



# City of Great Falls

Capital Improvement Plan

Facilities

May 6, 2014

# Why Plan?

- Meet future needs
- Address operational deficiencies
- Eliminate unsafe/poor conditions
- Meet community service expectations
- Facilities experience wear and tear
- Prevent large capital expenditure fluctuations

# Capital Plan Challenges

- Looking ahead
- Tracking maintenance and repairs
- Estimating facility life span
- Establishing community priorities
- Usually never fully funded
- Debt capacity – capacity for debt service
- General fund needs

**Department:** Park & Recreation

**Total** \$14,555,610

<b>Building</b>	<b>Asset Cost</b>	<b>Acquired</b>	<b>Department Comment</b>	<b>Updated</b>
Visitor's Center	\$242,371	1993	On going problems with roof due to wind exposure.	12/10/2013
Boys & Girls Club	\$203,048	1938	Boys & Girls club director is seeking CDBG funds to replace exterior doors, would also like to remodel out of date restroom fixtures.	12/10/2013
Community Recreation Center	\$861,472	1997	2nd Floor restroom to be added in January 2014 for a cost of \$10,700 CDBG funds; 1st floor to 2nd floor stairwell platform lift to be added in 2014 cost \$45,000 CDBG Fund; Facility manager would like to have front doors replaced for easier accessibility & energy efficiency, and would like to replace office windows for energy efficiency.	12/10/2013
Natorium Pool	\$757,656	1967	Concrete slabs in basement and main floor heaving or settling in some areas. Some electrical problems are due to concrete moving and breaking conduit. Interior doors are in poor condition due to building moving and corrosion. Building heating and air handling system are aging and becoming difficult to maintain. Pool and domestic water heating systems aging and becoming difficult to maintain. Interior doors & jambs should still be replaced, aquatics supervisor seeking block grant funds. Exterior fresh air louvers (2) badly corroded & needs replacing.	12/10/2013
Mitchell Pool Bathhouse	\$224,585	1936	Lighting upgraded to more energy efficient fixtures. Floor drains in bad shape. Some toilet fixtures out dated.	12/10/2013
Mitchell Pool Concessions	\$0	1966	n/a	12/10/2013
Mitchell Pool Storage Tubes & Boards	\$0	1966	n/a	12/10/2013
Mitchell Pool Pumphouse	\$0	2001	Doors to chemical storage area corroded, need repair should be completed by park & rec staff within current maint budget fy 2014	12/10/2013
Mitchell Pool	\$1,202,512	1936	Pool extensively remodeled 2007-2008 includes new drains, gutters, pool liner, ladders and circulation, heating and sanitary systems.	12/10/2013
Michell Pool Wave Park	\$1,503,195	2001	Flow rider pad replaced in 2013 for a cost of \$47,000.00 paid from repair & maintenance budget	12/10/2013
Jaycee Park Bathhouse	\$26,187	1967	Toilets, urinals and lavs in boys and girls locker rooms need upgrading.	12/10/2013
Jaycee Pool	\$38,407	1967	Pool extensively remodeled in 2008 including new drains, circulation lines, pool liner, new gutters and new pool deck.	12/10/2013
Jaycee Splashpark	\$761,722	2008	n/a	12/10/2013
Water Tower Bathhouse	\$36,720	1967	Plumbing: boys and girls locker room fixtures need upgrading to include: Toilets, lavs, urinals, preferably within 1 to 5 years	12/10/2013
Water Tower Pool	\$38,407	1967	n/a	12/10/2013
Water Tower Splashpark	\$761,722	2008	n/a	12/10/2013
PR Office & Equip & Shop	\$557,111	1994	Gas unit heaters in shop areas currently soliciting bids to upgrade heating and air conditioning. Estimated at \$20,000. - \$25,000. Already replaced 10 overhead doors in last 10 years, 2 additional will need replacing in next 1-5 years	12/10/2013
P&R Storage	\$0	1994	n/a	12/10/2013
PR Carpenter/Irrigation Bldg	\$0	1995	The 16' X 14' overhead door noted should be replaced to increase energy efficiency	12/10/2013
PR Chemical Storage Bldg	\$10,785	1995	n/a	12/10/2013
Gibson Park Equip Storage	\$0	1973	Structure is in poor condition. P & R intention is to tear this structure down. - Currently storing Christmas decorations.	12/10/2013
Gibson Park Equip Storage	\$0	1973	Structure in generally poor condition. Recommended demolish than repair	12/10/2013
Gibson Park Office	\$6,922	1933	Main walk in door needs to be replaced, to be completed by parks maintenance staff.	12/10/2013
Winter Fowl Bldg	\$19,827	1933	Overhead & walk doors need to be replaced. To be completed by parks maintenance staff.	12/10/2013
Cooney Band Shell	\$16,690	1930	Park maintenance is currently looking at repair costs for shingle roof, wood deck & stucco repairs. Funding then to be determined.	12/10/2013
Concession Stand Restrooms	\$46,255	1977	Shingle roof over restroom in very poor conditions. Roof is leaking, options are being considered at this time. Above information only reflects the restroom portion of building since restaurant portion is not up to code.	12/10/2013

### City of Great Falls, Montana Facilities/Structure Maintenance Program

Facility:	Visitor's Center
Address:	15 Overlook Dr
Year City Acquired:	1993
Facility Construction Date:	1993
Facility Remodel Date:	
Square Footage:	1,629 main floor & basement

Department:	General
Fixed Asset Number(s):	1869-0900
Fixed Asset Purchase Cost	\$ 242,371
City Location Number:	165
MMIA Location Number:	114
Parcel Number: Asset #	3399-0000 P 001896510

**Building description:**

Steel stud walls w/drywall on interior. Brick veneer exterior on foundation & slab with partial basement for mechanical and storage

**Building uses:**

Visitor center highlights local & regional events, activities and businesses.



**Component Information**

Asset #	Component Description	Size / Square foot	Type/Make	Construction of / Material type	Purchase Year	Estimated Remaining Life	Original Cost per component	Condition Poor, Fair, Good, Excellent	Replacement Schedule < 1 yr, 1-5 yrs, > 5 yrs
1869-0900	Visitor Center			OF 1036			\$ 242,371		
	Roof	2,000	Achitectural	Asphalt	1993	35 years			1-5 yrs
	Foundation	1,629		Concrete	1993	35 years		Good	> 5 yrs
	Lighting/ Electrical				1993	35 years		Good	> 5 yrs
	Windows/ Fittings/ Doors				1993	35 years		Good	> 5 yrs
	Other Structural		Soffit, Fascia repaired in house	Wood	2010	35 years		Fair	> 5 yrs
	Parking/ Sidewalks				1993	35 years		Good	> 5 yrs
	HVAC				1993	35 years		Good	> 5 yrs
	Plumbing				1993	35 years		Good	> 5 yrs

**Notes:**

On going problems with roof due to wind exposure.

**Updated:**

12/10/2013

Department	Building	Item	Estimated Cost	Funding Strategy			Projected Capital Outlay Budget					Department Notes
				Capital Outlay	Debt	Other	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	
Library	Front walkway repair and reseal	Problems with water seepage from front walkway to basement ceiling	\$11,000	X			\$11,000					
	Window re-tinting	Worn, scratched; still functional No leaking is currently occurring;	\$10,000	X							\$10,000	
	Roof	roof is aging/worn and out of warranty repair; installed 1996	\$90,000	X				\$90,000				
	Carpet		\$50,000	X						\$50,000		
	Boiler		\$100,000	X								Anticipated replacement date is 2020.
	Phone system	At end of life; no longer supported	\$8,500	X								Replaced in March 2014 with one-time grant from Library Foundation
	Bookmobile	Purchased in 2000	\$150,000	X								Future replacement projected \$150,000 (FY 2020)
	Library Pavilion Roof	Installed 2002	\$5,000	X				\$5,000				
<b>Library Subtotal</b>			\$454,500				\$11,000	\$125,000	\$50,000	\$10,000		

Project Name: Civic Center Great Falls						Project Ranking and Score			
Original Replacement Date:						Rank			
Revised Replacement Date: 2017						Criteria      Multiplier      Rank      Score			
Department: Administration						Public Health and Safety      5      3      15			
Priority:      Untouchable      High      X      Low						External Requirements      5      3      15			
Committed      Medium      On the Radar						Protection of Capital Facilities      5      4      20			
Project or Equipment Description: Complete Façade replacement.						Operating Budget      4      2      8			
Facility/Vehicle/Equipment Information						Public Support      3      2      6			
Mileage      n/a      Year      1939      Model      n/a						Environmental Quality      3      2      6			
Make      n/a      Condition      Poor      Other      n/a						Life Expectancy      2      5      10			
Justification: In April 2011, an engineering study of the Civic center was completed by Hessler Architects. Study revealed cracks and separation of concrete façade panels from the main structure.						Relation to Adopted Plans      3      2      6			
						Financing Availability      2      1      2			
						Cost Benefit      4      3      12			
						Economic Development      3      0      0			
						Timeliness/External      1      5      5			
						Prerequisite      1      0      0			
						Project Impact      4      2      8			
Impact of Cancelled or Delayed: Failure to replace panels could result in them separating from the building and falling down.						Energy/Water Consumption      3      0      0			
						Total      113			
Project Drivers and Operating Impacts			Funding Sources			Equipment Picture(s)			
Is item part of Master Plan?	Yes	Source	Amount	%					
Is it new equipment?	No	CRF							
Is it a replacement item?	Nyes	Taxation	\$4,000,000	100					
Purchase is growth related?	No	Grant							
Increase in service needs?	No	Enterprise							
Capital Outlay Item?	No	Lease Purchase							
Annual Estimated Operating Costs		Fund Balance							
Personnel	\$0	City Trust							
Maintenance	\$500	Other							
Operations	\$0	Totals							
Total Projected Annual Cost	\$500								
Project Cost Summary		Amount	Projected Funding Needs						
CRF Balance	\$0	Year	Amount						
Balance Needed	\$4,000,000	FY 12 Request							
Project Cost	\$4,000,000	FY 13 Request							
Land	\$0	FY 14 Request							
Planning/ Design	\$500,000	FY 15 Request							
Construction	\$3,500,000	FY 16 Request							
Contingency	\$0	FY 17 - 28 Request							
FFE	\$0								
Total Project	\$4,000,000								
Submitted by: G. Doyon						Date: May 5, 2014			

# The Plan

- ↑ ↑ Economic Development
- ↔ Stabilize the budget
- ↓ General Fund Support
- ↑ Capital Planning - Facility
- ↑ Debt/Operational Flexibility
- Budget process overhaul
  - Service review
  - Fee review
  - Fund review
  - Internal Service Charge review
  - Quarterly budget meetings
- Determine Resident Priorities



The chart displays the following data series (from top to bottom in the stack):

- Public Works
- Police
- Planning & CD
- Park & Rec
- Library
- Fire Trucks
- Fire
- Civic Center Events
- Animal Shelter

Axis Labels

## Axis Labels