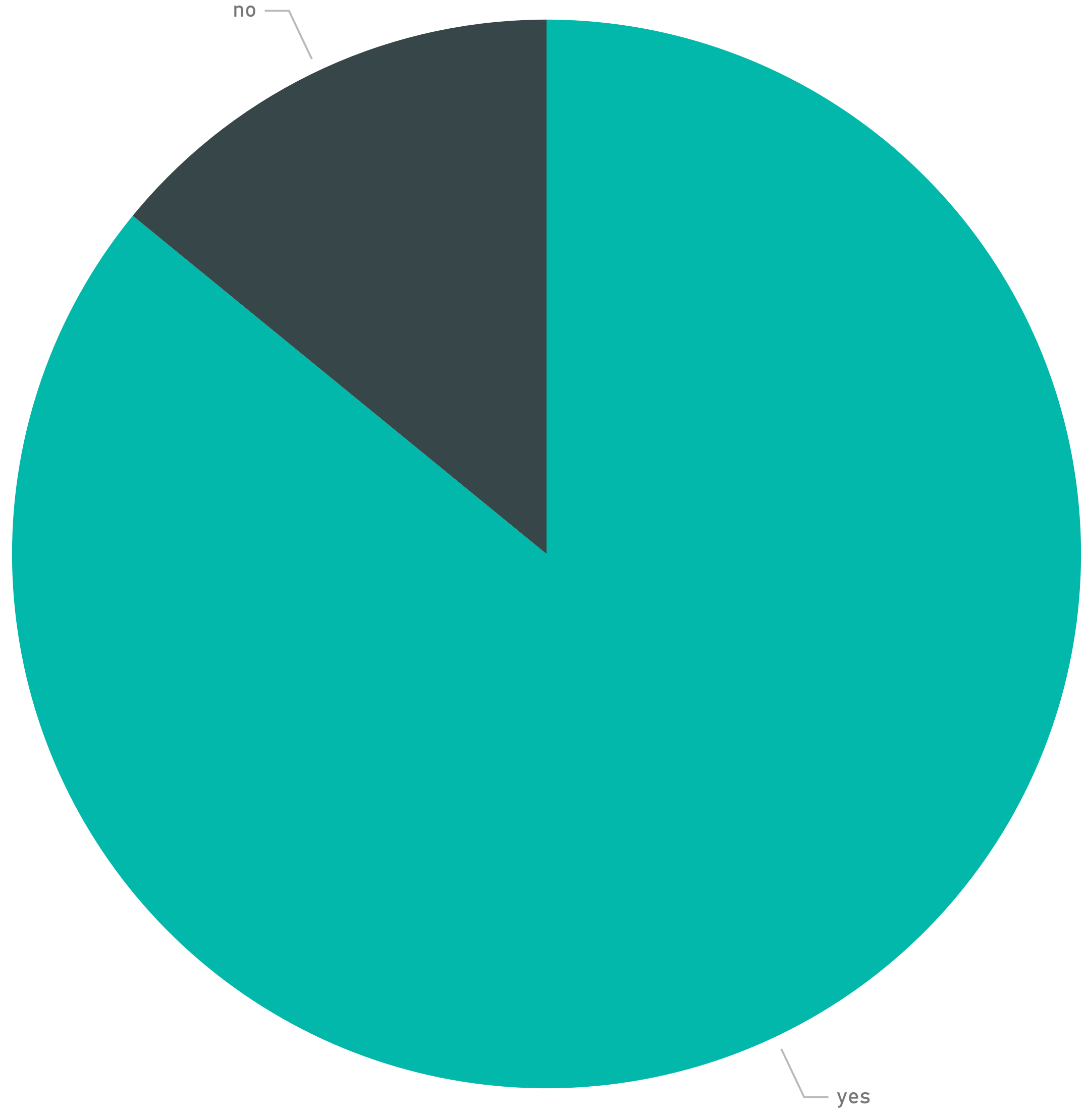
Does the weather impact your decision to use the park?



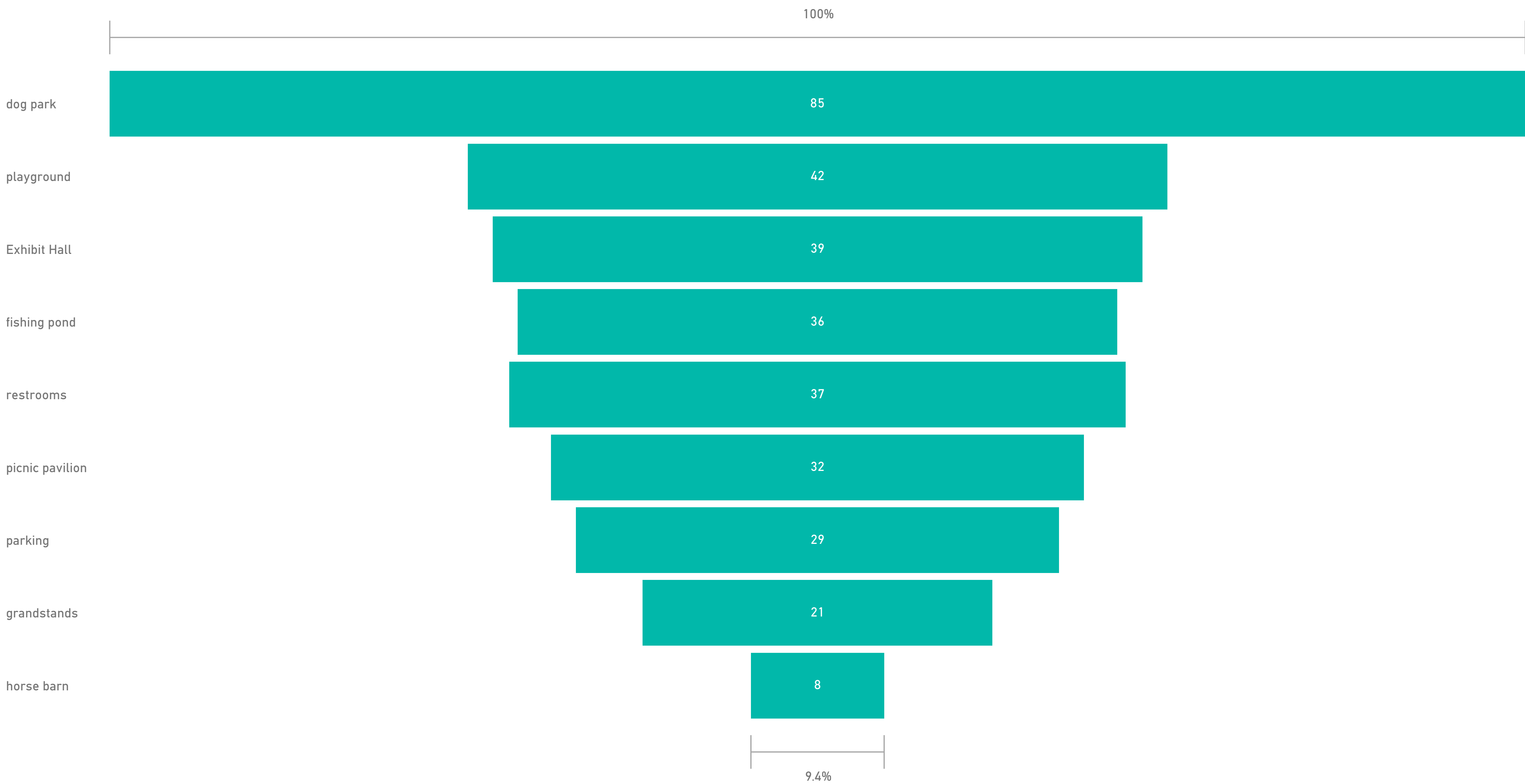
What times of the year do you use the park?



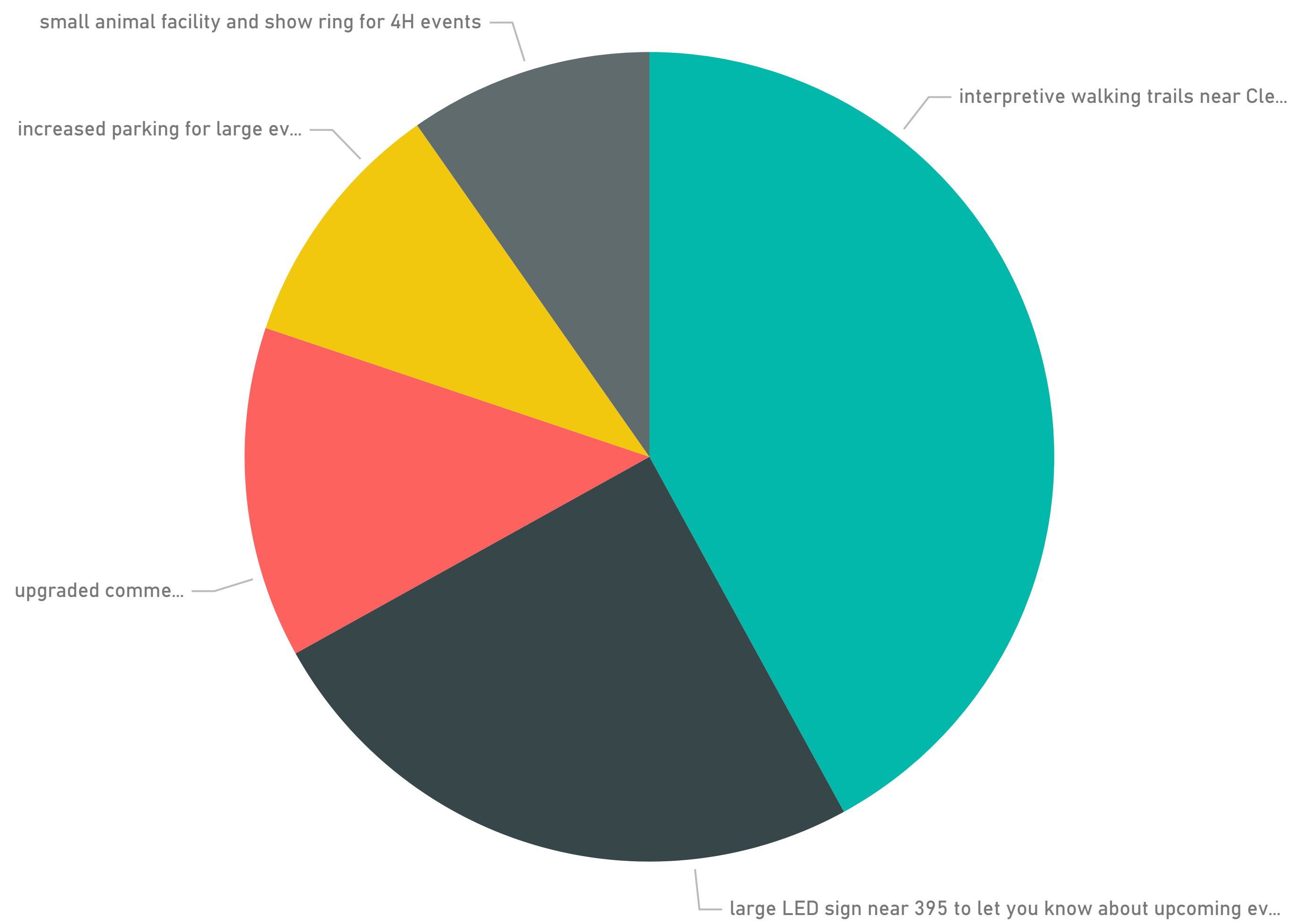
Do you find parking adequate at the park?



Which existing facilities would you most like to see improvements made to?



What new amenities would you like to see at the park?



What new amenities would you like to see at the park?

- other (please specify):
- other (please specify):1 & 2
- other (please specify):Add dirt or asphalt racetrack.
- other (please specify):any of these
- other (please specify):Baseball field
- other (please specify):Better parking at dog park
- other (please specify):Better playground with swings
- other (please specify):Bike park
- other (please specify):Bocce ball and pickle ball facilities
- other (please specify):Bocci ball
- other (please specify):community classes, meeting space
- other (please specify):CONSCIOUSLY made more "user friendly" for events such as motorcycle and/or car shows.
- other (please specify):Disc Golf
- other (please specify):disc golf practice green with basket
- other (please specify):Electric hookups for RVs; showers
- other (please specify):Emergency homeless shelter !!
- other (please specify):Ever since the dog park was put in its been a disaster. The small dog section should be half of its size and put for larger dogs. The large dog side is too confined/small for larger dogs. The entire area should be expanded. It could some how be designed so that the fenced in dog area be altered to parking when parking is needed. All the dirt parking area is rarely needed and could be utilized for off-leash dogs. The area has drastically increased in human population and with that has come more dogs to Fuji Park. Too many dogs in a small dog park brings problems. Sonoma Dog Park should be better advertised on US 395 to offset Fuji in my non expert opinion. Those of us, such as myself who has a trained dog off leash yet a dog who does not like other dogs running up to her/us need better areas to walk our non designer ankle high dog. Dogs are my life at 72, but I do not need to be around umpteen people in a confined area such as the small Fuji Dog Park. Sidewalk walking on leash is not fun for me or my German Shepherd. Dogs like to walk on grass. Here for their fun is my fun. I have gone to Fuji Park for 10 years. The small dog park is a disaster.
- other (please specify):Excelente for Weddings and quinceañeras plus
- other (please specify):Exhibit hall is terrible. Needs major improvement
- other (please specify):Fish and fishing access in clear creek.
- other (please specify):grass at the dog park would be fantastic!
- other (please specify):Grass in dog park
- other (please specify):Grass in the dog park
- other (please specify):grass in the dog park-its a disgrace
- other (please specify):Grassed area for dogs in dog park
- other (please specify):grassy area in the dog park, or expansion of the dog park
- other (please specify):I wish people didn't constantly feel the need to change things.
- other (please specify):improvements to the overflow parking lot
- other (please specify):Kitchen in the exhibit hall and to be able to rent the pavilion again
- other (please specify):more lighting at night
- other (please specify):More public notice of events
- other (please specify):More shade trees and landscape

What other programs or events would you like to see offered at the park?

I was disappointed and a little irritated when dogs were kicked off the grass area and relegated to dirt. Kind of a pain in inclement weather. And the grass is so much nicer for throwing balls and such. I'm not quite sure why dogs were kicked off the grass area. And no good explanation was ever given.

more SHADED picnic tables

~ Definitely continue the fair. It is such a community-centered event that draws people together.

~ Fishing derbies

~Community toy/clothing/food drives to benefit local charities who help our most vulnerable citizens

~ Outdoor, community "garage sales" where community members can buy/sell things. It would be so fun, and would give the community a way to find and reuse unwanted treasures.

~ Summer concerts and/or family-friendly movies in the park

~A winter carnival of some sort would be amazing. Think hot chocolate, ice carvers, and Christmas choirs from local schools, churches, and community groups.

A bench on the trail by the creek.

a cold-weather homeless shelter !!

A frisbee golf course would be a nice addition. But that creek could be so much more. I know money's tight, but some wooden walkways like at Rancho San Raphael would make the stroll more magical.

A rodeo would be nice , small maybe only barrel racing and calf roping ot just cutting horses.

Dog agility competitions.

Better picnic and playground with dogs not allowed to keep them safer and cleaner

Maybe parking could be off site with a continual shuttle bus for events

Add racetrack. Replace the old champion speedway.

All of the above

An amphitheater for plays concerts and other events and maybe a semi professional soccer stadium to replace the Reno 1868 that is no longer available to northern Nevada if you are smart Carson city can truly thrive and become a great capital and bring more visitors to the area

Antique shows.

Anything fun and exciting

Anything kid friendly

Anything to bring the community together.

Art fairs outside in the nice weather

As a volunteer for a non profit fire flow arts group, I contacted the management in the past to see about using fuji as a practice area once a month or so with the intent being to draw locals into coming to practice to allow them the opportunity to learn flow arts since we otherwise meet in Reno. Unfortunately, there was a huge rental fee associated with use of the area. As a non-profit, we do some performances for a fee in order to afford yearly fire insurance. Most of our performances are donated to places like boys and girls clubs, governor's Halloween night, nevada day parade, minden's parade of lights, cancer walks, etc. Therefore, we were unable to afford the high cost to rent the facility. It would be a huge gesture to the community to allow the facility to be used by non-profit organizations on occasion without a fee.

Better trout stocking

bring back racing

Car shows

Motorized events

Community rental residents discount

Concerts, rodeos, carnivals, crafts fairs; there might be enough lawn space for sports like soccer for kids. The area next to the dog kennel provides a lot of parking as well as the parking along the street.

Continue the Early Voting option location in all future elections. It was most convenient.

Continued Carson City Fair; community garden for youth; art programs and exhibits; cooking schools; national meetings for various organizations; international festivals; music and concerts, especially in the summer

Craft fairs

**Total**

<

>

Please share any other ideas or suggestions on how the City can improve Fuji Park:

a cold-weather homeless shelter !!

A complete paved parking lot with landscape and trees.

A large LED sign would be good as well

Out door stage for music

A splash pad would be amazing!

Add a trail

Add a water feature for the kids and dogs for summertime

Add racetrack.

Another smaller exhibit hall.

As with all the parks parking is the beginning of the improvements.

Before the dog park at Fuji Park was built in the DIRT, our dog would go nuts in the car on the way to Costco, because he knew it was time to play at the park on the GRASS. When we lived in Lake Havasu City, AZ (17 years), our dogs used Lions Dog Park. Check it out on Google Earth. It has 2 double gated entrances that are ADA accessible and loop walkway. The area is grassed with lots of shade trees. There are covered picnic tables and benches. There is a water station (maybe 2) with bowls. In the center is a fountain for the dogs to play in that can be turned on by the dog owners of the dogs with auto shutoff. It was common to see the dog owners watch their dogs while walking around the concrete path for their own exercise. This park is a great example for the redesign of the dog park at Fuji Park.

Better picnic areas, bike park

Better road to fish pond

Better seating areas for the elderly and those needing rest areas.

Better stocking for trout I think it would make it a lot more popular went fishing there today .

Bring in more rodeo and 4h and community talent events.

Can we request grooming or arena for specific purposes - like flat with little soft dirt for carriages/carts? Grooming for riding is too deep and bumpy for carriages

Carson City needs a mountain bike skills park & pump track. If we want to be taken seriously as a mountain biking destination, with all the revenue that brings, then this is not optional. Every other town in the area has one, and yet Carson City residents have to drive to Reno, Incline, South Lake Tahoe, Truckee, or Gardnerville to use their facilities. Fuji Park has a couple of large open sections that could be used for this... one by the dog park and one by the pond. If we had weatherproof facilities that could be used even in winter it would be a big draw for us, as most of the other facilities are made of dirt and can't be used in the wet.

Clean up gravel parking lot, landscape. Clean up around the pond and landscape for better use

Clean up restrooms and get parking organized.

Closed in the pavilion for warmer events on windy days ect

doesn't need "improvement" really, why does everything have to be changed ? Spend that money on our streets and infrastructure.

Eliminate huge insurance requirement for events so that more events will be held there. Dog park is disgusting due to lack of drainage and no grass. Rewrite dog park rules so they are shorter than the Declaration of Independence.

Expand the dog park in size.

Family and young people oriented events. Our youth is bored. Provide concerts for them to enjoy with their friends. BAC concerts are for the older generations. Maybe have a high school band featured once in a while...do a battle of the bands, do a Scottish Fair like the highland games in the Bay Area. You tend to stick to Carson traditions which are of no interest to the young people. Beard contests are not what everyone cares about. Provide art competitions. Have three-legged races...I don't know entertain the kids and make them participate. They can wrap gifts for charities, make wreaths, have a lemonade stand contest...whatever, but keep them off the alcohol and drugs and get them to do something for the community.

Fix the dog park

fix the entrance road to the arena area and the road back to the pond

Fixing the large dirt parking area. Should be paved or leveled out with DG.

FUJI park as it was years ago has history and a nice, friendly natural "feel" in abundance. Let's get back to that concept!first thing would be to fill in or tear out the mud hole ("fishing pond"?)

Fuji park is a wonderful complex and I dearly appreciate it. It seems like the complex is stuck in the past though... there is no outdoor wifi and the exhibit hall doesn't have wifi for events which can be critical and is an element common to many facilities.

Fuji Park is flat, uninteresting and esthetically unappealing. No motivation to go there. Nothing pretty, no call or feeling of nature. Very dull an unimpressive.

fun, group activities to get people together and socializing after COVID!



**LEGEND**

- ① Outdoor Arena
- ② Grandstands
- ③ Paved Driveway Connection
- ④ Fishing Pond
- ⑤ 35' Tall LED Event Sign
- ⑥ New Restroom
- ⑦ Paved Southeast Parking Lot - 80 single car stalls, 19 RV stalls
- ⑦A Upper Overflow Southeast Parking Lot - 55 stalls
- ⑧ Potential Trail Connection
- ⑨ Historical Cemetery
- ⑩ Interpretive Creek Multi-Use Path
- ⑪ Clear Creek Management Area
- ⑫ Existing Multi-Use Path and Fence
- ⑬ Existing Exhibit Hall
- ⑬A Exhibit Hall Aesthetic Improvements
- ⑭ Outdoor Pavilion
- ⑮ Potential New Playground
- ⑯ Picnic Table Nodes
- ⑰ Vehicular Access Path
- ⑱ Stage
- ⑱A Stage Access
- ⑲ Existing Restroom to Remain
- ⑳ West Parking Lot - 275 stalls
- ㉑ 1.3 Acre Dog Park
- ㉒ Tree and Landscape Buffer Areas
- ㉓ Evergreen Windscreen and Corner Entry Signage
- ㉔ New Vehicular Access
- ㉕ New Vehicular Access
- ㉖ Existing PRV
- ㉗ Potential Retaining Wall
- ㉘ Storage Shed

## LEGEND

- 1 Outdoor Arena**  
Enlarge existing arena to 300' x 180' and provide shade coverage over 60-75% of existing bleachers. Consider using cantilevered shade similar to Douglas County. Remove permanent pens and chutes from Western edge. Temporary pens to be installed inside arena or near the round pen as needed. Relocate announcer's booth to northwest corner. Maintain/provide ADA access and sight lines at front of existing bleachers.
- 2 Grandstands**  
Add new grandstands to east or west side of arena with 100% shade coverage. Incorporate tunnel for users to access arena if grandstands are added to west end. Maintain 26' fire lane on south side of arena to the access point at Bodine's parking lot.
- 3 Paved Driveway Connection**  
Asphalt driveway with concrete flush curbing and 8-10' wide stabilized DG shoulder for pedestrian and animal access. Provide split rail fence on either side of drive where it crosses over the creek and behind dumpster. Final Design requires evaluation of additional impacts to creek. Provide City water line extension for future use (landscaping and restroom). Protect existing pond fill valve and well.
- 4 Fishing Pond**  
Completed ADA compliant concrete loop. Restore landscape areas adjacent to pond and new pathway and split rail fencing. Limit trees to maintain clearance for fly-fishing on south side of pond.
- 5 35' Tall LED Event Sign**
- 6 New Restroom**
- 7 Paved Southeast Parking Lot**  
Right in, right out driveway off of S. Carson Street with locking double gate. 25 paved single car stalls along pond (first phase), 19 RV parking stalls and 80 total single car stalls. Maintain drainage pattern into detention pond with new valley gutter.
- 7A Upper Overflow Southeast Parking Lot**  
Maintain existing natural surface and provide traffic control using boulders or post and cable fencing. Approx. 55 single car stalls.
- 8 Potential Trail Connection**  
Access from Commercial Lots down to park. Route would require switchbacks and cooperation with property owner.
- 9 Historical Cemetery**  
Entry node with bench and interpretive signage recognizing the Ormsby Co Poor Farm.
- 10 Interpretive Creek Multi-Use Path**  
Informational Kiosk located at gathering node off of parking lot. 1/2 mile trail loop with clearings or observation decks with benches and interpretive signage. Interpretive signage to include information about the native people of Clear Creek and Washo names/traditions for Clear Creek and other trail vegetation and wildlife (Ex: the use of willows for basket making). *Carson City to check for required archaeological clearances.*
- 11 Clear Creek Management Area**  
City to develop a long-term riparian zone maintenance plan for brush removal and vegetative clean up. Protect existing riparians areas.
- 12 Existing Multi-Use Path and Fence**  
Replace existing fence with split rail and square wire fence along existing pathway to protect animals and children and provide gates for pedestrian access to creek path.
- 13 Existing Exhibit Hall**  
Enhance entrance architecturally and add flanking landscape planters. Provide ADA improvements to upper level to tentatively house Coop Extension. Provide dumpster near northwest corner. Provide HVAC, kitchen, audio/visual, acoustic and insulation improvements per architectural concepts.
- 13A Exhibit Hall Aesthetic Enhancements**  
Provide awning at new roll up door.
- 14 Outdoor Pavilion**  
Providing for large group rental use. Located in close proximity to parking lot access with enhanced landscaping. Selective tree removal required for placement.
- 15 Potential New Playground**  
With soft fall surfacing for multiple ages in existing playground location. Provide benches, drainage and sidewalk access to existing restroom.
- 16 Picnic Table Nodes**  
Individual picnic tables at concrete pads.
- 17 Vehicular Access Path**  
10' wide vehicular concrete path with single bollards at path entrances.
- 18 Stage**  
Stage size and viewing area similar to Wingfield Park. Location would require selective tree removal for unobstructed views. Add concrete in front of stage for ADA seating.
- 18A Stage Access**  
Modify existing parking lot to provide 12'-15' vehicular concrete access to stage for unloading. Locate bollard at parking lot entrance. Remove turf and irrigation east of access path and stage and develop xeriscape planter with new trees.
- 19 Existing Restroom to Remain**  
Provide wash rack for small animals at south wall.
- 20 West Parking Lot**  
Approximately 275 stalls. Parking lot runoff to infiltrate into new bioswale and landscape buffer strips, bioswale to be piped to existing drainage inlet. No direct drainage to Clear Creek. Install 50 amp power drop and frost-free water hydrant every 100 feet around parking lot perimeter for special events. Parking lot drive aisles and turning radii sized to allow for bus stop adjacent to existing restroom.
- 21 1.3 Acre Dog Park**  
Small and Large Dog Areas with double-gated entrances. Each area has a central turf area defined by an extruded mow curb with 10'-15' stabilized DG perimeters for benches. Individual dog parks to have separate irrigation valves: 2 for the large dog park and 1 valve for the small dog park. Provide sleeving.
- 22 Tree and Landscape Buffer Areas**
- 23 Evergreen Windscreen and Corner Entry Signage**
- 24 New Vehicular Access**  
New full movement access to Vista Grande Boulevard. Consider existing ditch in access design.
- 25 New Vehicular Access**  
New right in-right out access to US 395. Driveway located 660' south of nearest driveway.
- 26 Existing PRV**  
Provide concrete access area and vehicular access path from parking lot to existing PRV at corner of Vista Grande Blvd. and Old Clear Creek Rd.
- 27 Potential Retaining Wall**
- 28 Storage Shed**  
20'x20' UNCE storage shed. Architecturally to look like maintenance shop.

Selective trees will be relocated or removed based on City arborist evaluation.

Reforestation Plan to be developed by City arborist.

Revegetation Plan to be developed for all disturbed areas.

Irrigation to be modified for all turf areas impacted by the design.

STAGE INSPIRATION IMAGERY



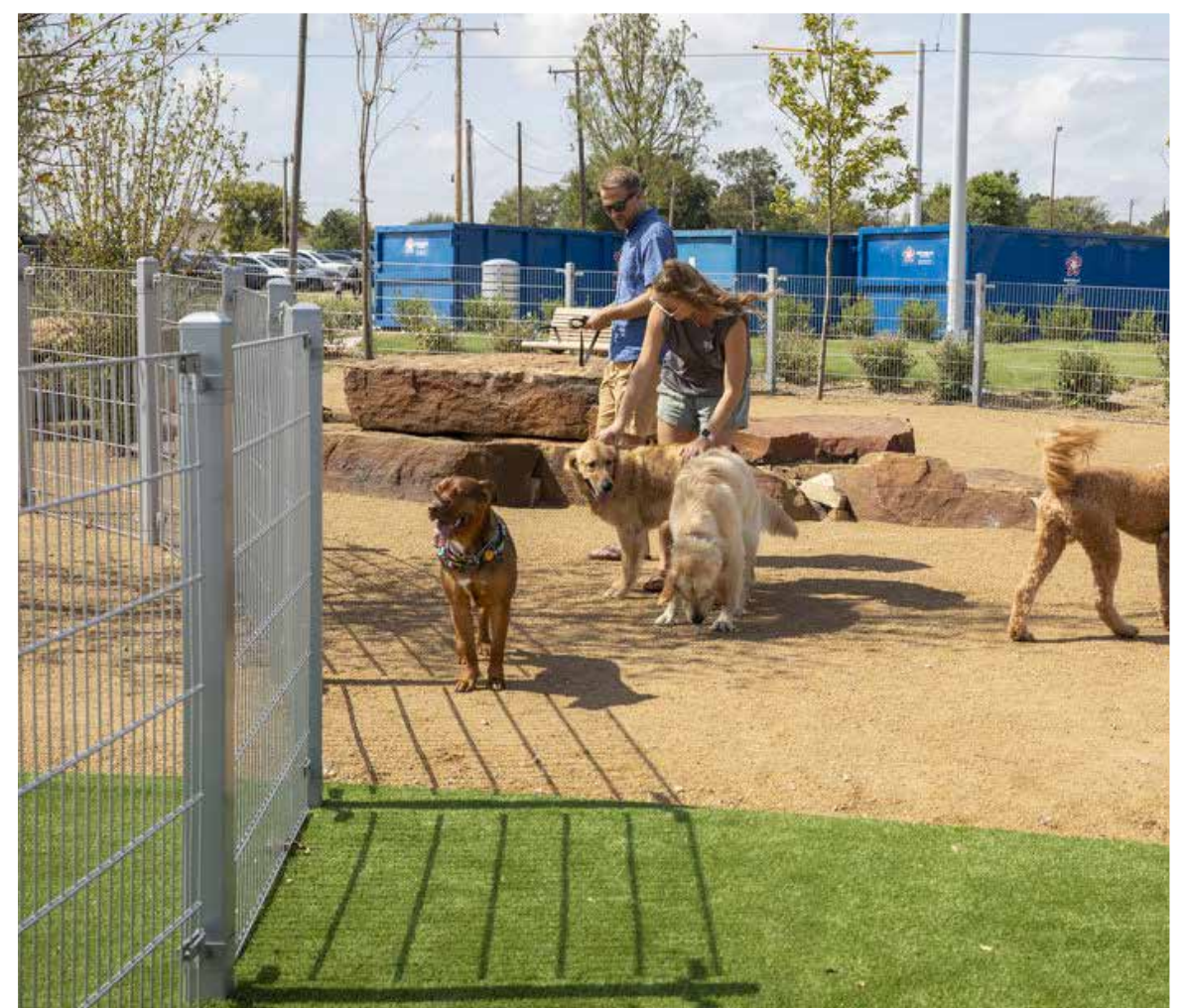
PICNIC PAVILION INSPIRATION IMAGERY



EXISTING ARCHITECTURE AND INSPIRATION IMAGERY

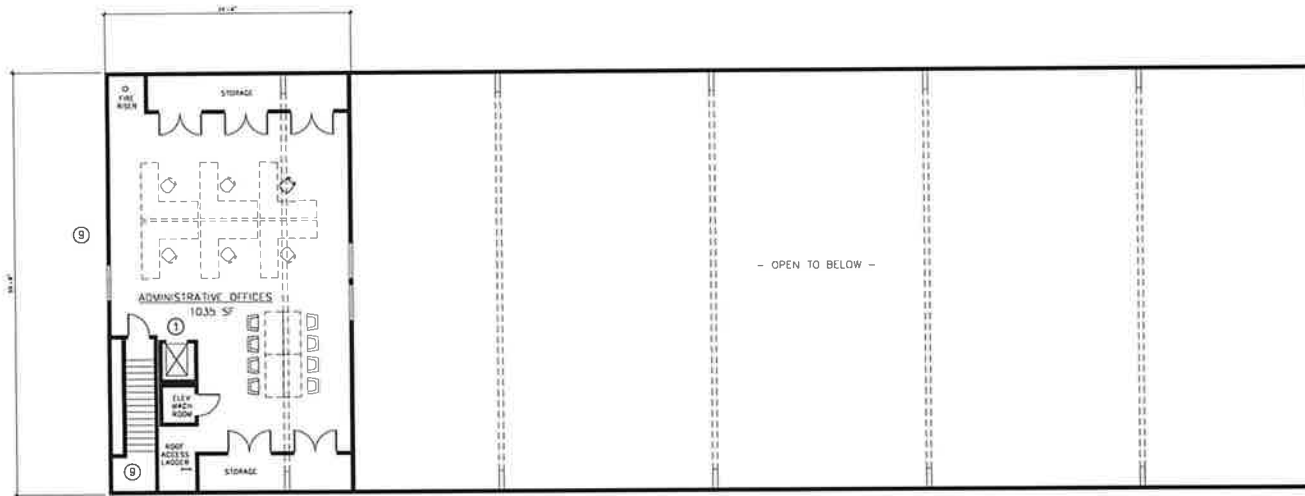


DOG PARK INSPIRATION IMAGERY



ALL AGES PLAYGROUND INSPIRATION IMAGERY



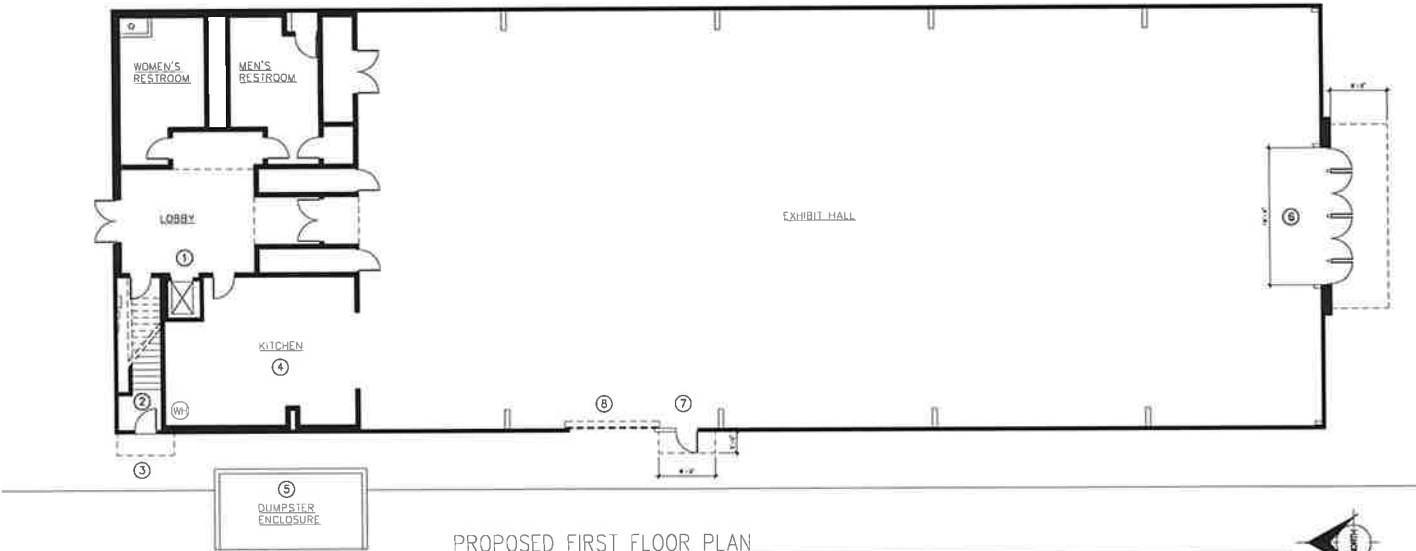


KEY NOTES

- 1 (N) LULA ELEVATOR IN SHAFT ENCLOSURE - PROVIDE PENTHOUSE ABOVE ROOFLINE FOR CLEARANCE. MACHINE ROOM ON SECOND FLOOR
- 2 RECONFIGURED STAIRS TO SECOND FLOOR
- 3 (N) GLASS ENTRY DOOR TO SECOND FLOOR WITH STEEL CANOPY ABOVE
- 4 REMODELED KITCHEN
- 5 (N) CMU TRASH ENCLOSURE
- 6 (N) GLASS ENTRY DOORS WITH CMU ENTRY FACADE AND STEEL CANOPY ABOVE
- 7 REMOVE AND REPLACE (E) DOOR WITH (N) GLASS ENTRY DOOR WITH STEEL CANOPY ABOVE
- 8 REMOVE AND REPLACE (E) COILING SERVICE DOOR WITH (N) GLASS SECTIONAL HIGH-LIFT OVERHEAD DOOR
- 9 REMODELED SECOND FLOOR - ADMINISTRATIVE OFFICES TO INCLUDE SIX WORKSTATIONS AND 8 SEAT CONFERENCE TABLE

PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

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project title:  
**EXHIBIT HALL RENOVATIONS**  
FLUX PARK FARMGROUNDS  
CARSON CITY, NV

job number: 20-400  
date: march 17, 2021  
drawn by: dga  
checked by: prd  
revisions:

sheet description:  
PROPOSED FLOOR PLANS

approval box

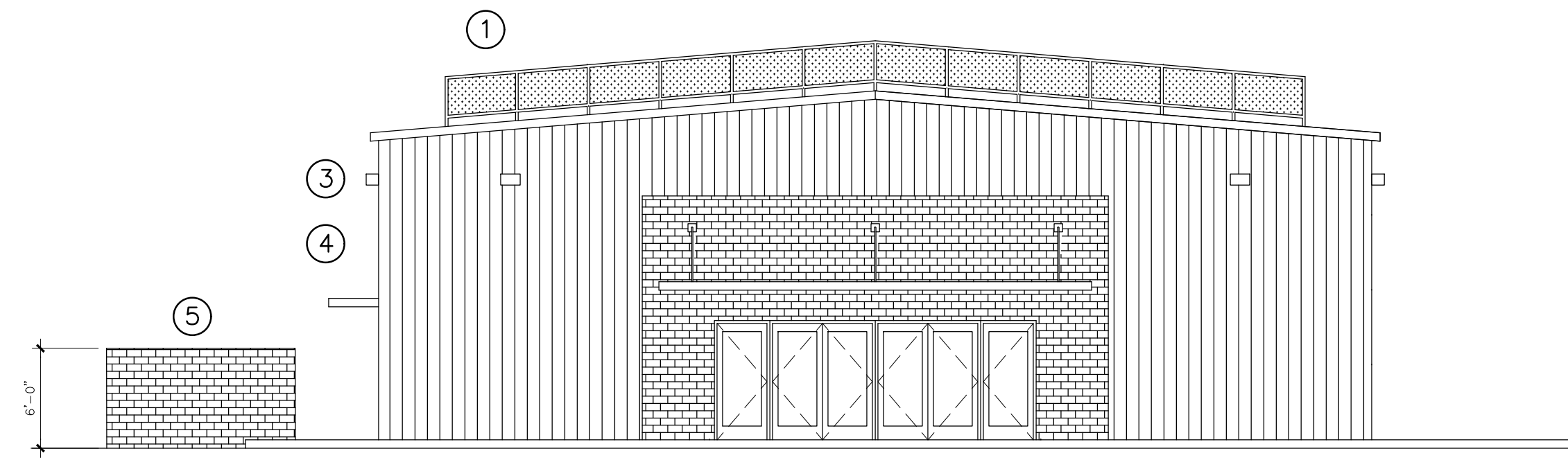
sheet number

**A2.0**



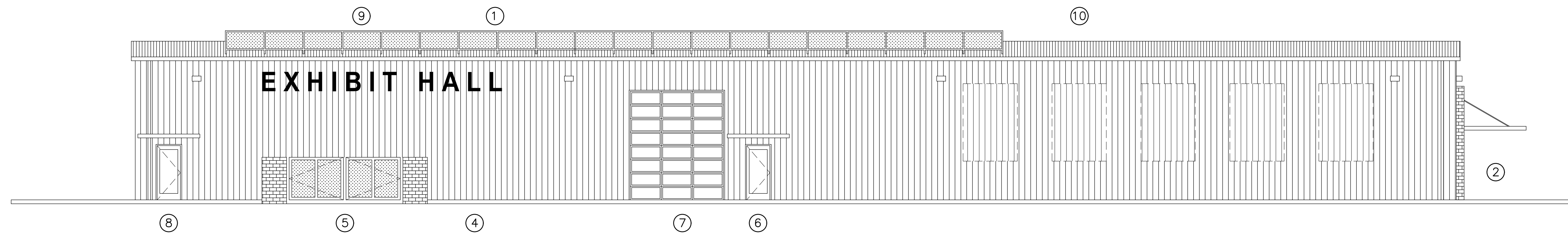
KEY NOTES

- 1 (N) ROOFTOP HVAC EQUIPMENT SCREEN – PERFORATED METAL PANELS
- 2 (N) CMU ENTRY FACADE WITH (N) GLASS ENTRY DOORS AND SUSPENDED STEEL CANOPY ABOVE
- 3 REMOVE AND REPLACE LIGHT FIXTURES
- 4 REPAIR AND REPAINT (E) METAL SIDING – COORDINATE COLORS TO MATCH ADJACENT (N) CONSTRUCTION
- 5 (N) CMU TRASH ENCLOSURE WITH (N) METAL GATES TO MATCH EQUIPMENT SCREEN
- 6 REMOVE AND REPLACE (E) DOOR WITH (N) GLASS ENTRY DOOR WITH STEEL CANOPY ABOVE
- 7 REMOVE AND REPLACE (E) COILING SERVICE DOOR WITH (N) GLASS SECTIONAL HIGH-LIFT OVERHEAD DOOR
- 8 (N) GLASS ENTRY DOOR TO SECOND FLOOR WITH STEEL CANOPY ABOVE
- 9 (N) PAINTED WAYFINDING GRAPHICS
- 10 FUTURE MURALS – EAGLE VALLEY AGRICULTURAL MOTIF



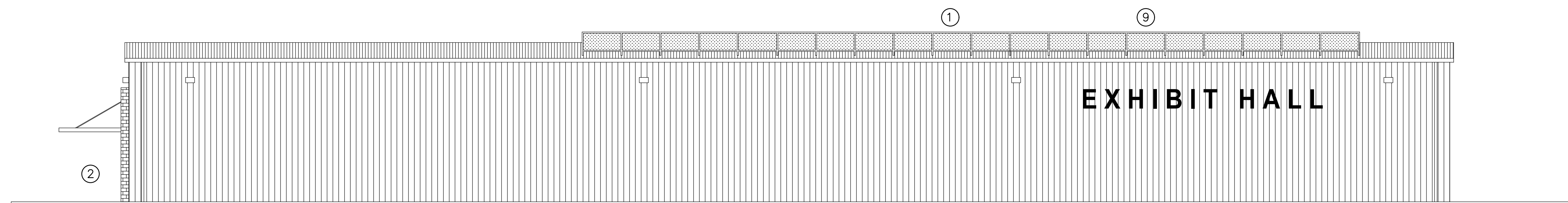
PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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project title:

**EXHIBIT HALL RENOVATIONS**

FUJI PARK FAIRGROUNDS  
CARSON CITY NV

job number: 20-800

date: march 17, 2021

drawn by: dga

checked by: prd

revisions:

sheet description:

PROPOSED EXTERIOR ELEVATIONS

approval box:

sheet number:

**ARCHITECTURAL REFERENCE IMAGERY**

**Shade Covers Over Grandstands**



**Douglas County Fairgrounds**





**EXHIBIT E - Carson City Fairgrounds - Fuji Park**  
Carson City, NV  
Preliminary Conceptual Design Probable Construction Costs

**Preferred Plan Concept**

Description	Quantity	Unit	Unit Price	Cost	Total
<b>Site Preparation</b>					<b>\$604,400</b>
Clearing and grubbing	200,000	sf	\$0.70	\$140,000.00	
Site grading	200,000	sf	\$1.75	\$350,000.00	
Erosion control hydroseeding	5	ac	\$9,000.00	\$41,400.00	
Site Utilities	1	ls		\$0.00	
Site structure demolition	1	ls	\$50,000.00	\$50,000.00	
Tree removal	1	ls	\$15,000.00	\$15,000.00	
Dumpster removal for relocation	1	ls	\$5,000.00	\$5,000.00	
Remove existing fence at multi-use trail	300	lf	\$10.00	\$3,000.00	
<b>Paved Driveway Connection</b>					<b>\$213,470</b>
Asphalt driveway with flush concrete curbing	16,770	sf	\$12.00	\$201,240.00	
Stablized DG shoulder (3' wide shoulder)	1,572	sf	\$2.50	\$3,930.00	
Split rail fence	415	lf	\$20.00	\$8,300.00	
<b>Fishing Pond</b>					<b>\$55,754</b>
Pedestrian concrete	4,038	sf	\$8.00	\$32,304.00	
Enhanced landscaping and irrigation	3,600	sf	\$3.50	\$12,600.00	
24" Box trees	13	ea	\$450.00	\$5,850.00	
Single picnic table pavilion	1	ea	\$5,000.00	\$5,000.00	
<b>New restroom</b>					<b>\$230,000</b>
Restroom (2-stall all-gender, with drinking fountains)	1	ea	\$165,000.00	\$165,000.00	
Water connection with 1.5" meter	1	ea	\$25,000.00	\$25,000.00	
Power connection	200	lf	\$100.00	\$20,000.00	
Sewer connection	200	lf	\$100.00	\$20,000.00	
<b>Southeast Parking Area and Vehicular Entrance</b>					<b>\$1,316,947</b>
35' Tall LED event sign	1	ea	\$30,000.00	\$30,000.00	
Entry gates	1	ea	\$5,000.00	\$5,000.00	
Asphalt parking lot	74,900	sf	\$15.00	\$1,123,500.00	
Concrete pedestrian access paths	690	sf	\$8.00	\$5,520.00	
Upper gravel parking lot	34,809	sf	\$3.00	\$104,427.00	
Enhanced landscaping and irrigation	10,000	sf	\$3.50	\$35,000.00	
24" Box trees	30	ea	\$450.00	\$13,500.00	
<b>Trail Connection to existing shops to South</b>					<b>\$27,250</b>
Grading for trail	3,500	sf	\$3.00	\$10,500.00	
Gravel trail	300	lf	\$15.00	\$4,500.00	
Enhanced landscaping and irrigation	3,500	sf	\$3.50	\$12,250.00	
<b>Historical Cemetery</b>					<b>\$6,500</b>
Concrete entry pad	100	sf	\$8.00	\$800.00	
Bench	1	ea	\$1,200.00	\$1,200.00	
Interpretive signage	1	ea	\$4,500.00	\$4,500.00	
<b>Interpretive Creek Multi-Use Path</b>					<b>\$534,300</b>

Split rail and square wire fence	100	lf	\$20.00	\$2,000.00
Informational kiosk	1	ea	\$180,000.00	\$180,000.00
Concrete entry node	1	ea	\$2,200.00	\$2,200.00
DG trail surfacing (3200 lf of new trail)	19,200	sf	\$2.50	\$48,000.00
Concrete bench nodes	8	ea	\$2,200.00	\$17,600.00
Deck overlook	7	ea	\$15,000.00	\$105,000.00
Pedestrian bridge crossing	1	ea	\$160,000.00	\$160,000.00
Interpretive signage	1	ea	\$4,500.00	\$4,500.00
Creek maintenance plan	1	ls	\$15,000.00	\$15,000.00

**Picnic Pavilion** **\$237,400**

Shade structure (45'x40')	1	ea	\$ 175,000.00	\$175,000.00
Concrete pad	1,500	sf	\$8.00	\$12,000.00
Picnic tables	12	ea	\$3,000.00	\$36,000.00
Family barbecue	2	ea	\$1,300.00	\$2,600.00
Serving table	2	ea	\$2,000.00	\$4,000.00
Trash receptacle	4	ea	\$850.00	\$3,400.00
24" Box trees	2	ea	\$450.00	\$900.00
Enhanced entry landscaping and irrigation	1,000	sf	\$3.50	\$3,500.00

**Playground** **\$195,525**

All Ages Playground (4,000 sf)	1	ea	\$150,000.00	\$150,000.00
Soft Fall tile surfacing	4,000	sf	\$4.50	\$18,000.00
Benches	2	ea	\$1,200.00	\$2,400.00
24" Box trees	50	ea	\$450.00	\$22,500.00
Enhanced landscaping and irrigation	750	sf	\$3.50	\$2,625.00

**Stage Area** **\$278,920**

Covered stage (2,200 sf stage with shade structure)	1	ea	\$250,000.00	\$250,000.00
Concrete vehicular access path	800	sf	\$15.00	\$12,000.00
Concrete pedestrian access path	500	sf	\$8.00	\$4,000.00
24" Box trees	3	ea	\$450.00	\$1,350.00
Xeriscape landscape planter	3,760	sf	\$2.00	\$7,520.00
Concrete vehicular acces path at maintenance bldg	190	sf	\$15.00	\$2,850.00
Double gate at maintenance building fence	1	ea	\$1,200.00	\$1,200.00

**West Parking Lot** **\$1,734,520**

Parking Lot	100,500	sf	\$15.00	\$1,507,500.00
Enhanced landscaping and irrigation	30,000	sf	\$3.50	\$105,000.00
24" Box trees	50	ea	\$450.00	\$22,500.00
Pedestrian concrete	2,190	sf	\$8.00	\$17,520.00
Storage shed	1	ea	\$46,000.00	\$46,000.00
Dumpster storage enclosure	1	ea	\$25,000.00	\$25,000.00
PRV vehicular access and concrete pad	1	ea	\$11,000.00	\$11,000.00

**Dog Park** **\$366,783**

Perimeter fencing and gates	1,600	lf	\$45.00	\$72,000.00
24" box trees	20	ea	\$450.00	\$9,000.00
Enhanced entry landscaping and irrigation	1,000	sf	\$3.50	\$3,500.00
Concrete bench nodes	12	ea	\$2,200.00	\$26,400.00
Concrete mow curb	1,010	lf	\$20.00	\$20,200.00
Turf	41,300	sf	\$3.00	\$123,900.00
Decomposed granite surfacing	31,213	sf	\$2.50	\$78,032.50
Irrigation system	45,000	sf	\$0.75	\$33,750.00

**Overall Park Hardscape & Furnishings** **\$184,960**

Concrete plaza at entry circle and existing restroom	4,600	sf	\$8.00	\$36,800.00
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Site pedestrian concrete pathways	5,520	sf	\$8.00	\$44,160.00
Site Vehicular concrete pathways	5,000	sf	\$15.00	\$75,000.00
Bollards	3	ea	\$500.00	\$1,500.00
Single picnic table pavilion	4	ea	\$5,000.00	\$20,000.00
Drinking fountain	1	ea	\$7,500.00	\$7,500.00

**Overall Park Irrigation** **\$15,000**

Irrigation modifications to existing turf areas	5,000	sf	\$3.00	\$15,000
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**Overall Park Planting** **\$48,077**

Trees - 24" Box	40	ea	\$450.00	\$18,000.00
Landscape buffer areas	34,229	sf	\$0.50	\$17,114.50
Landscape rock groundcover	185	cy	\$70.00	\$12,962.96

**Outdoor Arena** **\$262,500**

New metal shade cover (7,500 SF, no utilities) at existing bl	1	ls	\$262,500.00	\$262,500.00
Relocated announcer's booth	1	ls		\$0.00
New grandstands with shade	1	ls		\$0.00

**Exhibit Hall** **\$547,700**

Exterior south entry	1	ls	\$45,000.00	\$45,000.00
Exterior rooftop equipment screen	1	ls	\$35,000.00	\$35,000.00
Exterior Co-p extension entry Incl. canopy	1	ls	\$25,000.00	\$25,000.00
Exterior overhead service door replacement	1	ls	\$15,000.00	\$15,000.00
Exterior Personnel door replacement incl. canopy	1	ls	\$15,000.00	\$15,000.00
Exterior Repair/repaint siding incl. wayfinding graphics	1	ls	\$65,000.00	\$65,000.00
Exterior CMU trash enclosure	1	ls	\$20,000.00	\$20,000.00
Interior new LULA elevator incl. ensoure, penthouse	1	ls	\$75,000.00	\$75,000.00
Interior second floor tenant improvements	1	ls	\$150,000.00	\$150,000.00
Interior kitchen remodel	1	ls	\$100,000.00	\$100,000.00
Enhanced landscaping and irrigation		sf	\$3.50	\$0.00
Trees - 24" Box	6	ea	\$450.00	\$2,700.00

**Construction Subtotal** **\$6,860,006**

Project mobilization/bonding @ 5% of subtotal				\$343,000
Contingency @ 20% of subtotal				\$1,372,001

**Construction Base Bid Total** **\$8,575,007**

NOTES: 1. IT IS RECOGNIZED THAT STANTEC HAS NO CONTROL OVER THE COSTS OF MATERIALS, EQUIPMENT, LABOR, OR THE CONTRACTOR'S METHOD OF DETERMINING BID PRICES. PRICES WILL VARY FROM ANY OPINION OF PROBABLE CONSTRUCTION COSTS.

Architecture Improvements