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I. OVERVIEW

The Douglas County Capital Improvements Program (CIP) is an important planning tool that is used to link the county's physical development planning with fiscal planning. The CIP lists the improvements that need to be made for preserving the significant investment the county already has in infrastructure, as well as the improvements that are needed as growth and development continue. Nevada State Law requires the annual submission of a 5-year capital improvement program (NRS 354.5945).

The CIP is a planning and policy guide that is not intended to replace future county budget decisions. However, the CIP does represent a commitment by the county to provide certain improvements. The CIP will be used to evaluate the existing and projected adequacy of related public services and facilities.

The CIP is continually being expanded to provide a more detailed 5-year planning document. The FY05-09 CIP includes considerable more discussion on recently completed capital projects by project category (i.e. building/facilities, utilities) and the planning processes involved in the development of long-range plans. Further, this CIP provides a cursory look at longer range plans in the 6-10 year planning period in order to illustrate the many projects identified to address future community service needs. The 6-10 year time frame has been lumped together for presentation and planning purposes. Rough cost estimates are provided where available.

A. SUMMARY OF THE FY05-09 CIP

The FY05-09 CIP includes 63 separate projects or programs, including equipment and vehicle replacement, with costs totaling \$96.4 million. The anticipated funding requirement is higher when interest on short-term and long-term debt is included. The projects are categorized as airport, buildings/facilities, leisure/community enhancement, transportation, utility (water/sewer), county vehicles/large equipment, East Fork Fire & Paramedic District, and towns. Seven project financing source categories have been identified and include dedicated taxes, grants (federal/state), current revenue, bonds, constructions reserves, other (developer contributions/donations/etc.), and other (unfunded – funding has not been identified). Detailed information on each project is included in the **Capital Project Sheets** section of this document.

1. Expenditures by Major Category

The chart below shows a summary of total project expenditures by category.

Project Expenditures	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09	TOTAL
Airport Projects	1,431,650	3,328,200	2,870,800	1,403,000	2,345,000	11,378,650
Building/Facility Projects	496,000	8,432,500	1,332,500	-	-	10,261,000
Leisure/Com Enhancement Projects	1,557,000	1,877,000	7,055,000	3,310,000	1,050,000	14,849,000
Transportation Projects	4,658,000	3,989,000	2,758,000	2,772,000	2,220,000	16,397,000
Utility (Water/Sewer) Projects	6,435,751	9,027,188	9,972,000	831,400	1,942,000	28,208,339
County Vehicles/Large Equipment (over \$25,000)	1,353,889	263,856	286,504	186,589	215,939	2,306,776
East Fork Fire & Paramedic District Projects	597,000	2,455,500	420,000	440,000	-	3,912,500
Town Projects	1,945,423	2,527,000	2,139,000	1,725,500	788,500	9,125,423
Total All Projects	18,474,713	31,900,244	26,833,804	10,668,489	8,561,439	96,438,688

Airport projects represent approximately 12% of the total projects. The Federal Aviation Administration (FAA) provides 95% of the funding for approved, eligible projects through Airport Improvement Program (AIP) grants. The remaining matching funds are generated from airport leases and other operating revenue. The various airport projects are intended to ensure that the county meets FAA standards and promote orderly development at the airport. Projects not eligible for FAA grants rely on Airport related revenue. Major projects in this category include reconstruction of taxiways, runway maintenance, the provision of infrastructure for undeveloped land, and the acquisition of property for runway protection zones (RPZs). Smaller utility projects are funded through partnerships with development projects.

Airport projects are developed through a public hearing process including the Airport Advisory Committee. Projects are tied to the Airport Master Plan and other requirements in order to be eligible for Federal funding.

Buildings and facilities project expenditures represent approximately 11% of total program costs, and include a new administration building in downtown Minden, a new combined Fire/Paramedic station in North County, and numerous building improvements. The county also has a vigorous preventative maintenance program that includes enhancements to heating and air conditioning, painting, roofing, parking lots, lighting and other systems to extend the useful life of county facilities, increase cost effectiveness, and improve the safety and comfort of employees and the public.

County building and facility projects are developed through the budget process and through specific departmental requests. Major preventative maintenance projects are prioritized through the Facility Operations division. Projects are also impacted by local, state and Federal requirements (i.e. Americans with Disability Act requirements).

Leisure/community enhancement projects represent approximately 15% of total program costs. The majority of the leisure/community enhancement projects are community park improvements funded by Park Residential Construction Taxes (RCT). The major exceptions are community facilities that are planned to be constructed provided funding is approved by voters. Facilities will be built in phases over 10-15 years and include a senior citizens center, a multi-use recreation community center, and a performing arts center. Other projects in this category include improvements to Stodick Park, Johnson Lane Park, Topaz Park, Lampe Park, two new parks, and fairground camping improvements.

Projects reflected in the 5-Year CIP for Parks & Recreation are developed through a public process. Park projects are reflections of the specific master plan for each park. The plans are developed through community meetings, Parks & Recreation Commission hearings, and Board of Commissioner (BOC) approval.

Transportation projects represent approximately 17% of total program costs. Larger projects in this category include a transit center at Lake Tahoe, intersection improvements along Highway 88 in the valley, and multi-use paths in several areas in the county. Several roads rehabilitations and overlays are included in the five-year plan. Some of these projects will be performed by NDOT with joint funding from Douglas

County. State projects are identified in the State Transportation Improvement Plan (STIP). The STIP includes a 3-year work plan and a long-range planning section.

County projects are developed through the annual 5-Year Transportation Plan. This includes numerous public meetings and hearings held by the Regional Transportation Commission and BOC. Funding has not been identified for several of the projects included in this category. Douglas County maintains approximately 146 miles of paved roads and 66 miles of gravel roads. The towns, General Improvement Districts (GIDs) and private homeowners maintain approximately 180 miles of paved and gravel roads.

The largest water service projects in the program include improvements to the North Valley Wastewater Treatment Plant, a new deep well at China Springs, a new water treatment facility near the airport, and a well and waterline along Foothill Road from Jack's Valley School to Little Mondeaux, and rehabilitation and upgrades to the Cave Rock/Skyland and Uppaway systems at Lake Tahoe. Projects are developed by the Utility Operations Division. The largest sewer service projects include a North Valley sewer line extension project and improvements to the N. Valley Wastewater Treatment Plant. Timing of projects is often tied to known development activity, with appropriate costs being borne by the developments. Projects are also tied to long-range plans. This category represents approximately 29% of total program costs. These projects will help meet federal standards, increase capacity, and assist in development plans.

A 5-year replacement program for county vehicles, including those for motor pool, road maintenance, public transit and vehicle maintenance is also incorporated into the CIP. The county is in the process of developing a 5-year Technology Plan. The Plan will include major computer/software purchases, communications systems, election equipment, and integration of systems and facilities. Examples include a Lake-Valley communications system and a new building permit system.

Improvements to the East Fork Fire and Paramedic Districts' (EFFPD) buildings are included in the CIP. Replacement emergency vehicles for the EFFPD are also included in the CIP, such as ambulances and water tenders. The purchase of fire and paramedic equipment follows the District's 5-Year Equipment Plan. The Plan is developed through various volunteer departmental requests, District staff and public hearings before the Volunteer Fire Chiefs Advisory Board and adopted by the East Fork Fire and Paramedic District Board along with the District's operating budget. The District's 5-year Facility Plan is prepared through this same process. This category represents approximately 4% of total program costs.

Summary pages are included in the CIP for the towns. The towns prepare their own separate CIP that includes more detailed information than what is provided in this consolidated CIP. Town projects represent approximately 9% of total program costs.

In total, these projects will bring certain areas into compliance with adopted standards (i.e. adhere to the new arsenic standard, such as the East Valley Arsenic Water Treatment Facility) and support growth in developing areas (i.e. Airport and North County Specific Plan).

2. Project Financing Categories

The largest single need for funding for the FY05-09 CIP will be from revenue supported bonds (24%), a large portion would be needed to support a Valley Senior/Community Center/Performing Arts facility.

Financing Sources	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09	TOTAL
Dedicated Taxes	3,344,500	4,980,500	3,170,500	5,030,500	3,020,000	19,546,000
Grants	4,185,018	3,900,525	7,944,900	2,204,472	3,160,628	21,395,543
Current Revenue	3,152,320	4,175,956	3,461,904	2,544,617	1,057,810	14,392,607
Bonds	3,548,000	9,586,013	9,446,000	280,000	223,000	23,083,013
Construction Reserves	665,000	3,643,250	1,572,500	181,900	1,100,000	7,162,650
Other	1,281,876	4,130,000	950,000	125,000	-	6,486,876
Other (unfunded)	2,298,000	1,484,000	288,000	302,000	-	4,372,000
Total	18,474,713	31,900,244	26,833,804	10,668,489	8,561,439	96,438,688

The other significant sources of revenue are from dedicated taxes and grants. More detail about project financing is included later in this report.

II. THE FY05-09 CAPITAL IMPROVEMENT PROGRAM

A. THE CAPITAL IMPROVEMENT PROGRAM DEFINED

The Douglas County Capital Improvements Program (CIP) is one of the County's growth management tools that determines the timing for public facilities that helps implement the county's Master Plan by supporting services to existing and new development. These improvements include county buildings, water and sewer systems, streets and highways, and parks. Improvements are prioritized based on an analysis of repair and replacement needs, current growth trends, the future growth shown in the Master Plan, and the availability of funds. Participation with development-required improvements to enhance current systems and to meet future demands is also pursued. This allows for the most cost-effective use of existing services and facilities, while minimizing future capital costs.

The CIP provides information on the current and long-range infrastructure and equipment requirements of the county. It provides a mechanism for balancing needs and resources and for setting priorities and schedules for capital projects. It is based on needs identified through various planning processes, requests and recommendations of county departments and elected officials and the concerns of citizens.

The CIP includes identification of the revenue sources, which will be utilized to fund capital improvements. For the first five-year period, projects are included even if offsetting revenues will not be available to fund them. Projects may be funded by current revenues or by debt financing, depending on the availability of funds, the nature of the project, and the policies of the Board of Commissioners.

The CIP combines the county’s entire individual department plans and coordinates them with the Master Plan and BOC’s vision. The CIP spells out what each department sees as its future needs and the means to achieve those goals. The CIP fits into the overall planning process as follows:

<u>MASTER PLAN</u>	<u>CIP</u>	<u>ANNUAL BUDGET</u>
20 years	5 years	1 year

B. ROLE OF THE CIP IN GROWTH MANAGEMENT

Capital improvements programming and land use regulations, such as zoning and subdivision regulations, evolved at roughly the same time. However, Douglas County and most other governments have used land use regulations instead of the budgetary process in an attempt to achieve growth management. As the county has continued to grow and diversify, a more balanced approach that links planning documents and the budget has become a necessity.

The CIP is an integral part of the county growth management efforts. For example, land use planning, private development and investment, tax increment financing (i.e. Redevelopment), and capital facility planning have all worked together to support new commercial opportunity in North Douglas County. Proactive capital planning can assist in directing growth and in achieving desirable development patterns. The Eagle Ridge project was clustered to take advantage of planned county sewer and water service. This resulted in 700+ acres being retained as open space.

Growth management in Douglas County is based on the concept of coordination of public planning, private development, and public capital investment. These are coordinated through the Douglas County Master Plan (public planning), Douglas County Development Code (private development) and the Douglas County Capital Improvements Program (public and private capital investment).

1. The Master Plan

The Master Plan is the official land use planning guide for Douglas County. It helps determine the most desirable location of each type of development. The Master Plan has policies and maps designed to conserve natural resources (e.g. protect critical environmental areas, define water resources, enhance visual and scenic corridors). It also includes growth forecasts as well as policies and maps reflecting community desires related to land uses and transportation. The Master Plan has goals and policies to guide provision of public services and facilities. A portion of these public services and facilities are implemented through the CIP.

The “Adequate Public Facilities” section of the Master Plan is met not only by facilities and services provided by Douglas County, but through a variety of other agencies. A number of jurisdictions outside of Douglas County are responsible for capital planning, construction and maintenance. These agencies are independent of the County and are

responsive to their respective elected governing bodies. The Tahoe Douglas Fire District provides fire and medical services in the Tahoe area. Streets, drainage and lighting in Tahoe are generally provided by the eight General Improvement Districts (GIDs), and various Homeowners Associations, with NDOT responsible for Highway 50, 28 and 207 (Kingsbury Grade). Douglas County provides signal maintenance and maintains 2.5 miles of roads at the lake. The most significant roadway is the recently reconstructed Loop Road (Lake Parkway) with the majority of the other roads receiving chip seals.

Water and sewer services at Tahoe are provided by GIDs or private companies. The majority of water service is provided by Kingsbury GID, Round Hill GID or the private Edgewood Water Co. Douglas County operates the Skyland/Cave Rock, Uppaway and Zephyr Water Utility District (ZWUD). The County systems serve 995 customers. Sewer services are provided by GIDs in cooperation with the Douglas County Sewer District No. 1 or by the Tahoe-Douglas Sanitation District.

In the Carson and Antelope Valleys there are also a number of General Improvement Districts, private companies, Homeowners Associations, plus three unincorporated towns that provide capital planning, construction and maintenance services. Topaz Ranch Estates GID provides for water and roads and drainage. The privately owned Topaz Lake water company provides water services to a portion of the development around Topaz Lake. No sewer services are provided as the area is served by private septic systems.

In the Carson Valley sewer services are provided by the Minden Gardnerville Sanitation District, Gardnerville Ranchos GID (collection system only), Indian Hills GID, and Douglas County. A large portion of the valley is served by private septic systems. Water services are provided by Douglas County, Gardnerville Ranchos GID, Indian Hills, Town of Minden, the private Gardnerville Town Water Company and a number of other smaller private systems. The Towns, GIDs and Douglas County provide improvements and maintenance for street and drainage systems. The East Fork Fire and Paramedic Districts (governed by the Board of County Commissioners) and the Sierra Forest Fire Protection District provide fire and paramedic services. The Towns and GIDs also provide for some parks and recreation facilities in addition to the County.

The County provides capital planning for a variety of county wide services including: Parks, Library, and Senior Services; Law Enforcement; Courts; Juvenile Detention; Minden-Tahoe Airport, and General County Services.

The County's Mater Plan identifies specific water and sewer service areas and recognizes the role of the various GIDs and Towns in providing services. However, the capital planning of these various agencies is done outside of the County, as the County has no jurisdiction over these agencies. Various projects are jointly coordinated, joint bids are used for maintenance and interconnections of some systems are planned. Given the number of governmental agencies within the County it is important to note that the majority of the capital projects planned by the various independent agencies are not included as part of the County's CIP.

Depending on where new development occurs in Douglas County a majority of basic capital facilities and related services (i.e. water, sewer, streets) may be provided by

Agencies outside of the County. As new development plans are prepared a statement from the various service providers is requested to make sure that the services they are responsible for can adequately serve the new development. To date, no limits have been placed on new development from agencies based on their ability to provide services. The County has also been able to meet or exceed minimum facility requirements. Specific requirements may be placed on new development to insure that the capital planning efforts of other agencies, as well as the County's are realized. These requirements are secured through the implementation of the County's Development Code.

2. The Development Code

The Douglas County Development Code serves as the mechanism for coordinating the location and timing of private development with the Master Plan and CIP. The Development Code is designed to ensure conformity of all land development regulations (e.g. zoning and subdivision ordinances) with County requirements. The Code establishes development standards, requirements and conditions for development, which often includes a portion of public infrastructure. A Design Manual has also been prepared and adopted by the county to insure minimum requirements are met for public works related capital improvements.

Used in conjunction with one another, the Master Plan and Development Code allow for the maximization of public and private investment. Public funds are often leveraged with private development to meet broader public needs. This may include increasing the capacity of water or sewer facilities, contributions to road projects, improved fire protection, and construction of or contributions for other public amenities (i.e. parks and trails).

C. GENERAL CONCEPTS & PROCESS

By looking beyond year-to-year budgeting to determine what, when, where and how future improvements should be made, capital improvements programming enables Douglas County to more effectively provide public facilities. At the same time, capital improvements programming, like zoning and subdivision requirements, is a means of implementing the county Master Plan. Moreover, following a systematic approach, or process, in preparing and updating the Capital Improvement Program derives considerable benefits; the CIP is more responsive to changes, meeting existing deficiencies, community desires, current growth trends, and new development proposals.

1. Capital Improvement Projects

There are two types of capital expenditures: Capital Projects and Capital Outlay. One deals with infrastructure projects and the other with operating programs. Capital projects are expenditures of a non-recurring nature that have a useful life of ten years or longer and a cost of \$25,000 or more. Capital projects are major expenditures of public funds, over and above annual operating expenses, for the purchase, construction, or replacement

of the physical assets of the community. Projects that meet this definition of a capital improvement include:

- a. New and expanded facilities for the community (e.g. Valley Senior Center).
- b. Large-scale rehabilitation or replacement of existing facilities (e.g. Runway 16/34 overlay).
- c. Equipment for any public facility or improvement when first constructed or acquired (e.g. election equipment).
- d. The cost of engineering or architectural studies and services relative to the project.
- e. The acquisition of land for a community facility such as a park, road, sewer line, etc.
- f. The construction of a new building or building addition (e.g. new County/East Fork Fire & Paramedic District administration building).

Capital project costs include all expenditures related to the planning, design, construction and equipment necessary to bring a facility on line. This can include reimbursement of the project manager's time through a charge to a capital project account.

Capital outlay, within the county's operating budget, includes such things as furniture, equipment, vehicles, and motorized equipment needed to support the operation of the county's programs. Generally, a capital outlay item may be defined as an item valued more than \$3,000 with a life expectancy of less than ten years. The purchase of vehicles or equipment under \$25,000 is considered a capital outlay, although some pieces of equipment have a life expectancy of greater than ten years.

Capital outlay includes minor construction projects, landscaping projects, and facility repairs valued up to \$25,000. However, for purposes of budgeting, small projects may be combined into a capital project when collectively they relate to an overall improvement program or project for a facility or system. For example, the installation of a play area, picnic shelter, parking lot and ballfields at Stodick Park comprise a capital project for the renovation of the park, even though individually a specific component may not meet the definition of a capital project/outlay.

2. Relationship to the Annual Budget

The significant differences between the annual budget and the CIP are that the latter involves projections for several years into the future, as opposed to a one-year period. Once the CIP is adopted, the relationship between the two should be evident; the first year of the Capital Improvements Program provides direction for preparation of the annual capital budget. The 5-year CIP will be adjusted annually as part of the budget. The annual budget may also include capital projects that extend over two or more years.

An added element for the FY05-09 CIP is an extended capital outlook. This section looks at potential projects in years 6-10 of a 10-year time planning horizon. These projects represent longer term planning efforts. Due to the time frame and uncertainty of funding, projects are not placed in any set year. This part of the CIP is presented as planning information only. Due to the uncertainty of funding sources, project funding is not addressed.

3. Capital Budget

The Capital Budget represents the first year of the CIP and is adopted by the BOC as a part of the fiscal year budget. Projects included in the Capital Improvements Program that are not adopted as part of the fiscal year Capital Budget will be resubmitted by the originating department for inclusion in the annual CIP update.

Formal adoption of the CIP indicates the county's commitment to the capital improvements included in the program, but does not authorize appropriation of funds. A separate annual capital budget is approved as part of the annual budget. Therefore, the CIP plays an important, but distinct, role in annual budgeting.

4. Relationship of CIP to Impact Fees – NRS 278B

The County's consolidated CIP has developed over the past 4 years to meet State budgeting requirements (NRS 354.5945) and to serve as a planning and budgeting tool for county capital projects. NRS 278B sets forth the statutory requirements for impact fees and the required capital improvement plan necessary to justify the fees. The use of impact fees is limited by NRS to the following eight areas:

NRS 278B.020 “Capital improvement” defined. “Capital improvement” means a:

1. Drainage project;
2. Fire station project;
3. Park project;
4. Police station project;
5. Sanitary sewer project;
6. Storm sewer project;
7. Street project; or
8. Water project.

State law gives the definition of impact fee as follows: **NRS 278B.050 “Impact fee” defined.** “Impact fee” means a charge imposed by a local government on new development to finance the costs of a capital improvement or facility expansion necessitated by and attributable to the new development. Local government includes only a county or city.

The purpose of the CIP under NRS 278B is to determine what portion of a capital project is “necessitated by and attributable to the new development.” The use of impact fees cannot be used to address existing deficiencies or to meet the service needs of existing residents. If adequate funding is not available for these purposes it can make construction

of new facilities difficult within the time frames required and the purposes required for use of impact fees.

State law provides a specific definition for each type of the capital improvements and places substantial limitations on the use of impact fees. For example, a Fire station project is defined as follows: **NRS 278B.045 “Fire station project” defined.** “Fire station project” means a facility for a fire station or a fire substation. The term does not include:

1. A facility or portion of a facility that is designed for a use related to the administration of a fire department or any other use not directly related to fire fighting; or
2. Any equipment, including, without limitation, vehicles, used for fire fighting.

Several projects identified in the County’s CIP are excluded from the use of impact fees by definition.

State law places a number of limitations on the use of impact fees, as follows: **NRS 278B.040 “Facility expansion” defined.** “Facility expansion” means the expansion of the capacity of an existing facility associated with a capital improvement to serve new development. The term does not include the repair, maintenance or modernization of a capital improvement or facility. A number of the projects in the County’s CIP do not qualify under this definition for the use of impact fees as a funding source.

Further limits may also apply - such as for parks. Parks must be less than 50 acres, which would limit the use of fees for a number of park facilities in the County (i.e. Fairgrounds, Topaz Lake, or James Lee). It prohibits the use of impact fees for such facilities as auditoriums, arenas, bandstand and orchestra facilities, bathhouses, clubhouses, community centers that are more than 3,000 square feet in floor area, golf course facilities, greenhouses, swimming pools, zoo facilities or similar recreational facilities. A credit must also be provided against the payment of any impact fees based on the value of land donated, improvements constructed or residential construction tax paid. Based on these limits and past practice of securing land and improvements for parks from new development, it is doubtful that impact fees would provide any additional funds for parks.

Impact fees are based on the calculation of a “service unit” for each type of capital project and the number of units within a defined “service area.” These are defined as follows: **NRS 278B.100 “Service area” defined.** “Service area” means the area within the boundaries of the local government, which is served and benefited by the capital improvement or facilities expansion as set forth in the capital improvements plan.

NRS 278B.110 “Service unit” defined. “Service unit” means a standardized measure of consumption, use, generation or discharge which is attributable to an individual unit of development calculated for a particular category of capital improvements or facility expansions.

State law is clear in the use of impact fees. The guiding principle is that they can only be used to offset the impacts of new development and not to meet the needs or to address deficiencies in service for exiting development.

NRS 278B.280 Prohibited uses of impact fees. Impact fees must not be used for:

1. The construction, acquisition or expansion of public facilities or assets other than capital improvements or facility expansions which are included in the capital improvements plan.
2. The repair, operation or maintenance of existing or new capital improvements or facility expansions.
3. The upgrading, expansion or replacement of existing capital improvements or facilities to serve existing development to meet more stringent safety, environmental or regulatory standards.
4. The upgrading, expansion or replacement of existing capital improvements or facilities to provide better service to existing development.
5. The administrative and operating costs of the local government.
6. Except as otherwise provided in [NRS 278B.220](#), the payments of principal and interest or other finance charges on bonds or other indebtedness.

The CIP requirements for impact fees are as follows: **NRS 278B.170 Contents of capital improvements plan.** A capital improvements plan must include, by service area:

1. A description of the existing capital improvements and the costs to upgrade, improve, expand or replace those improvements to meet existing needs or more stringent safety, environmental or regulatory standards.
2. An analysis of the total capacity, level of current usage and commitments for usage of capacity of the existing capital improvements.
3. A description of any part of the capital improvements or facility expansions and the costs necessitated by and attributable to the new development in the service area based on the approved land use assumptions.
4. A table which establishes the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of capital improvements or facility expansions.
5. An equivalency or conversion table which establishes the ratio of a service unit to each type of land use, including but not limited to, residential, commercial and industrial uses.
6. The number of projected service units which are required by the new development within the service area based on the approved land use assumptions.
7. The projected demand for capital improvements or facility expansions required by new service units projected over a period not to exceed 10 years.

Impact fees must also be used within a relatively short time frame. Construction must start within 5 years and be spent within 10 years or it may be refunded. This does not take into consideration whether or not adequate funds are available for the complete construction of the full improvement. This problem is enhanced when there is a mix of existing unfunded deficiencies as well as the need associated with new development. At times, existing development requirements can address this challenge more directly outside the use of impact fees.

Times and refund requirements are set forth as follows: **NRS 278B.260 Refund of impact fee.**

1. The local government shall, upon the request of an owner of real property for which an impact fee has been collected, refund the impact fee and any interest and income earned on the impact fee by the local government, if:

(a) After collecting the fee the local government did not begin construction of the capital improvement or facility expansion for which the fee was collected within 5 years after collecting the fee; or

(b) The fee, or any portion thereof, was not spent for the purpose for which it was collected within 10 years after the date on which it was collected.

2. The local government shall, upon the completion of the capital improvement or facility expansion identified in the capital improvements plan or upon expenditure of fees collected from a development, recalculate the impact fee for that development by using the actual costs of the capital improvement or facility expansion or the actual costs of those capital improvements or facility expansions completed and engineering estimates of those capital improvements or facility expansions to be completed within the service area.

3. If the impact fee based on the cost or recalculated cost is less than the impact fee paid, the local government shall refund:

(a) The difference if the actual costs are known; or

(b) The difference if it exceeds the impact fee paid by more than 10 percent, if estimates are used, and any interest and income earned by the local government on the amount of money refunded.

4. The local government shall refund any impact fee or part thereof, and any interest and income earned by the local government on the amount of money refunded, if it is not spent within 10 years after the date of payment.

5. Each refund must be paid to the owner of the property on record at the time the refund is paid. If a local government paid the impact fee, the refund must be paid to that local government.

6. Any limitation of time established by this section is suspended for any period, not to exceed 1 year, during which this state or the Federal Government takes any action to protect the environment or an endangered species which prohibits, stops or delays the construction of the capital improvement or facility expansion for which an impact fee was collected.

Based on the County's CIP, restrictions placed on the types of projects eligible for impact fees and limits placed on the use of fees only a few of the project areas may be pursued based on sound fiscal policy. Water and sewer projects are already funded through connection fees, which are developed in a similar manner. Current capacity, project definition and use limits make impact fees for fire and police station projects impractical. Credits for offsite improvements etc. limit the use of fees for parks and would limit the value of fees for a number of other projects when developments are required to construct off site improvements.

Areas that are planned for review for the use of impact fees include street projects, drainage projects and storm sewer projects. The first step is to develop the required detailed CIP. The County has allocated approximately \$180,000 for this purpose. The focus is on streets and drainage. As the plan is developed it will be incorporated into the County's consolidated CIP.

D. PREPARING THE CIP

The annual CIP preparation process includes four basic steps: needs assessment, preparation of project schedules and cost estimates, determination of funding requirements and financing methods, and review and approval of the proposed program.

1. The Annual CIP Preparation Process

The annual needs assessment includes three distinct tasks. First, the various departments and divisions involved in maintaining inventories of existing facilities identify those facilities needing repair and/or replacement. The second distinct task is the receipt and review of suggestions for capital improvement projects from citizens through departmental and/or Advisory Board public hearings. The last task in preparation of the annual needs assessment is the comparison of growth and development information to adopted service standards in order to identify where new facilities are needed in each planning area. These standards are discussed in the CIP needs assessment, projects and cost estimates section of this document. The information from all three needs assessment tasks is then combined to produce project site maps and more detailed information.

Citizen advisory boards provide input to the CIP as it affects their planning areas. For example, this is done by the Planning Commission, Parks & Recreation Commission, the Airport Advisory Committee, the China Spring Youth Camp Advisory Council, and the towns. As discussed previously, the CIP provides direction for preparation and adoption of the annual budget.

The next step is to determine funding requirements and financing methods that are appropriate for the proposed program. Project information should include estimates of project costs and proposed funding sources. For many proposed projects, the identified funding sources will provide adequate resources without taking resources from other proposed projects (e.g. utility enterprise funds and/or assessment district funded projects).

Some projects compete for common funding resources (e.g. room tax supported projects) and are prioritized accordingly. Other funding may be used for projects if approved by the BOC and, if necessary, the voters. Funding requirements and recommended financing methods are discussed later in this document.

The last step in the annual process is review and adoption of the proposed program. This review is done by staff and may include advisory review by the Douglas County Planning Commission, with final approval by the BOC. The involvement of the Douglas County Planning Commission affords an opportunity for review of the proposed CIP as it relates to the adopted Master Plan, as well as providing additional information that may be useful in reviewing development proposals.

The last level is the adoption of the CIP by the BOC. As noted above, projects noted in the 1st year of the CIP reflect those approved as part of the annual budget. The remaining projects, while adopted, still need final budgetary approval. The adoption of a multi-year program allows staff to proceed with a longer view work program.

a. CIP Needs Assessment

In order to consistently and equitably assess the need for the various proposed capital improvements, they must be evaluated using adopted service policies and standards. For all types of facilities, this approach has been used for both repair and/or replacement of existing facilities, and for construction of new facilities. The basic criteria for including projects in the CIP are:

- The project is legally mandated by county, state or federal agencies.
- The project has been previously initiated and is a subsequent phase.
- The project preserves and protects the health and safety of the community and responds to existing service level deficiencies.
- The project provides for the renovation of existing facilities, resulting in the preservation of the county's prior investment or reducing maintenance and operating costs.
- The project is clearly needed and plans for funding operations are in place, even though construction or acquisition may result in new and/or increased operating costs.

Projects that are included in the CIP for funding and completion are prioritized based on the following criteria:

1. Mandated (i.e. required by code, law, etc.)
2. Health & Safety (i.e. to bring up to acceptable standards)
3. Preventative Maintenance (i.e. repair to prevent or delay replacement)
4. Existing Deficiency (i.e. to bring into conformance with adopted county standard)
5. Projected Deficiency (i.e. will be needed to maintain an adopted standard)
6. Desirable (i.e. beneficial, but deferrable)
7. Available Funding

The CIP strives for efficient use of capital improvement funds by identifying CIP projects and prioritizing them according to their relative importance and urgency of need. Identification assures needed projects are being funded while prioritization ensures that those projects that are most urgently needed are funded first. The majority of funds available for capital projects are restricted in its use. For example, park funds cannot be used for roads. Therefore, the availability of funds will also shape the CIP.

b. Determining & Evaluating Projects – by Category

Airport Projects

These projects pertain specifically to the airport. The Federal Aviation Administration (FAA) plays a vital role in the operating and capital improvements at the airport, due to the numerous mandates and restrictions placed on airports. Correspondingly, the FAA provides grants for the improvement and repairs to airports – the core funding for airport projects included in the FY05-09 CIP. These grants contain a 5% local match component. Other funding sources include revenue generated by airport operations and leases, room tax and sales tax. General Fund revenues are restricted from being used to improve the airport.

Buildings & Facilities Projects

Buildings and facilities repair/replacement projects that are necessary to maintain existing facilities or comply with regulations and meet legislative mandates are given the highest priority. Proposed new buildings and grounds facilities are determined according to BOC priorities and the information provided with each project request.

For the past 6 years the County has taken an aggressive approach in providing adequate public facilities for general County services. The overall planning and development of County facilities have addressed a number of space needs. Significant investment in major maintenance areas was completed (i.e. HVAC, Roofs, parking facilities). Over the next 5 years a drop in these types of projects is anticipated. The most significant projects will be for new facilities. This includes the new County office building, added parking structures (Gardnerville and Minden) and community facilities (Senior, Community, Performing Arts Centers and a Senior/Library facility pending the outcome of Question 1 in the September 2004 primary election).

The County's records storage facility was expanded, a new bay was added to vehicle maintenance, new offices were provided for roads and utility divisions, and modifications to our procurement and auction processes has opened up space in the County's warehouse. Office remodeling is being done within the vehicle maintenance building and a locker room area will be added to the new roads and utility divisions office to complete planned improvements to facilities located at the County Yard. FY04-05 pavement improvements will complete work at this area. These improvements should meet service needs beyond the 5-year detailed planning period and currently no projects are planned within the 6-10 year time frame.

Improvements have been made over the past few years to the HVAC systems in the Judicial Building, Historic Court House, Minden Library, Communications Center and the Tahoe Services Facility. Energy efficient lighting improvements have been completed throughout county facilities. Roofs on the Historic Court House, Communications Center, Tahoe Services Facility (to be completed in FY04-05), and Social Services building have been replaced. Parking and driveway improvements were completed at Tahoe in conjunction with the construction of a new parking garage. Reconstruction of parking lots for the Judicial Building and Historic Court House were started in FY03-04 and will be completed in FY04-05.

The Tahoe Services Facility has been remodeled to meet needs of the Justice Court, General Services and the Sheriff's Operations. Space within the facility is projected to meet the County's needs for the next 10 years. The cooling tower will be upgraded and variable air valve (VAV) boxes will be installed in FY 04-05.

The Minden Library was expanded and remodeled, including new parking and landscaping. Additional internal remodel work is being planned. The Library has a long-term plan for a future expansion to adequately meet the needs of the community. This work may include a 2,700 square foot addition for shelving space, a shipping and receiving area, and administrative office space. Additional parking may also be added.

The planning for a new county office building adjacent to the Minden Inn will be completed in FY 04-05, and construction started. The allocation of space will incorporate the needs of a number of departments (i.e. EFFPD, Human Resources, Community Development, County Manager, and Clerk). The building will have a 20-year planning horizon. While some needs within the Judicial Building may be accommodated through this planning process (i.e. Alternative Sentencing), future plans will need to be developed to meet projected needs. This includes space for the District Attorney's Office, a potential additional courtroom, and general offices. Timing for expanded space is uncertain, but some requirements may need to be met within the 10 year planning window. County owned space should be planned to meet the needs related to the change in election equipment.

Douglas County operates two adult jail facilities (Valley and Tahoe) and one juvenile detention center (Tahoe). The 15 bed juvenile facility was opened in 1999. The facility not only meets the needs of Douglas County, but provides space on a fee basis to other counties and agencies. Use of the facility has wide swings with capacity running as low as 3 and as high as 15. For FY 03-04 Douglas County accounted for 67% of the usage. Based on the capacity of the facility, swings in usage and county usage the facility will meet county needs for the current 10-year planning period.

The County's jail facilities are designed for 16 inmates at Tahoe and 98 inmates in the Valley (includes 4 medical and 6 holding/intake cells). For FY03-04 the Tahoe facility had an average daily count of 9, daily bookings of 2, with 6 days being the average length of stay. On a monthly basis the highest average daily count was 13. The Valley jail had an average daily county of 57 for FY03-04. The average length of stay was 12 days and the average daily booking was 4. On a monthly basis the highest average daily count was 70. Based on the use trends and facility capacity no expansions of jail facilities are planned for the current 10-year planning period. Planning for additional jail space may be started during this time frame.

Internal improvements to the jail have included making the jail ADA compliant, the installation of new, state of the art control panels (remote door openers, intercoms, etc.), remodeled control rooms and booking areas, and upgraded cooking and cleaning facilities.

The 911 Communications Center provides space not only for 911 dispatch but also for radio and phone management, repair and maintenance, cable TV public access channel equipment and management and houses the county's GIS (Geographical Information System) Department. Future space needs for these services includes the addition of 2 dispatch consoles and expanded area for communications related repair and maintenance. The need for added consoles will be dependent on call volumes and adequate funding for personnel. The addition of one additional console may be needed within the initial 5-year capital planning period and definitely within a 10-year period. A related needed facility is a multi purpose room designed and equipped for an Emergency Operations Center (EOC) and training/meeting room. An upgrade to the 911 equipment is included as part of the relocation.

To meet the planned needs of the 911 communications center adequate space is being planned in the new County Office building. This includes space for a minimum of 2 additional consoles with space for a potential third console. A multi-purpose meeting room will be designed to serve as the County's EOC. Space is also being allocated for the relocation of the GIS Department. A portion of the maintenance operations may remain in the existing facility, but office and limited workspace is also being allocated in the new building. The overall planning should meet these service needs for a 20-year period.

Through a State/Federal Homeland Security grant a new mobile command vehicle will be purchased in FY 04-05. This vehicle will meet this need beyond the 10-year capital planning period. The County will receive additional equipment in the future through Homeland Security grants. The grants focus on improving the County's emergency response capabilities and protecting critical infrastructure.

The EFFPD continues to update and modernize it's fleet of fire apparatus based on its 5 year planning cycle. The stations and equipment are placed to provide adequate fire and paramedic services in designated response areas, with over lapping coverage also being built into response protocols. From a capital planning perspective the EFFPD are set to meet the overall growth projections within their service areas for the 5-year planning period covered in this Capital Improvement Plan. Looking at the 6-10 year planning horizon the Districts may look at the repositioning of certain stations and the expansion of Stations 4 & 5 (TRE and Topaz Lake) depending on future development patterns in South Douglas County. Specialty needs may also arise (i.e. dedicated apparatus for the Minden-Tahoe Airport). The greater challenge for the Districts will be in the allocation of man power and the ongoing reliance on a co-dependant paid and volunteer organization.

Within the past 10 years, EFFPD has significantly enhanced its physical assets to meet the needs of the community. This began with the construction of a dedicated paramedic station (Station 14). Since then a number of construction projects have been undertaken, including a new Station 7 (Ranchos), the reconstruction of Station 8 (Sheridan), construction of a new Station 3 (Genoa), expansion of Station 6 (Johnson Lane) and the expansion of Station 9 is under construction (Fish Springs). A new station 12 (North Douglas County) is currently being planned with construction to begin in FY04-05. An expansion of the District offices is also planned. Within the 6-10 year planning horizon, a new/expanded fire station(s) will be reviewed.

Leisure/Community Enhancement Projects

The community park planning standards listed in the Douglas County Master Plan are utilized to determine the need for new park facilities. The Parks & Recreation Commission annually reviews projects in the 5-year plan for the Parks & Recreation Department.

Douglas County is divided into 4 regular and 2 special districts for the collection of Residential Construction Tax for Parks. The tax is levied at a rate of 1% of value up to \$1,000 on all new homes and is collected with the issuance of a building permit. This is the primary funding source for parks development. Property for park expansion comes from new development requirements, federal lands through the recreation and public purposes act, and more recently through purchases using State Bond funds and Federal Southern Nevada Public Lands Management Act (SNPLMA) funding.

The focus of the County's park development plan is on larger regional neighborhood parks (i.e. Lampe, Stodick, Aspen, Johnson Lane, Kahle, Topaz Lake). These parks provide a variety of individual and group recreational services, including fields for youth sports, picnic areas, children play equipment, tennis courts, skate park and a community center at Kahle Park. This next year the County is pursuing the purchase of two pieces of property along the Carson River to provide passive recreational opportunities and legal public access. Partial funding will come from federal Southern Nevada Public Lands Management Act (SNPLMA) funds and from State Lands' Park Bonds.

Each of the County's primary parks has a conceptual site development plan. Prior to actual construction of improvements a public process is used to determine any changes to the conceptual plan. This includes public workshops and hearings with the Parks and Recreation Commission with final approval by the Board of County Commissioners. The process was used most recently for the expansion of the Johnson Lane Park where approximately 59 acres of BLM land is being incorporated into the current park. The first phase will focus on infrastructure needed to service the park with recreational elements to come in future phases. Planned development of fields, parking, storage, picnic areas etc. at Stodick Park were completed this past year with the final phase of adding children play equipment and fall protection to be done in FY 04-05. Play equipment was installed at the TRE Park last year.

Each year various maintenance projects are also included as part of the parks CIP. This past year ball field lights at Lampe Park were replaced, the paver program was continued, and trees were planted at Topaz Lake Park. A fish cleaning station is planned for Topaz Lake in FY04-05. Improvements were completed at James Lee Park through a joint agreement between Douglas County and Indian Hills General Improvement District. Major maintenance projects included in the CIP include the renovation of tennis courts, parking lots, and sidewalks.

This section of the CIP includes the potential construction of a number of community facilities. Pending voter approval of an increase in the utility user fee (Douglas County Question 1 – September 2004 Primary Election) funding will be available for the phased construction of a new valley senior center, community recreation center, and performing

arts center and a consolidated senior and library facility at Lake Tahoe. Within the 10 year plan Phase III at Kahle Park may also be initiated.

Transportation Projects

Maintenance of existing county roadways by chip-sealing or new asphalt overlays is a high priority in the CIP. The Douglas County Community Development Department provides a detailed assessment of street conditions based on pavement type, pavement distresses, pavement width, maintenance practices, and similar factors. The final determination for repaving a section of a street is made by the Community Development Department staff after final site inspection and coordination with other capital projects and local utility projects.

Traffic signals and new or improved traffic signing and striping needs, whether in response to conditions created by new growth or pre-existing deficiencies, are determined using standards published in the Manual for Uniform Traffic Control. The need for new or expanded roadway facilities is based on future roadway demands. This demand is determined by comparing future traffic volume projections to existing roadway capacities. New or expanded facilities are planned when projected volumes exceed existing county standards. NDOT controls enhancements, such as traffic signals on State maintained highways.

One of the significant challenges in transportation is meeting ongoing maintenance needs. This is seen not only in the County's program, but is also experienced by the towns and general improvement districts with road maintenance responsibilities. A second challenge facing the county is the construction of new major arterials and parkways serving to connect communities and to provide alternative routes around or through developed areas. While future development will be responsible for constructing a portion of these roadways, a significant number are planned to extend through areas that will not be supported by new development. For the past 10 years the County has not constructed a completely new road. While the County may participate in new road construction, the primary driver and funding is new development.

For almost two years a citizens group worked on ways to address traffic concerns and funding needs. The work of this group resulted in three ballot questions being placed on the November 2002 General Election. The three questions relate to new funding for transportation projects include the following:

- 1) Should the county increase the excise tax on gasoline by five cents per gallon and use these tax revenues to construct, maintain and repair roads?
- 2) Should the county impose a tax on the privilege of constructing new non-residential buildings (\$0.50 per square foot) with the proceeds of the tax to be used for road projects, road bonds or both projects and bonds?
- 3) Should the county increase the sales tax rate by one-quarter of one percent (.0025) with the revenue from the tax to be used for the construction and repair of roads?

Only the non-residential construction tax was approved by the voters. Without the necessary funding sources the majority of projects identified through the process will not be constructed. Transportation projects identified included: construction of East Valley

Road; Heybourne Road extension to Buckeye and to Stephanie Lane; Muller Lane Extension; Waterloo Lane extension from Hwy 395 to Lampe Park; Stodick Parkway extension; High School Street extension to Gilman Avenue; various intersection improvements; and funding for road maintenance. While these projects are not funded they are still reflected as needed improvements and have been placed in the 6-10 year planning period. The County's 5-year Transportation Improvement Plan (TIP) also identifies a large number of unfunded road maintenance projects.

Utility Projects

i. Water Service

The criteria for evaluation of water system projects are: compliance with requirements for production, capacity, water quality, fire flow requirements (e.g. tank and pipe size and pressure), consistency with design specifications (e.g. well house mechanical and sanitary specifications), pipe characteristics (e.g. age, material, and breakage problems), and potential for water conservation.

County water systems are evaluated based on current and future demands. This includes needs for new water supply, storage and delivery systems. The service areas for the County's various water systems are defined in the County's master plan. The two primary Valley water systems include the East Valley and West Valley (Foothill area). The County operates some smaller systems (i.e. Fairgrounds, parks) and will ultimately take on additional systems (i.e. Jobs Peak). The County operates three systems at lake Tahoe: Cave Rock/Skyland; Uppaway and Zephyr Water Utility District (ZWUD).

The systems at Tahoe have limited opportunity for growth and are managed accordingly. The systems were originally built by local developers and subsequently acquired by the County. The systems were old, undersized and in need of significant improvements, including water treatment plants to meet new federal water quality standards. Treatment plants have been constructed. Significant improvements have been made in the delivery and storage systems. As part of a rate review process a 10-year capital improvement program was developed for the Cave Rock/Skyland and Uppaway systems. Full implementation will depend on grant funding. Reliance on monthly rates for funding will require the CIP to be extended.

The East Valley Water System is the County's largest system. A detailed 5-year CIP was developed in conjunction with the FY 04-05 rate study. The rate study is used to set connection charges for new customers, as well as monthly custom rates. Additional projects were defined for future years, but the timing will depend on system demands. Alternatives to meet the new federal arsenic standards were developed from the arsenic management plans prepared by the Carson Water Subconservancy District. The 5-year CIP is based on a projected annual average connection growth rate of 5.2%. This assumes a 3.3% residential growth rate. The remaining growth is from commercial/industrial and irrigation customers. The growth rate is based on current land uses within the service area and approved development projects.

The CIP assumes that the Johnson Lane Receiving area will not be developed in the 10-year planning window. The majority of approved subdivisions in the Johnson Lane area will be built out in the next 10 years and that some growth will be from the conversion of

domestic wells to the County's system. The East Valley System includes the North County Area and includes future retail development in the projections. Longer-term projections include additional residential development through the disposal of BLM land.

A detailed 5-year CIP was developed in conjunction with the FY04-05 rate study. For the West Valley Water System, additional projects were defined for future years, but the timing will depend on system demands. The system has a high growth rate for the next 5-years due to new developments (i.e. Eagle Ridge and Little Mondeaux). A residential growth rate of 18.8% is projected. No new commercial accounts are planned for the next 5 years. Limited growth may occur in Genoa or on commercially zoned property at Sierra Nevada Golf Ranch within the 10-year period.

Funding for the East and West Valley Water Systems' CIP is predicated on connection fees from new development, debt and developer contributions. Substantial reductions in the growth rate will impact CIP funding, customer rates and project timing. A higher level of growth will not have a negative impact, but may require some projects to be constructed sooner than indicated. Water rights are secured through the County's policy of collecting fees or requiring rights to be dedicated with new development.

Capital planning has been done for the Sunrise Estates/Fairgrounds systems, but is dependent upon grant funding and new development for construction. Additional planning work has been done on the Jobs Peak and Sheridan Acres water systems. However, as these systems are not owned by the County projected improvements are not included in the CIP.

ii. Sewer Service

Sanitary sewer system projects are included in the CIP if they satisfy the need for compliance with health standards (e.g. improvements to treatment facilities to meet state-mandated conditions). New facility proposals are given a high priority if they serve existing development that is below the standard adopted in the Master Plan (e.g. reduce the use of septic systems).

The capital improvement plans for the County's sewer utility are developed in conjunction with long-range facility plans and development patterns. The County's North Valley Wastewater Treatment Plant's sewer service area is defined in the master plan. The plant design and expansion plans are based on the ultimate build out of the service area. The plant is designed to be expanded in phases based on the level of growth. The service area includes the Johnson Lane/airport area, North Douglas County and the Genoa/Foothill area.

A detailed 5-year CIP was developed in conjunction with the FY 04-05 rate study. The rate study is used to set connection charges for new customers, as well as monthly customer rates. Additional projects were defined for future years based on facility plans, but the timing will depend on system requirements. The growth rate in connections is 18.8%. This includes residential growth averaging 8.2% over the 5-year period. A similar growth rate is projected over the 10-year period, but will depend on the level of activity in the North Douglas County retail area and industrial development. Development projections generally combine those of the East and West Valley Water systems.

Funding for the Sewer System's CIP uses connections fees from new development, debt, grants and developer contributions. Substantial reductions in the growth rate will impact CIP funding, customer rates and project timing. A higher level of growth will not have a negative impact, but may require some projects to be constructed sooner than indicated. The most immediate need would be to expand effluent disposal capabilities.

Vehicles/Large Equipment

Purchases of vehicles and large equipment are included if the individual cost is over \$25,000. These vehicles are generally on a scheduled replacement program and are purchased when revenues are available. The county and EFFPD have developed pay-as-you-go programs for additional and replacement vehicles.

c. Projects & Cost Estimates

Project Cost Components

Project costs are divided into the three categories shown below:

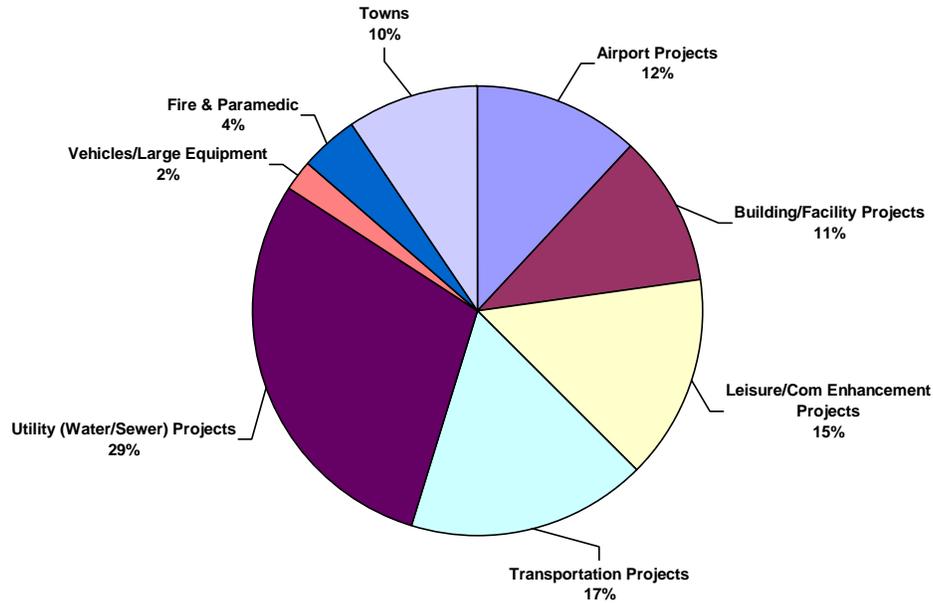
i. Pre-Construction: Includes expenditures for architectural, engineering, legal, feasibility studies, preliminary plans, and final plans required in the development of a capital improvement project.

ii. Construction: Expenditures for construction of roads, bridges, new buildings or facilities, expansion, extension or for the demolition of existing facilities.

iii. Other: Expenditures for land acquisition, accessory equipment of a newly constructed, rehabilitated or facility. In addition, some acquisitions of major equipment purchases will be improvements.

It is difficult to develop accurate scopes, cost estimates and schedules for projects on which no preliminary engineering or other work has been done. The project costs to be funded within the CIP should include all costs related to design, acquisition, construction, project management, equipment, legal expenses, mitigation of damages, title costs and other land related costs, and capital equipment, etc., when such information is available. Each year the CIP may be adjusted, as complete project costs become more firmly known. The final cost is ultimately determined through the bid process and actual construction. Projects will generally have a 5-10% contingency to cover unforeseen additional costs or small additions to the work in progress. The costs in the CIP are estimates only with a lesser degree of accuracy the further out a project is proposed.

The graph below shows the FY05-09 CIP by expenditure category.

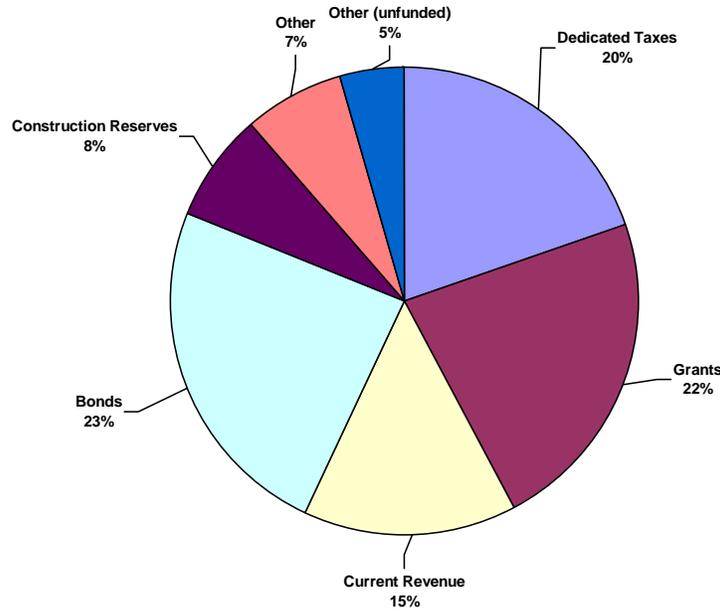


E. CIP Funding & Financing

The funding and financing necessary to support the FY05-09 Douglas County Capital Improvements Program come from a variety of existing and new sources. Existing sources include general revenues, parks construction tax, capital improvement taxes, developer contributions and fees, and construction reserves. New funding sources include gas taxes, revenue bonds, and, potentially, voter approved sources. Federal Aid, State Aid, utility enterprise funds, and other revenue sources, such as grants and mitigation programs, also supply necessary revenue. Revenues will be used both for the direct funding of projects and as a source for debt service to retire bonds.

While it is not possible to accurately project every available revenue that can be committed to project funding over the entire period of the CIP, it is appropriate to establish "target" levels of funding to commit toward capital projects. Uncertainty in local and national economic trends, building activity, and changes in intergovernmental revenue transfers (e.g. supplemental city/county relief taxes, gas taxes, grants, motor vehicle privilege taxes, etc.) make it prudent to use conservative forecasts of future funding available for the CIP.

Financing decisions are made based on established county policies and available financing options. The most obvious option is to use cash resources. In order to meet the goals and objectives of the BOC, the Master Plan, and the CIP, other financing options are explored. These options are directly related to project timing and choice of revenue sources. While some projects can be delayed until funds from existing revenues are available, others cannot. The county must investigate options such as dedicated taxes, grants, current revenues, bonds, construction reserves, loans, and increased taxes to meet the overall CIP need.



Listed below is a description of each major revenue sources with particular emphasis upon how funding is determined and for what purposes those monies will be allocated. Enterprise Funds will report their CIP within their respective funds, with offsetting revenues and expenditures.

1. Current Revenue

These are current revenues of the county (e.g. sales and property taxes, licenses, permits and fees) that are not necessarily designated for specific uses. Current revenues are used to support programs, salaries and benefits, as well as recurring capital costs (e.g. computer equipment, emergency service vehicles, building improvements). Larger CIP projects may be funded from current revenue when a surplus over annual obligations is available or a reserve is established from dedicating a percentage of the current revenues for CIP requests. Many projects in the FY05-09 CIP have current revenue as a funding source, but additional revenues make up a large part of the remaining funding need.

2. Construction Reserves

Construction reserves are funds set aside to pay for future, planned capital projects. Revenues to generate the reserves may come from a variety of sources. This may include

setting aside excess revenue or unexpended funds or specific earmarking of revenue for future projects.

3. Regional Transportation Fuel Tax

The Regional Transportation fuel tax is a tax levy of 4 cents on every gallon of gas sold in Douglas County. Funds are dedicated to larger road improvement projects (i.e. overlays).

4. Federal Aid

Federal aid includes grants-in-aid for specific projects, Community Development Block Grants (CDBG) and federal fuel tax funds. The federal fuel tax funds are administered through the Nevada Department of Transportation. CDBG funds are administered through various sources, depending on the type of grant. Large federal aid projects in Douglas County typically include highway and airport improvements. Matching funds from other sources are typically associated with federal aid projects.

5. State Aid

State aid includes grants-in-aid for specific projects. These funds are administered through various State agencies and regional boards, depending on the type of grant. State aid is typically used for matching funds for federal aid and other grant funded projects. The State AB198 water grant program is identified for several projects.

6. Parks Construction Tax

Park construction tax revenue is derived from an assessment on new residential units built in Douglas County. The rate of tax is 1 percent of the valuation of each building permit issued, up to \$1,000 per residential dwelling unit or mobile home lot. NRS 278 mandates this revenue be dedicated to community park acquisition, construction and/or improvements; it cannot be used for maintenance or operations.

7. Road Construction Tax

Road construction tax revenue is derived from an assessment on new residential units built in Douglas County. The rate of tax is \$500 per residential dwelling unit or mobile home lot, whichever is less. Funds are used to support the county's chip seal and rehabilitation projects designed to extend the life of our roadways.

8. Non-Residential Construction Tax

Non-residential construction tax revenue is derived from a fee per square foot of new, non-residential construction in Douglas County. The \$0.50 per square foot tax was approved on the November 2002 ballot. Funds are used to pay for road construction, rehabilitation, and maintenance.

9. Capital Improvements Tax

The 1989 Legislature passed enabling legislation allowing the county and its cities to increase property taxes for capital improvements. Douglas County has enacted the \$0.05 property tax to fund buildings and facilities projects. These funds are used to secure bonds for funding county facilities.

10. Bonds

There are several projects included in the FY04-08 CIP programmed to be funded with bond proceeds. As a local government, Douglas County may issue tax-exempt bonds to finance capital construction. A variety of revenue sources may be used to repay these bonds (e.g. property tax, sales tax, gas tax, room tax).

Projects within the Enterprise Funds for water and sewer may be bond financed by pledging revenues generated from the operation of these facilities. These bonded projects stipulate that revenues from the provision of water or sewer services provide debt service on these bonds. Connection charges in the water and sewer funds provide funding from new development to pay for debt financed system improvements.

11. Utility Enterprise Funds

Douglas County Utility Division operating funds are included in this funding category, which will be used for various water and sewer extension projects. These funds are typically generated by a set-aside formula as part of the adopted rate schedules to cover standard maintenance and major repair/upgrade activities.

12. Other Revenue Sources

Other funds include proceeds from sales of property, donations, developer contributions, and miscellaneous fees, etc.

F. SUMMARY

The FY05-09 Douglas County Capital Improvements Program contains 63 projects with combined costs totaling \$96.4 million. The chart below lists all FY05-09 CIP projects and estimated expenditures by fiscal year.

FY05-09 CIP Project Expenditures	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09	Total
Airport Projects						
Airport Improvements - AIP 14	1,431,650	-	-	-	-	1,431,650
Airport Improvements - AIP 15	-	3,328,200	-	-	-	3,328,200
Airport Improvements - AIP 16	-	-	2,870,800	-	-	2,870,800
Airport Improvements - AIP 17	-	-	-	1,403,000	-	1,403,000
Airport Improvements - AIP 18	-	-	-	-	2,345,000	2,345,000
Total Airport Projects	1,431,650	3,328,200	2,870,800	1,403,000	2,345,000	11,378,650
Building/Facility Projects						
County/EFFPD Office Building	130,000	1,182,500	1,032,500	-	-	2,345,000
HVAC Improvements	100,000	-	-	-	-	100,000
Parking Lot Improvements	50,000	-	-	-	-	50,000
Tahoe Roof Replacement	116,000	-	-	-	-	116,000
Parking Garage - Downtown Gardnerville	50,000	3,500,000	-	-	-	3,550,000
Parking Garage - Downtown Minden	50,000	3,750,000	-	-	-	3,800,000
Add Kennel Wing	-	-	300,000	-	-	300,000
Total Building/Facility Projects	496,000	8,432,500	1,332,500	-	-	10,261,000
Leisure/Community Enhancement Projects						
Valley View Park	287,000	-	-	-	-	287,000
Kahle Park Bleacher Walls	10,000	12,000	-	-	-	22,000
Kahle Park Connection to Round Hill Bike Path	340,000	340,000	-	-	-	680,000
Johnson Lane Park Improvements	100,000	750,000	-	100,000	800,000	1,750,000
Lampe Park Paver Improvements	10,000	10,000	10,000	10,000	-	40,000
Landscaping Plans	10,000	15,000	15,000	-	-	40,000
Tennis Courts	100,000	-	220,000	-	-	320,000
River Parks	500,000	250,000	500,000	250,000	-	1,500,000
Topaz Lake Park Improvements	200,000	-	250,000	250,000	250,000	950,000
Valley Senior Center	-	500,000	6,000,000	-	-	6,500,000
Aspen Park Asphalt Reconstruction	-	-	60,000	-	-	60,000
Fairgrounds Camping Area	-	-	-	200,000	-	200,000
Herbig Park Phase II	-	-	-	2,500,000	-	2,500,000
Total Leisure/Community Enhancement Projects	1,557,000	1,877,000	7,055,000	3,310,000	1,050,000	14,849,000
Transportation Projects						
Road Routine Maintenance Program	1,370,000	1,380,000	1,390,000	1,390,000	1,390,000	6,920,000
Road Preventative Maintenance Program	1,090,000	850,000	830,000	830,000	830,000	4,430,000
Traffic Signal Program	410,000	509,000	288,000	302,000	-	1,509,000
Bicycle & Pedestrian Facilities Program	488,000	250,000	250,000	250,000	-	1,238,000
Hwy 88 Intersection Improvements	250,000	250,000	-	-	-	500,000
Lake Tahoe Transit Center	1,050,000	750,000	-	-	-	1,800,000
Total Transportation Projects	4,658,000	3,989,000	2,758,000	2,772,000	2,220,000	16,397,000

FY05-09 CIP Project Expenditures	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09	Total
Utility (Water/Sewer) Projects						
East Topsy Lane Production Well & Pipeline	1,486,000	-	-	-	-	1,486,000
Heybourne Water Line Extension	1,100,000	-	-	-	-	1,100,000
Johnson Lane Water Line Improvements	115,000	-	-	-	-	115,000
Ridgeview Sewer Utility Improvements	457,875	494,425	-	-	-	952,300
N. Co. Wastewater Treatment Plant Extension	1,926,876	3,336,013	-	-	-	5,262,889
East Valley Arsenic Water Treatment Facility	75,000	750,000	3,500,000	-	-	4,325,000
Cave Rock/Skyland Water System Improvements	1,275,000	136,000	1,222,000	650,000	-	3,283,000
Foothill/N. County Well & Pipeline	-	3,566,500	-	-	-	3,566,500
Johnson Lane Water Tank	-	74,250	630,000	-	-	704,250
North Co. Wastewater Treatment Plant - Phase II	-	500,000	3,800,000	-	-	4,300,000
South Airport Well No. 2 & Pipeline	-	170,000	820,000	-	-	990,000
Sunrise Estates Interconnection & Improvements	-	-	-	66,000	892,000	958,000
Upper Genoa Lakes Water Tank & Pipeline	-	-	-	115,400	1,050,000	1,165,400
Total Utility (Water/Sewer) Projects	6,435,751	9,027,188	9,972,000	831,400	1,942,000	28,208,339
County Vehicles/Large Equipment (over \$25,000)						
DART Vehicle Replacement	60,225	63,745	66,932	70,279	73,793	334,973
County Equipment Replacement	1,130,000	-	-	-	-	1,130,000
County Road Vehicle/Equipment Replacement	80,000	90,000	115,000	65,000	80,000	430,000
County Vehicle Replacement	83,664	110,111	104,572	51,310	62,146	411,803
Total Vehicles/Large Equipment	1,353,889	263,856	286,504	186,589	215,939	2,306,776
East Fork Fire & Paramedic District Projects						
N. Valley Fire/Paramedic Station	175,000	1,525,000	-	-	-	1,700,000
Fish Spring Fire Station Addition	75,000	225,000	-	-	-	300,000
TRE Fire Station Addition	-	300,000	-	-	-	300,000
East Fork Fire Vehicles	302,000	280,500	375,000	315,000	-	1,272,500
East Fork Paramedic Vehicles	45,000	125,000	45,000	125,000	-	340,000
Total East Fork Fire & Paramedic	597,000	2,455,500	420,000	440,000	-	3,912,500
Town Projects						
Town of Gardnerville Transportation Projects	566,923	501,500	563,000	499,500	494,500	2,625,423
Town of Gardnerville Parks/Rec/Open Space Projects	80,000	15,000	-	-	-	95,000
Town of Gardnerville Drainage Projects	12,000	12,000	14,000	12,000	14,000	64,000
Town of Gardnerville Health & Sanitation Projects	-	120,000	-	-	-	120,000
Town of Gardnerville Vehicle Replacement	69,000	-	-	-	-	69,000
Town of Minden Transportation Projects	407,500	419,500	321,000	399,000	-	1,547,000
Town of Minden Facility Projects	-	-	-	500,000	-	500,000
Town of Minden Parks/Rec/Open Space Projects	128,500	251,000	208,500	182,500	-	770,500
Town of Minden Drainage Projects	88,500	38,000	415,000	10,000	150,000	701,500
Town of Minden Water Projects	593,000	1,170,000	617,500	122,500	130,000	2,633,000
Total Towns	1,945,423	2,527,000	2,139,000	1,725,500	788,500	9,125,423
Total All Projects	18,474,713	31,900,244	26,833,804	10,668,489	8,561,439	96,438,688

III. CAPITAL PROJECT SHEETS

This section includes a project sheet for every project included in the FY05-09 CIP. The project sheet contains information about the project, including a brief description, benefits, location, estimated costs and financing source. The section is organized by project type: **Airport, Building/Facility, Leisure/Community Enhancement, Transportation, Utility, County Vehicles/Large Equipment, East Fork Fire and Paramedic, and Towns.**

AIRPORT PROJECTS

Airport Improvements - AIP 14

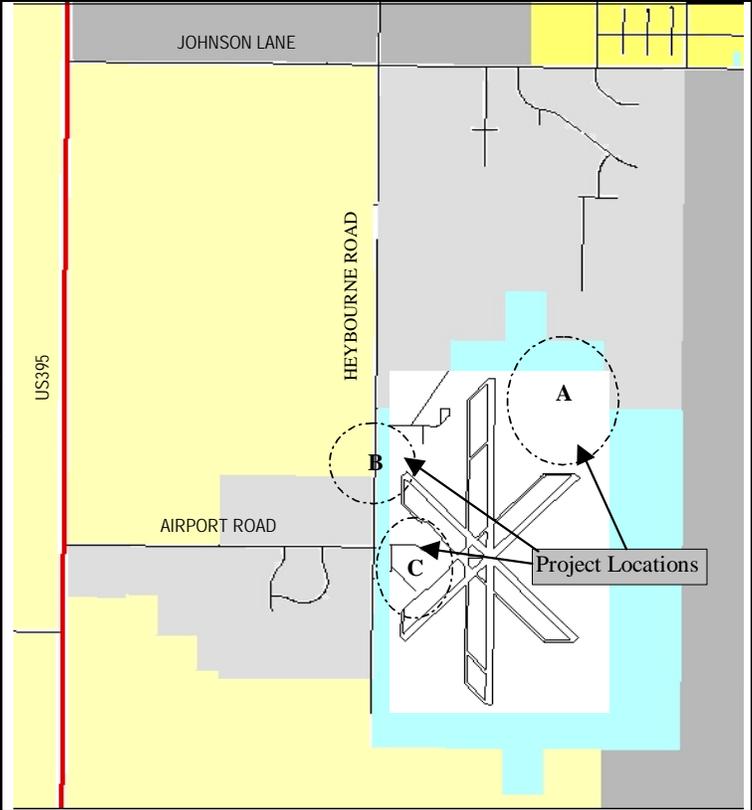
Type of Project: *Airport*

Project Objective: *Add Capacity*

Project Description:

Project Location: *Minden-Tahoe Airport*

A. Bliss Road - Phase II. B. Purchase RPZ land for Runway 12 - 5.5 acres. C. Install 6,000 ft of security fencing and 3 gates.



Benefits of Project:

A. Road will provide access to north-east side of airport. B. RPZ will increase air traffic safety by keeping approach slope clear. C. To increase safety and security.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	200,000	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	971,650	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	260,000	-	-	-	-
Total	1,431,650	-	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	1,360,068	-	-	-	-
Current Revenue	71,583	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	1,431,650	-	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Airport Improvements - AIP 15

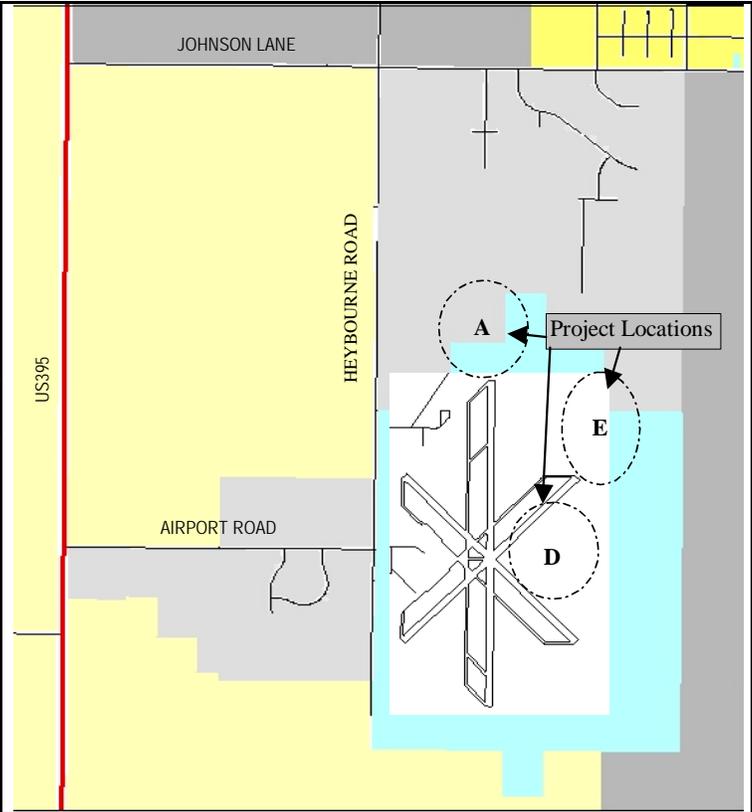
Type of Project: *Airport*

Project Objective: *Add Capacity*

Project Description:

A. Purchase land for runway 16 RPZ - 16.5 acres. B. Update Airport Master Plan. C. General airfield pavement rehabilitation. D. Phased development of eastside tie down/ramp - engineering work. E. Install Water & Sewer Lines (federal funds ineligible - cost estimated at \$1.65 million).

Project Location: *Minden-Tahoe Airport*



Benefits of Project:

A. RPZ will increase air traffic safety by keeping approach slope clear. B. Needed due to growth and changes at the airport. C. Pavement maintenance is critical to long-term safety of the airport. D. Additional tie down capacity for fixed based operators on the east side. E. Extension of the 10" water and 6" sewer lines to serve the currently undeveloped east side area of the airport (Federal funds ineligible - cost \$1,650,000).

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	693,200	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	1,685,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	950,000	-	-	-
Total	-	3,328,200	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	2,744,300	-	-	-
Current Revenue	-	583,900	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	-	3,328,200	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Airport Improvements - AIP 16

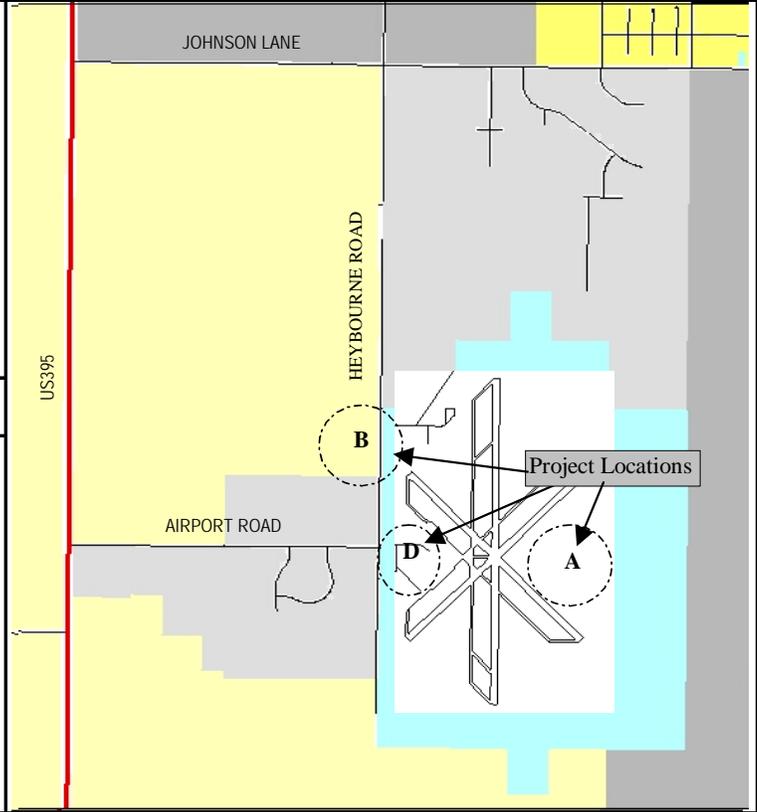
Type of Project: *Airport*

Project Objective: *Upgrade Capacity*

Project Description:

Project Location: *Minden-Tahoe Airport*

A. Phased development of eastside tie down/ramp - construction work. B. Remove/relocate power lines for RPZ 12. C. Purchase snowplow. D. Construct new Administration Building.



Benefits of Project:

A. Additional tie down capacity for fixed based operators on the east side. B. Removal and relocation of potential obstructions within and adjacent to the Runway Protection Zone for Runway 12. C. A snowplow will reduce the length of time runways are closed during snow removal operations. D. Construction of a new 5,000 square feet administration building to replace the existing facility to be located on the southeast corner of Heybourne and Airport Roads.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	450,000	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	2,270,800	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	150,000	-	-
Total	-	-	2,870,800	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	2,252,260	-	-
Current Revenue	-	-	618,540	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	-	-	2,870,800	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Airport Improvements - AIP 17

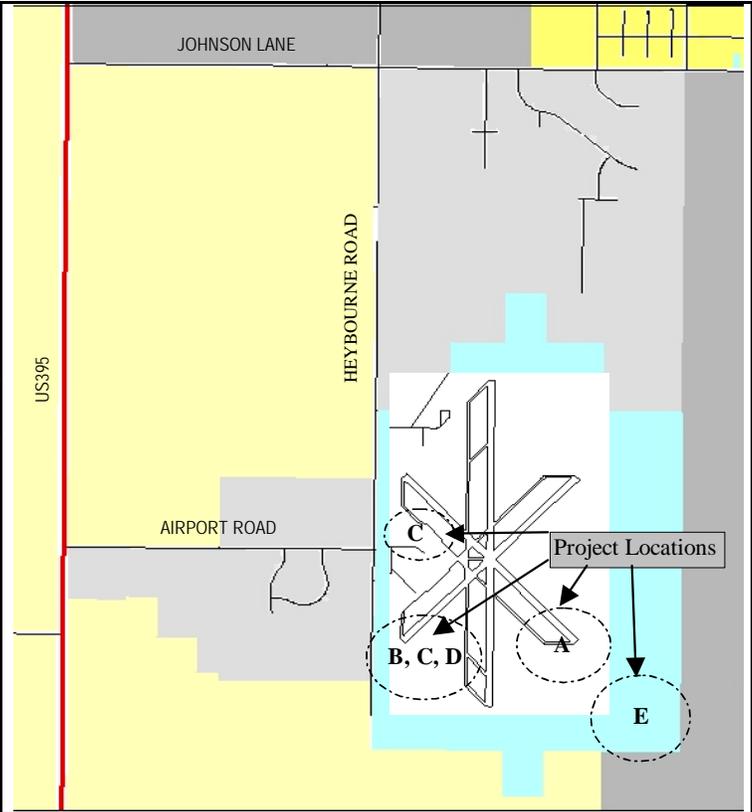
Type of Project: *Airport*

Project Objective: *Upgrade Capacity*

Project Description:

Project Location: *Minden-Tahoe Airport*

A. Construct run-up for runway 30. B. T-Hangar crack seal and slurry seal. C. ARFF/Snow removal equipment building. D. Install 6,000 ft security fencing and 3 gates around main ramp area. E. Purchase land for runway 30 RPZ - 18.9 acres.



Benefits of Project:

A. Currently, no run-up for this runway. Run-up ramp enhances airport operations safety, particularly as this runway gets used more heavily. B. Sealing will increase safety and increase life expectancy of the pavement. C. New building for equipment needed. D. Increase airport security and reduce conflicts between vehicles and aircraft. E. Increase air traffic safety by keeping approach slopes clear.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	250,000	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	953,000	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	200,000	-
Total	-	-	-	1,403,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	1,285,350	-
Current Revenue	-	-	-	117,650	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	-	-	-	1,403,000	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Airport Improvements - AIP 18

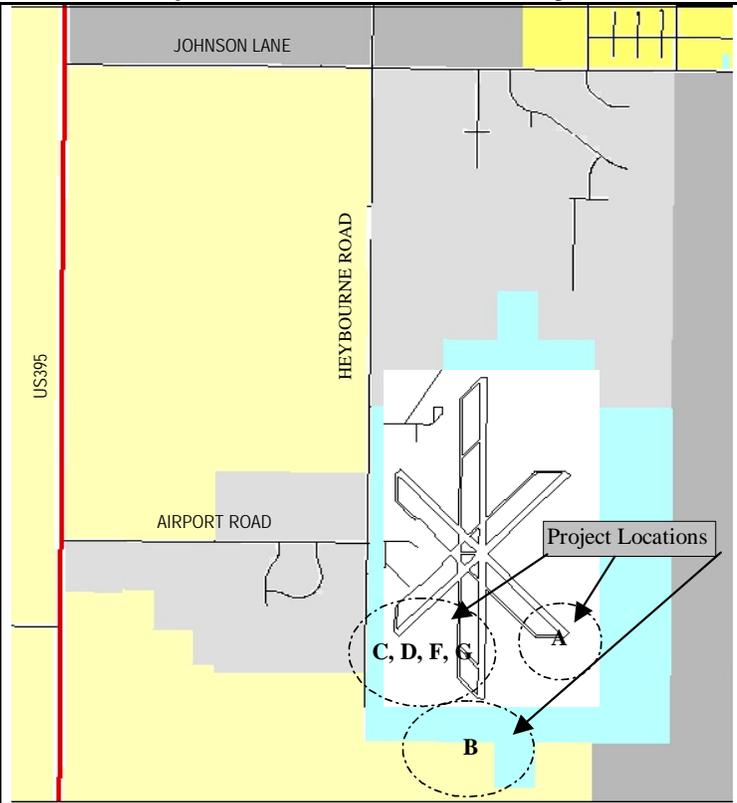
Type of Project: Airport

Project Objective: Upgrade Capacity

Project Description:

A. Crack repair & seal runway 12/30 & taxiway B. B. Purchase land for runway 34 RPZ - 79.1 acres. C. Reconstruct taxiway A3. D. Construct taxiway H into southwest hangar area. E. Purchase rotary broom truck F. Install jet blast run-up area. G. Install 12,000 ft of security fencing and 9 gates.

Project Location: Minden-Tahoe Airport



Benefits of Project:

A. Necessary to properly maintain and enhance life of pavement. B. Increase air traffic safety by keeping approach slopes clear. C. Reconstruction of pavement is necessary for safe travel on the taxiway. D. Along with new access roads, new taxiways required for users in this area of the airport. E. Keeping pavement surfaces clean increases safety and reduces wear on the pavement. F. Aircraft maintenance run-up pad is necessary for aircraft engine maintenance & diagnostics. G. To increase safety and security.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	250,000
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	1,095,000
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	1,000,000
Total	-	-	-	-	2,345,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	2,225,875
Current Revenue	-	-	-	-	119,125
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	-	-	-	-	2,345,000

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

BUILDINGS/FACILITIES PROJECTS

County/EFFPD Office Building

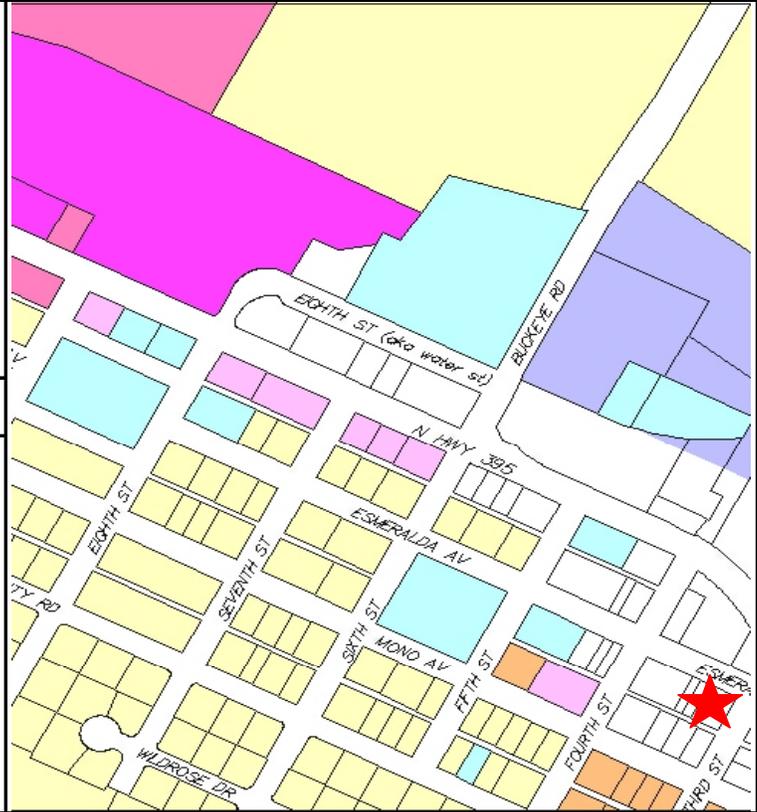
Type of Project: Building/Facility

Project Objective: Add Capacity

Project Description:

This project is the construction of a new, 15-20,000 square foot building next to the Minden Inn. The new building will be jointly owned and occupied by Douglas County and the East Fork Fire and Paramedic Districts (EFFPD). Project costs will be shared by the three agencies. The project also includes remodeling within the Minden Inn and Historic County Courthouse to accommodate potential movement of offices. The cost shown for FY03-04 is the demolition of the old "Patrick Henry" building to make way for the new building.

Project Location: Downtown Minden



Benefits of Project:

The project will provide additional office space for the County and the EFFPD. The project will also allow the County to relocate offices to increase organizational efficiency.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	100,000	150,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	30,000	1,032,500	1,032,500	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	130,000	1,182,500	1,032,500	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	50,000	425,000	375,000	-	-
Grants	-	-	-	-	-
Current Revenue	30,000	-	65,000	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	50,000	757,500	592,500	-	-
Other (Specify)	-	-	-	-	-
Total	130,000	1,182,500	1,032,500	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	35,000	35,000	35,000
Total	-	-	35,000	35,000	35,000

HVAC Improvements

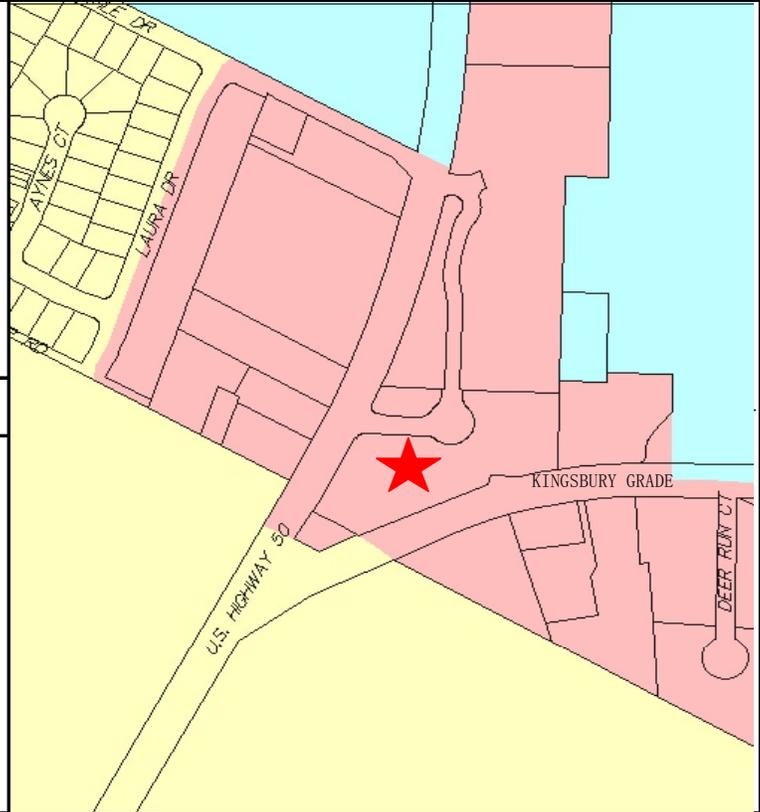
Type of Project: *Building/Facility*

Project Objective: *Maintain Capacity*

Project Description:

This project is the improvement of the air handling system at Tahoe Service Center. The project is the installation of variable air boxes (VAV).

Project Location: *175 Hwy 50, Stateline*



Benefits of Project:

This project will provide greater control over temperature variations, reduce maintenance costs, ND improve energy efficiency.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	7,000	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	93,000	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	100,000	-	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	100,000	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	100,000	-	-	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Total	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)

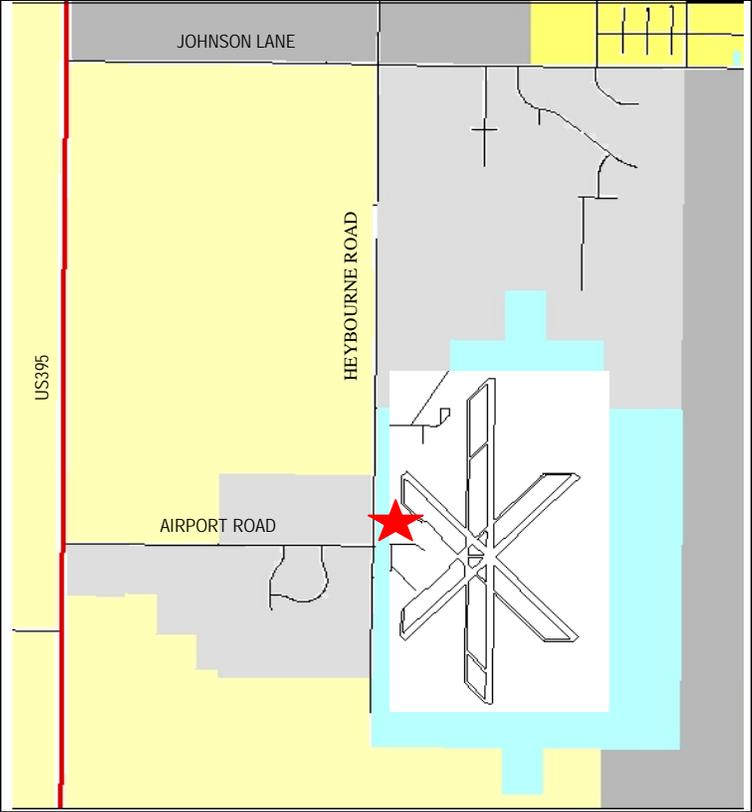
Parking Lot Improvements

Type of Project: *Building/Facility* **Project Objective:** *Maintain Capacity*

Project Description:

This project includes the overlay, crack repair, sealing, and installation of curb and parking stops at county buildings. Projects for FY04-05 include the construction of an asphalt parking lot at the Douglas County Warehouse.

Project Location: *Downtown Minden*



Benefits of Project:

The project will create a safe and efficient area to conduct the county's annual surplus auction and ease in the receipt and delivery of items to and from the warehouse.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	5,000	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	45,000	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	50,000	-	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	50,000	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	50,000	-	-	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

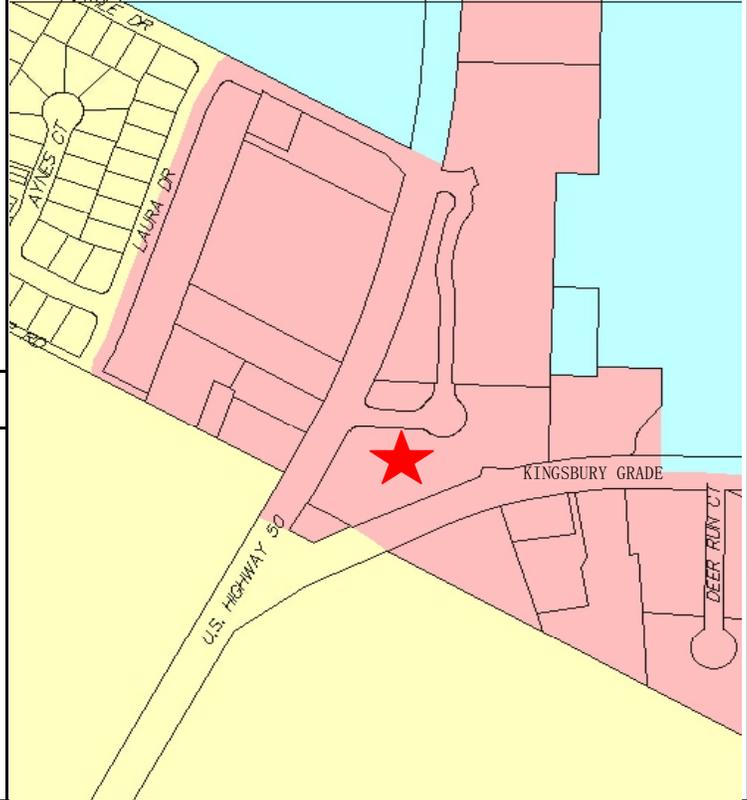
Tahoe Service Center Roof Replacement

Type of Project: <i>Building/Facility</i>	Project Objective: <i>Maintain Capacity</i>
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Project Description:

This project is the replacement of the roof at the Tahoe Service Center. The roof was replaced 6 years ago, but due to faulty asphalt shingles that caused numerous leaks, the roof requires immediate replacement. The shingle manufacturer's warranty covers 80% of the project cost.

Project Location: *175 Hwy 50, Stateline*



Benefits of Project:

The project will protect the building from water and snow.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	116,000	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	116,000	-	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	116,000	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	116,000	-	-	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Parking Garage - Downtown Gardnerville

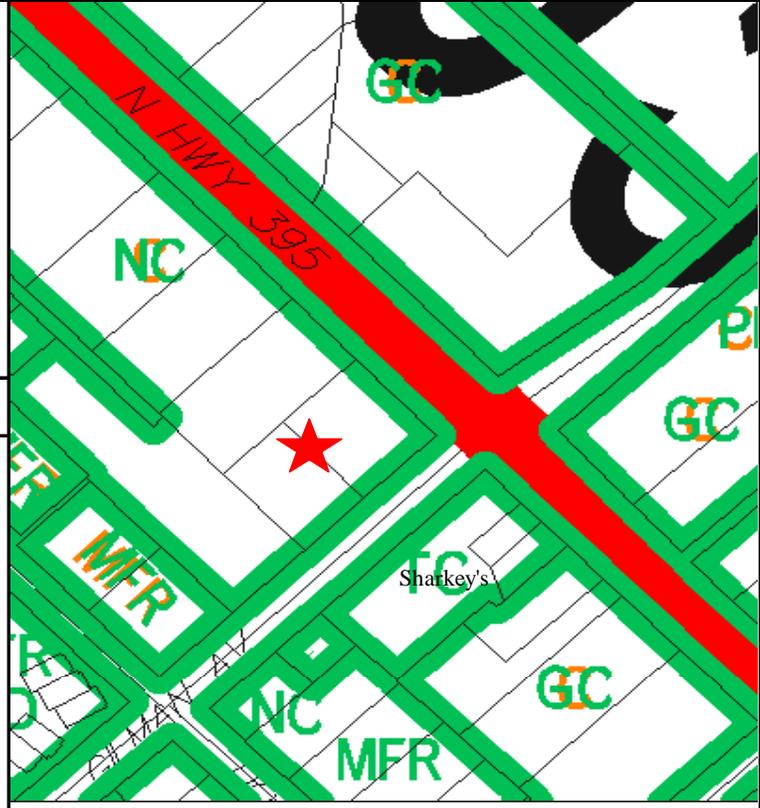
Type of Project: *Building/Facility*

Project Objective: *Upgrade/Add Capacity*

Project Description:

This projects is the construction of a single level, 215+ space parking garage to serve the downtown area of Gardnerville. The structure will be built on the Sharkey's parking lot, with the potential use of abutting property to the north to accommodate more parking spaces. The structure may also include retail office space. Preliminary design work will be performed in FY04-05 at an estimated cost of \$50,000.

Project Location: *Downtown Gardnerville*



Benefits of Project:

The structure will provide additional parking for businesses in the area and overflow parking for downtown events (e.g. Heritage Park functions). Further, additional parking may assist in transit and development efforts.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	50,000	350,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	3,150,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	50,000	3,500,000	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	50,000	-	-	-	-
Revenue Supported Bonds	-	2,500,000	-	-	-
Construction Reserves	-	500,000	-	-	-
Other (Private contributions)	-	500,000	-	-	-
Total	50,000	3,500,000	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	15,000	15,000	15,000	15,000
Total	-	15,000	15,000	15,000	15,000

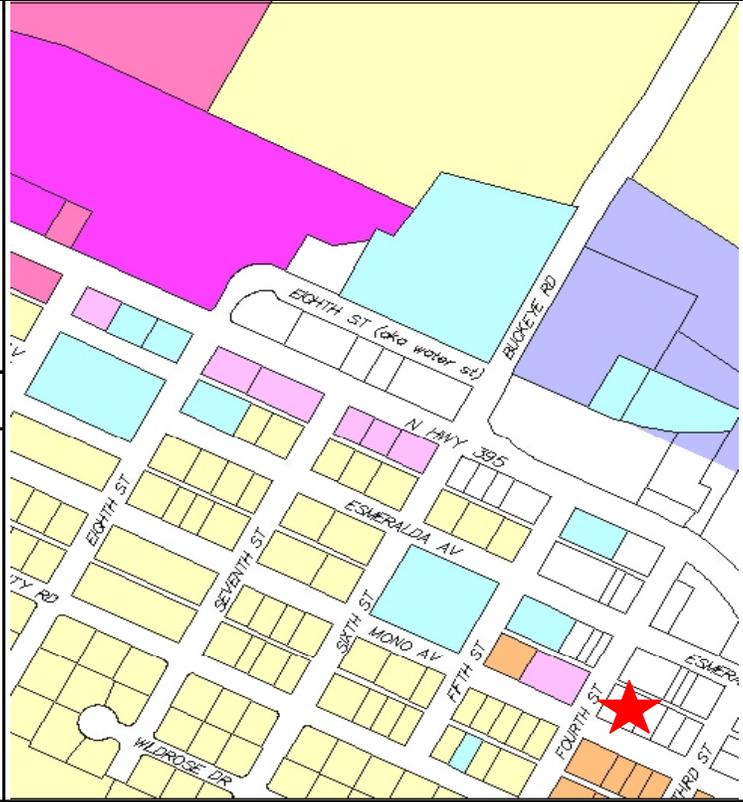
Parking Garage - Downtown Minden

Type of Project: *Building/Facility* **Project Objective:** *Upgrade/Add Capacity*

Project Description:

This projects is the construction of a two level, 220+ space parking garage to serve the downtown area of Minden. The structure will be built behind the Minden Inn in the current surface level parking area. Preliminary design work will be performed in FY04-05 at an estimated cost of \$50,000.

Project Location: *Downtown Minden*



Benefits of Project:

The structure will provide parking for Douglas County employees, the public, and overflow parking for downtown Minden businesses and special events at Minden Park.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	50,000	350,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	3,400,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	50,000	3,750,000	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	50,000	-	-	-	-
Revenue Supported Bonds	-	2,700,000	-	-	-
Construction Reserves	-	1,050,000	-	-	-
Other (Private contributions)	-	-	-	-	-
Total	50,000	3,750,000	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	15,000	15,000	15,000	15,000
Total	-	15,000	15,000	15,000	15,000

Add New Kennel Wing

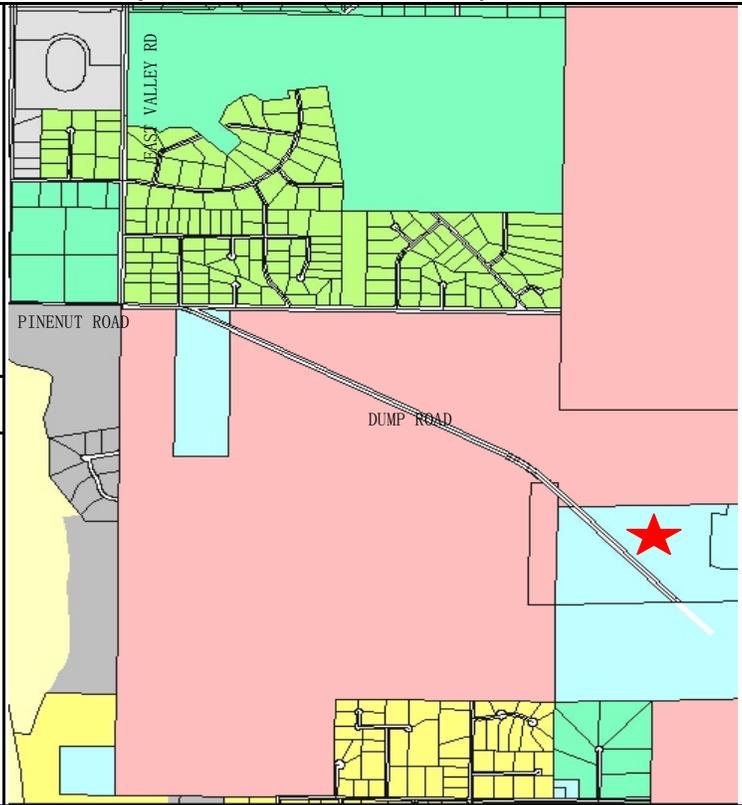
Type of Project: *Building/Facility*

Project Objective: *Add Capacity*

Project Description:

This project is the construction of a new kennel wing on to the existing Animal Control building and replacement of floor tiles in the existing kennels.

Project Location: *Near the End of Pinenut Road*



Benefits of Project:

The project will provide more space to house animals. There continues to be growth in the number of animals needed to be housed at the shelter. The new flooring will reduce drainage and cleaning issues in the existing wing.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	300,000	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	-	300,000	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (\$0.05 property tax)	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	300,000	-	-
Other (Specify)	-	-	-	-	-
Total	-	-	300,000	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	4,000	4,000	4,000
Total	-	-	4,000	4,000	4,000

LEISURE/COMMUNITY ENHANCEMENT PROJECTS

Valley View Park

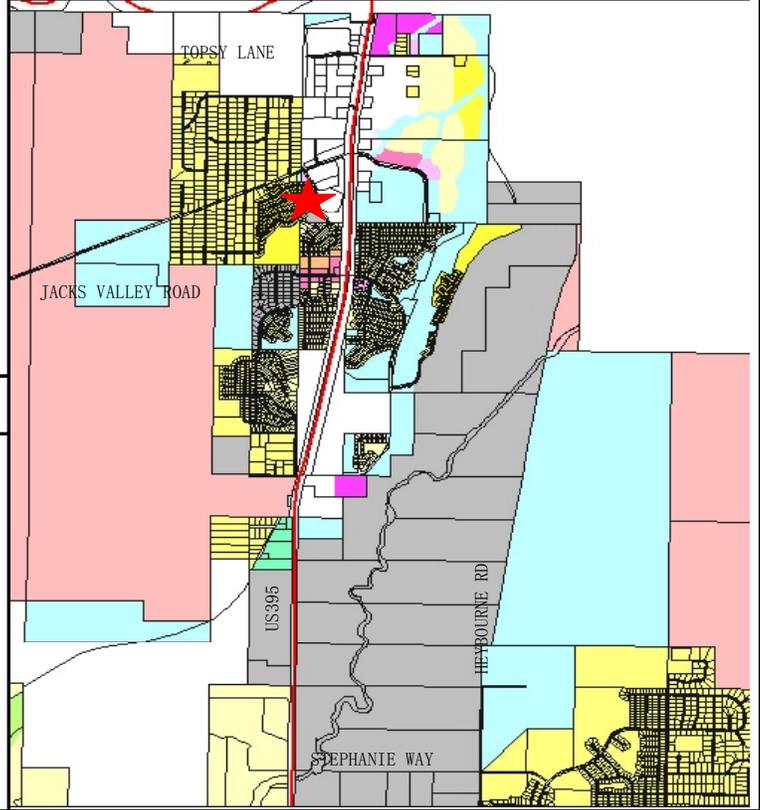
Type of Project: Leisure/Community Enhancement

Project Objective: Add Capacity

Project Description:

This project will create a new neighborhood park in North County. Amenities will include slope vegetation, landscaping, playground equipment, and pathways. The park will be owned and operated by the the Indian Hills General Improvement District.

Project Location: Off Vista Grande



Benefits of Project:

This project will provide residents with additional and enhanced recreational opportunities.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	287,000	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	287,000	-	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	287,000	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	287,000	-	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Kahle Park Bleacher Walls

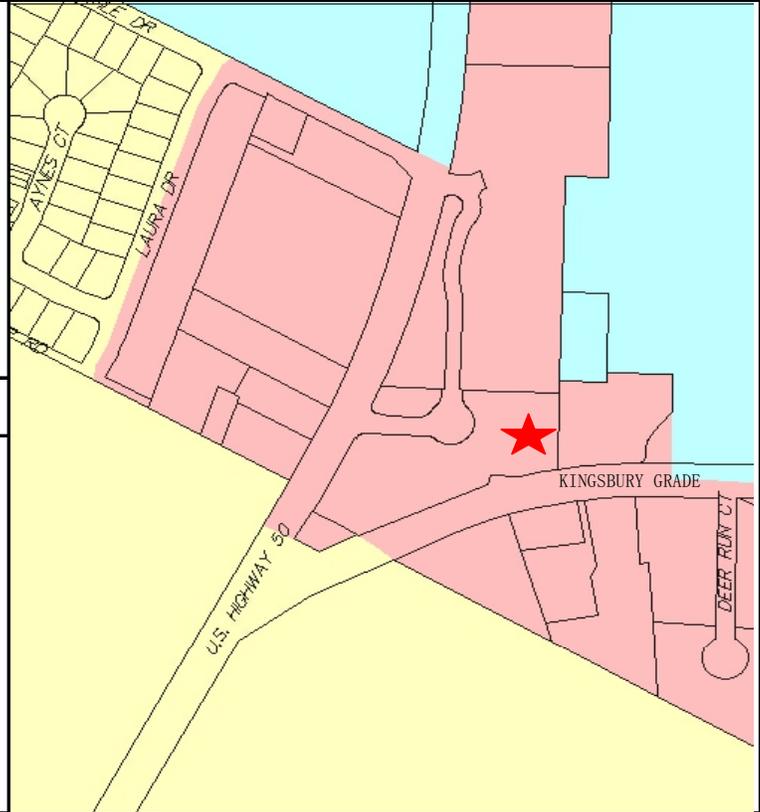
Type of Project: Leisure/Community Enhancement

Project Objective: Maintain Capacity

Project Description:

This project is the construction of a retaining wall for spectator sports at Kahle Park along the east side of the two soccer fields.

Project Location: Kahle Park



Benefits of Project:

This project will reduce maintenance costs, add to the enjoyment of park users and prevent erosion along the east slope.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	10,000	12,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	10,000	12,000	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue (room tax/fees)	5,000	7,000	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (donations)	5,000	5,000	-	-	-
Total	10,000	12,000	-	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	1,000	1,000	1,000	1,000
Total	-	1,000	1,000	1,000	1,000

Kahle Park Connection to Round Hill Bike Path

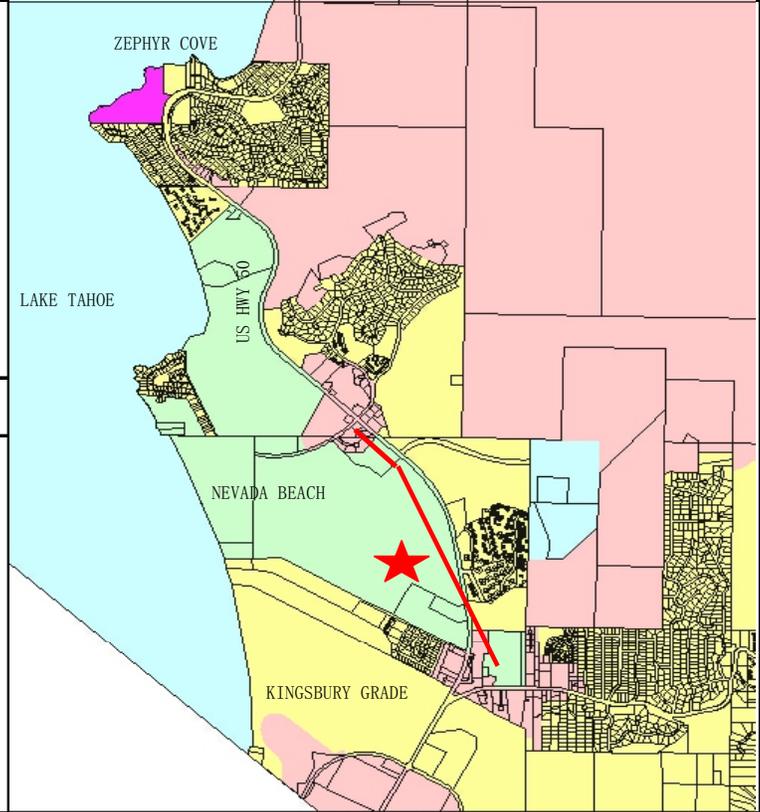
Type of Project: Leisure/Community Enhancement

Project Objective: Add Capacity

Project Description:

This project is the construction of a new bike/pedestrian path from Kahle Park to Elks Point Road at Darla Court. The project also includes the construction of bike lanes and sidewalks. The project is being engineered by the State of Nevada. Future Tahoe bike path connections are part of the 6-10 year planning horizon.

Project Location: Kahle Park to Round Hill



Benefits of Project:

This project will improve bike/pedestrian access from Kahle all the way to Nevada Beach and provide recreation facilities to the area.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	40,000	40,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	300,000	300,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	340,000	340,000	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	40,000	40,000	-	-	-
Grants	300,000	300,000	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	340,000	340,000	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	500	500	500	500	500
Total	500	500	500	500	500

Johnson Lane Park Improvements

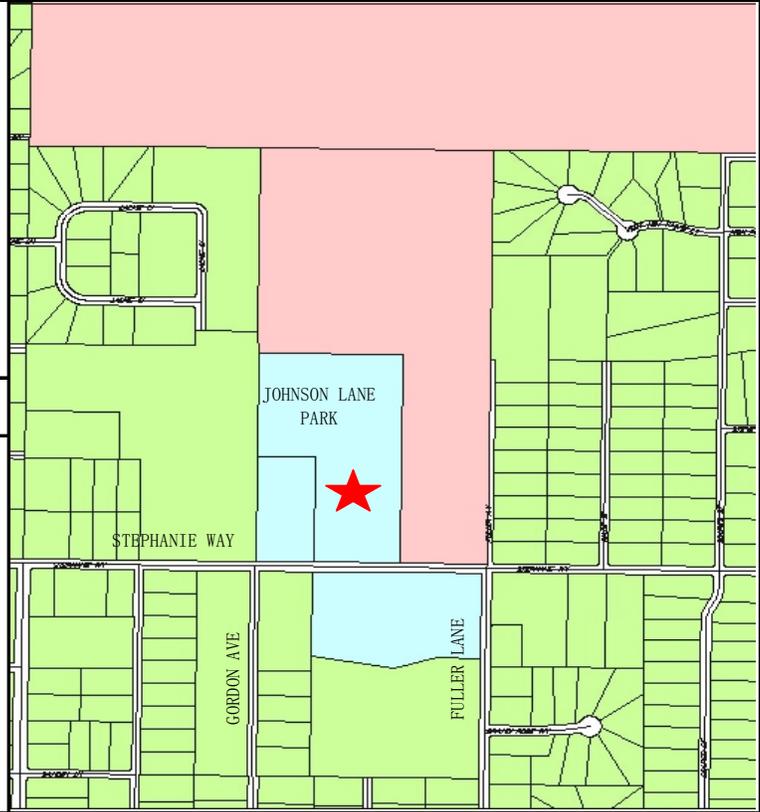
Type of Project: Leisure/Community Enhancement

Project Objective: Add Capacity

Project Description:

This project is the development of a master plan and phased improvement program to secure additional acreage from BLM for access points to BLM and enhanced equestrian use. The project includes the addition of sewer and water infrastructure, soccer, baseball and other youth and adult sport amenities to the facility, as well as landscaping.

Project Location: Stephanie Way



Benefits of Project:

The project will provide enhanced recreational opportunities for residents.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	100,000	-	-	100,000	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	750,000	-	-	800,000
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	100,000	750,000	-	100,000	800,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	100,000	750,000	-	100,000	800,000
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	100,000	750,000	-	100,000	800,000

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	25,000	70,000	70,000	70,000	70,000
Total	25,000	70,000	70,000	70,000	70,000

Lampe Park Paver Improvements

Type of Project: Leisure/Community Enhancement

Project Objective: Upgrade Existing Capacity

Project Description:

This project includes paver improvement to Lampe Park to replace areas of DG pathway, which are labor intensive to maintain. Paver pathways will be placed in high traffic areas. Staff will install materials to reduce cost.

Project Location: Lampe Park on Waterloo Lane



Benefits of Project:

The project will reduce labor costs and beautify the park.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	10,000	10,000	10,000	10,000	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	10,000	10,000	10,000	10,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	10,000	10,000	10,000	10,000	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	10,000	10,000	10,000	10,000	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Total	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)

Landscaping Plans

Type of Project:	Project Objective: <i>Maintain Capacity</i>
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Project Description:

Project Location: *Throughout Douglas County*

The projects included here are various landscaping plans throughout Douglas County. Landscaping Plans will be developed for the Town of Genoa, the Hwy88 corridor, and the Hwy395 corridor from the county line to south Sunridge in north Douglas County. The costs shown are for design only and do not include the cost of construction. Construction costs may be borne by a combination of public and private funding and phased in over time.

No map for this project

Benefits of Project:

These projects increase the aesthetic appeal of the community, increase safety by creating buffer zones between traffic and pedestrians, and improve travel routes through the community .

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	10,000	15,000	15,000	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	10,000	15,000	15,000	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	10,000	15,000	15,000	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	10,000	15,000	15,000	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Tennis Courts

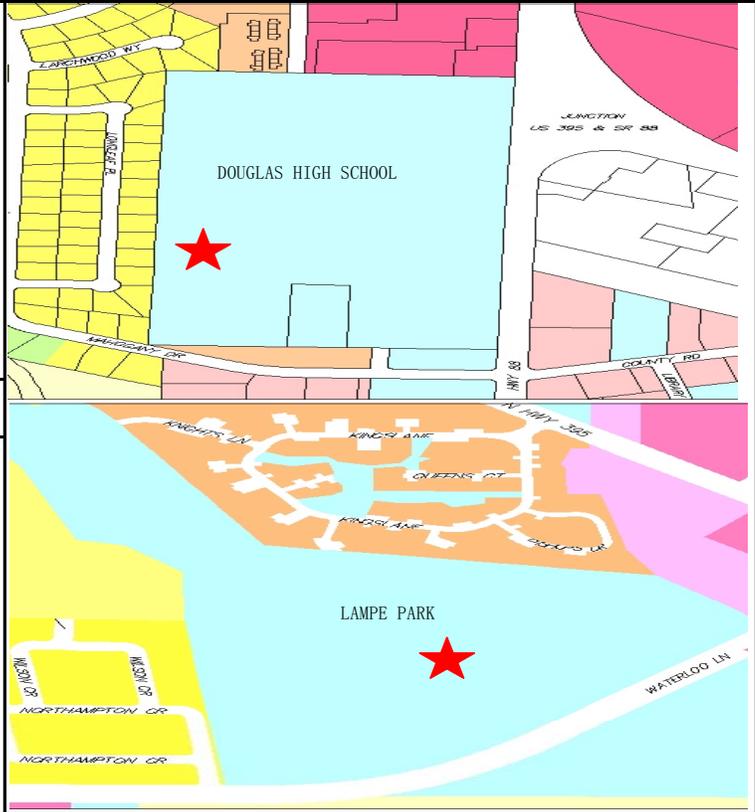
Type of Project: Leisure/Community Enhancement

Project Objective: Upgrade Existing Capacity

Project Description:

This project includes the reconstruction and addition of tennis courts in the County's parks. In FY04-05, four tennis courts will be reconstructed at Douglas High School (\$100,000) and two new courts may be added within Douglas County (\$220,000) in FY06-07.

Project Location



Benefits of Project:

This project will provide residents with additional and enhanced recreational opportunities.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	100,000	-	220,000	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	100,000	-	220,000	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	100,000	-	220,000	-	-
Grants	-	-	-	-	-
Current Revenue (room tax)	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Donations)	-	-	-	-	-
Total	100,000	-	220,000	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	(2,000)	(2,000)	(3,000)	(3,000)	(3,000)
Total	(2,000)	(2,000)	(3,000)	(3,000)	(3,000)

River Parks

Type of Project: <i>Leisure/Community Enhancement</i>	Project Objective: <i>Add Capacity</i>
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Project Description:	Project Location: <i>not yet acquired</i>
<p><i>This project is the acquisition and development of two river parks for access to the Carson River. Amenities will include handicap access to the river, restrooms, pathways, and picnic facilities. Parks locations are: 1) 5 acres at the end of Waterloo Lane and 2) 7 acres of land south of the Gardnerville Ranchoes adjacent to Hwy 395.</i></p>	<p>No map for this project</p>
<p style="text-align: center;">Benefits of Project:</p> <p><i>This project will provide residents with additional and enhanced recreational opportunities.</i></p>	

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	25,000	50,000	25,000	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	225,000	450,000	225,000	-
Other (land acquisition, major fixed equipment, etc.)	500,000	-	-	-	-
Total	500,000	250,000	500,000	250,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	-	125,000	250,000	125,000	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	250,000	-	-	-	-
Other (State Funds, SNPLMA funds)	250,000	125,000	250,000	125,000	-
Total	500,000	250,000	500,000	250,000	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	20,000	40,000	40,000	40,000
Total	-	20,000	40,000	40,000	40,000

Topaz Lake Park Improvements

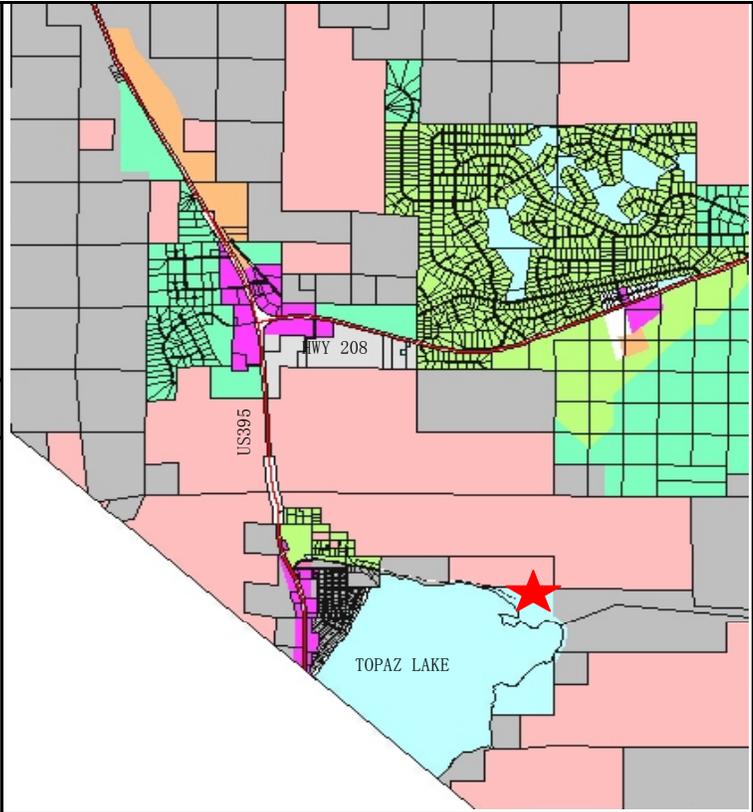
Type of Project: Leisure/Community Enhancement

Project Objective: Upgrade Existing Capacity

Project Description:

The county has secured a lease with Walker River Irrigation District. New improvements are planned to attract non-water related and longer-term camping opportunities. The improvements are intended to enhance revenue generation at this facility and grant funds will be requested to make the necessary improvements. Improvements includes a fish cleaning station, store, pay booth, shower and restrooms, and a social hall. The improvements will occur over a multi-year period.

Project Location: Topaz Lake



Benefits of Project:

The new park will provide residents with additional and enhanced recreational and tourism opportunities.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	20,000	-	25,000	25,000	25,000
Construction (site prep, utilities, inspection, mgmt, etc.)	180,000	-	225,000	225,000	225,000
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	200,000	-	250,000	250,000	250,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	200,000	-	-	-	-
Grants	-	-	200,000	200,000	200,000
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	50,000	50,000	50,000
Other (Specify)	-	-	-	-	-
Total	200,000	-	250,000	250,000	250,000

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	(5,000)	(5,000)	(5,000)
Total	-	-	(5,000)	(5,000)	(5,000)

Valley Senior Center

Type of Project: <i>Leisure/Community Enhancement</i>	Project Objective: <i>Add Capacity</i>
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Project Description:

Project Location: *Unknown*

This project is the construction of a senior center in the valley. The center will include a fitness facilities, senior daycare, congregate dining, and classrooms. The senior center will be constructed in years FY05-06 and FY06-07. The community/rec center will be constructed in FY09-10 at \$8.5 million, the performing arts center in FY13-14 at \$8.5 million, and lake senior center/library in FY13-14 at \$3.5 million. These projects are dependent upon passage of a utility operator fee at the September 2004 ballot.

Benefits of Project:

No Map for this Project

This project will provide residents with additional and enhanced recreational opportunities. It will also provide much needed increase in capacity for senior programs.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	500,000	-		-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	6,000,000		-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	500,000	6,000,000	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
General Obligation Bond (voter approval required)	-	500,000	6,000,000	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	-	500,000	6,000,000	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	230,000	242,000	254,000	267,000
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	165,000	175,000	184,000	194,000
Total	-	395,000	417,000	438,000	461,000

Aspen Park Asphalt Reconstruction

Type of Project: Leisure/Community Enhancement

Project Objective: Maintain Capacity

Project Description:

This project includes the reconstructing of the asphalt pathways and specific areas of the parking lot. These areas have degraded by irrigation to the point where they can no longer be maintained properly.

Project Location: Ranchos on corner of Muir & Lyelle



Benefits of Project:

This project will provide safer asphalt surfaces for park users and reduce maintenance efforts.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	60,000	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	-	60,000	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	-	-	60,000	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	-	-	60,000	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Fairgrounds Camping Area

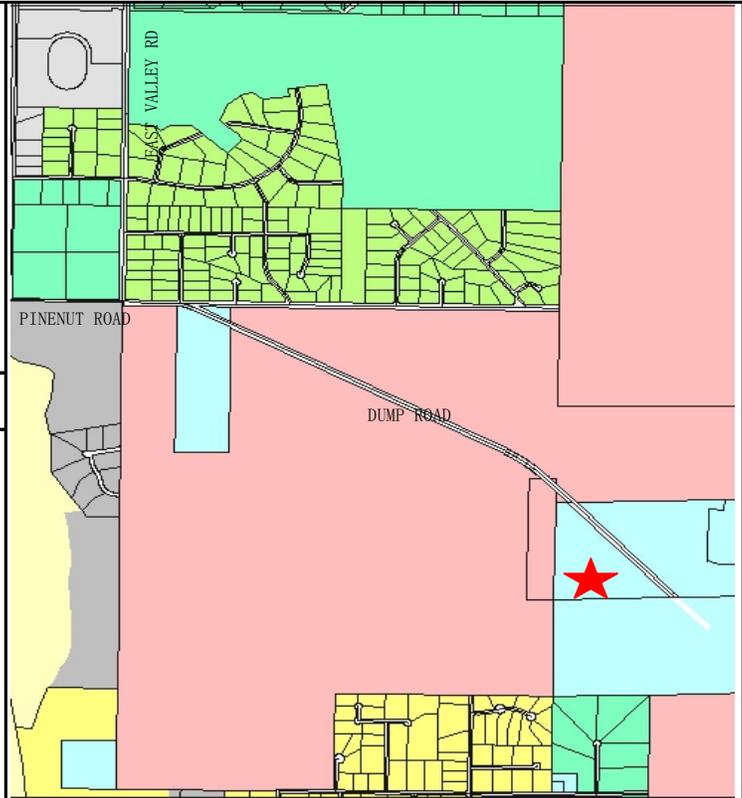
Type of Project: Leisure/Community Enhancement

Project Objective: Upgrade Existing Capacity

Project Description:

This project includes the installation of camping hook-ups, restroom and shower facilities, and other modifications to the fairgrounds to accommodate camping. Camping may occur for weekend events and equestrians who wish to access BLM property using the fairgrounds as an access point.

Project Location: Near the End of Pinenut Road



Benefits of Project:

This project will enhance the fairgrounds and equestrian facilities while generating additional revenues above and beyond the operating costs of the facility.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	200,000	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	-	-	200,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue (room tax)	-	-	-	200,000	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	-	-	-	200,000	-

Estimated Operating Cost/(Revenue)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	10,000	10,000
Total	-	-	-	10,000	10,000

Herbig Park Phase II

Type of Project: Leisure/Community Enhancement

Project Objective: Add Capacity

Project Description:

This project is the master planning of the Herbig property adjacent to Lampe Park to include inline hockey facilities, a BMX track, parking, additional event area and drainage. Future park site to incorporate the full 20 acres.

Project Location: Herbig Park on Waterloo Lane



Benefits of Project:

This project will provide residents with additional and enhanced recreational opportunities.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	100,000	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	2,400,000	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	-	-	2,500,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (RCT- residential construction taxes)	-	-	-	2,500,000	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	-	-	-	2,500,000	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	40,000	40,000
Total	-	-	-	40,000	40,000

TRANSPORTATION PROJECTS

Routine Road Maintenance Program

Type of Project: <i>Transportation</i>	Project Objective: <i>Maintain Capacity</i>
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Project Description:

Project Location: *Throughout Douglas County*

The Routine Road Maintenance Program includes the grading of unpaved roads, grading of shoulders on paved roads, striping, snow removal, patching, and maintenance of drainage ditches and drainage structures, guardrails, traffic control signage, roadside markers, traffic signals, etc. Road maintenance projects will occur throughout the county.

No map for this Project.

Benefits of Project:

Road maintenance projects increase traffic safety and improve vehicle ride.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	1,370,000	1,380,000	1,390,000	1,390,000	1,390,000
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	1,370,000	1,380,000	1,390,000	1,390,000	1,390,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (\$0.0635 gas tax, 1% Room Tax)	1,370,000	1,380,000	1,390,000	1,390,000	1,390,000
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	1,370,000	1,380,000	1,390,000	1,390,000	1,390,000

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Road Preventive Maintenance Program

Type of Project: <i>Transportation</i>	Project Objective: <i>Maintain Existing Capacity</i>
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Project Description:

Project Location: *Throughout Douglas County*

The Preventative Maintenance Program consists of fog seals, chip seals, and overlays. Surface seals are used to seal the pavement surface and prevent or slow the infiltration of moisture into the base and subgrade. It also includes overlays on existing paved roads.

Benefits of Project:

Preventative maintenance projects increase traffic safety, improve vehicle ride, and extend the useful life of roads.

No map for this Project.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	1,090,000	850,000	830,000	830,000	830,000
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	1,090,000	850,000	830,000	830,000	830,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (\$500 RCT, 1% TOT, \$0.04 gas tax)	970,000	850,000	830,000	830,000	830,000
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Not funded)	120,000	-	-	-	-
Total	1,090,000	850,000	830,000	830,000	830,000

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Traffic Signal Program

Type of Project: *Transportation*

Project Objective: *Cause Congestion*

Project Description:

Project Location: *Throughout Douglas County*

The Traffic Signal Program includes the design and construction of traffic signals at various locations when signal warrants are met. Projects include: FY04-05 - Muller Lane/US395, FY05-06 - Topsy & N. Sunridge at Hwy 395; FY06-07 - Airport Road/US395; FY07-08 - Stephanie Way/US395.

Benefits of Project:

Traffic signals increase safety and improve vehicle flow.

No map for this Project.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	410,000	509,000	288,000	302,000	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	410,000	509,000	288,000	302,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (1% TOT, \$0.04 gas tax)	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (not funded)	410,000	509,000	288,000	302,000	-
Total	410,000	509,000	288,000	302,000	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Bicycle & Pedestrian Facilities Program

Type of Project: <i>Transportation</i>	Project Objective: <i>Add Capacity</i>
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Project Description:

Project Location: *Throughout Douglas County*

The Bicycle and Pedestrian Facilities Program includes paths and walkways for cyclists and pedestrians and bicycle lanes. These may be inside or outside of right-of-ways.

Benefits of Project:

No map for this Project.

Bicycle and pedestrian projects provide opportunities for alternative forms of transportation, increase traffic safety, and add to quality of life in our community. Projects include: FY04-05 - Martin Slough Pedestrian/Bike path; FY05-06 - Kingsbury/Lake Recreational trail along Kahle Drive; FY06-07 - Casino/Lake trail from casino core area to the lake; FY07-08 - Casino/Van Sickle trail from casino core to Van Sickle State Park.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	488,000	250,000	250,000	250,000	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	488,000	250,000	250,000	250,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (1% TOT, \$0.04 gas tax)	-	13,000	13,000	13,000	-
Grants	-	237,000	237,000	237,000	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (private sector)	488,000	-	-	-	-
Total	488,000	250,000	250,000	250,000	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

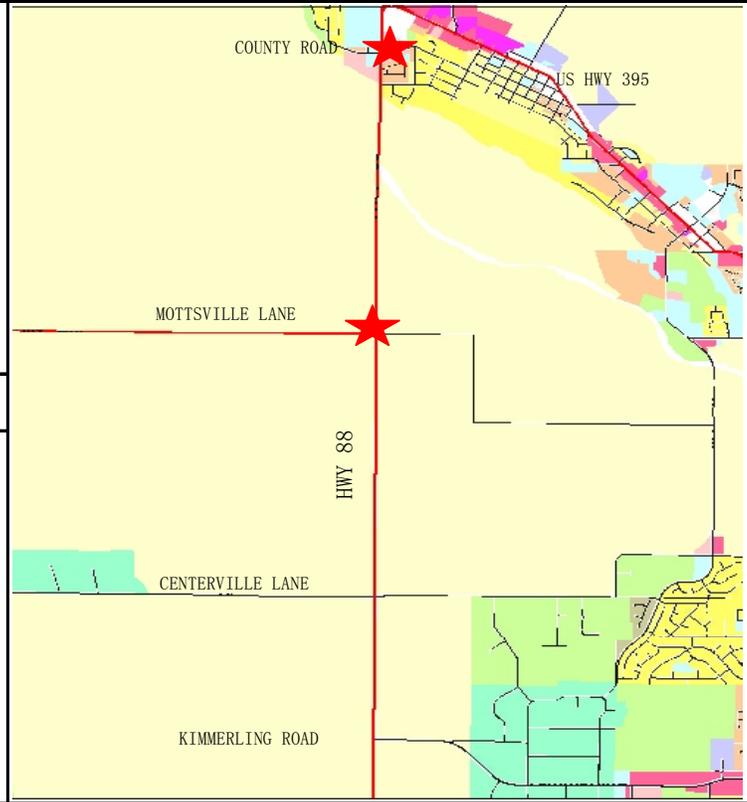
Highway 88 Intersection Improvements

Type of Project: <i>Transportation</i>	Project Objective: <i>Maintain Existing Capacity</i>
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Project Description:

Intersection improvements will occur at the intersections of Highway 88 and Mottsville Lane and County Road. The FY04-05 costs shown are for design work only and will be funded by NDOT.

Project Location: *Hwy88 Mottsville and County Road*



Benefits of Project:

Intersection improvements will enhance traffic flow, increase capacity and provide for safer intersections.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	20,000	25,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	230,000	225,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	250,000	250,000	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (1% TOT, \$0.04 gas tax)	20,000	25,000	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (NDOT)	230,000	225,000	-	-	-
Total	250,000	250,000	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

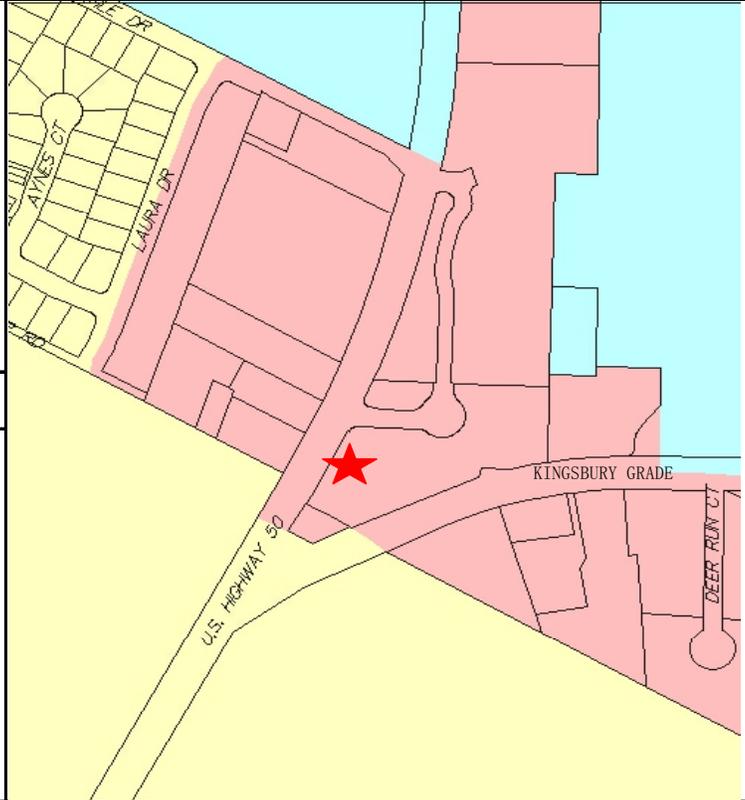
Lake Tahoe Transit Center

Type of Project: <i>Transportation</i>	Project Objective: <i>Add Capacity</i>
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Project Description:

This project is the construction of a transit center on US50 at the County's Tahoe Service Center/Mehrten's property. The facility will be constructed by the Edgewood Village developer.

Project Location: Tahoe Service Center



Benefits of Project:

The project will provide shelter to transit patrons at Lake Tahoe. The facility will serve as Douglas County's central facility for the proposed coordinated transit system.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	75,000	50,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	975,000	700,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	1,050,000	750,000	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (1% TOT)	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (private sector project)	1,050,000	750,000	-	-	-
Total	1,050,000	750,000	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

UTILITY PROJECTS

East Topsy Lane Production Well and Pipeline

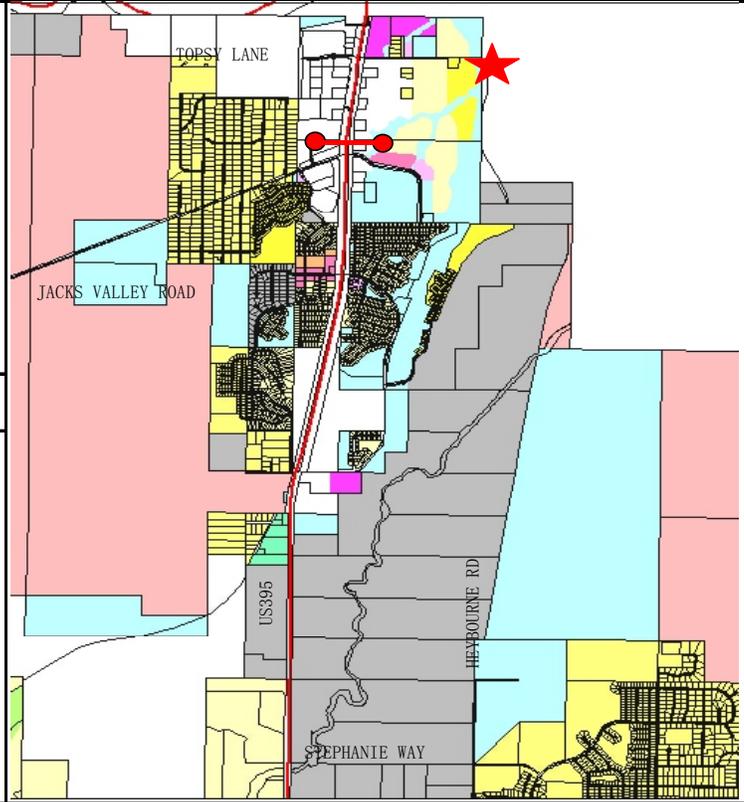
Type of Project: *Utility - Water*

Project Objective: *Add Capacity*

Project Description:

The project is the construction of municipal production well, a well control building, and 3,500 lineal feet of water line to connect the well to the existing N. County water system. The project also includes a water line to connect to the new combined Fire/Paramedic Station in the Sunridge area (\$75,000 in FY04-05 for design and \$325,000 for construction).

Project Location: *N. County Area*



Benefits of Project:

This project will provide additional water supply and back-up supply to address development of the N. County Specific Plan.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	452,000	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	1,034,000	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	1,486,000	-	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	486,000	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	1,000,000	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Redevelopment)	-	-	-	-	-
Total	1,486,000	-	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	1,000	1,000	1,000	1,000	1,000
Non-Personnel (services/supplies, maintenance, utilities, etc.)	4,000	4,000	4,000	4,000	4,000
Total	5,000	5,000	5,000	5,000	5,000

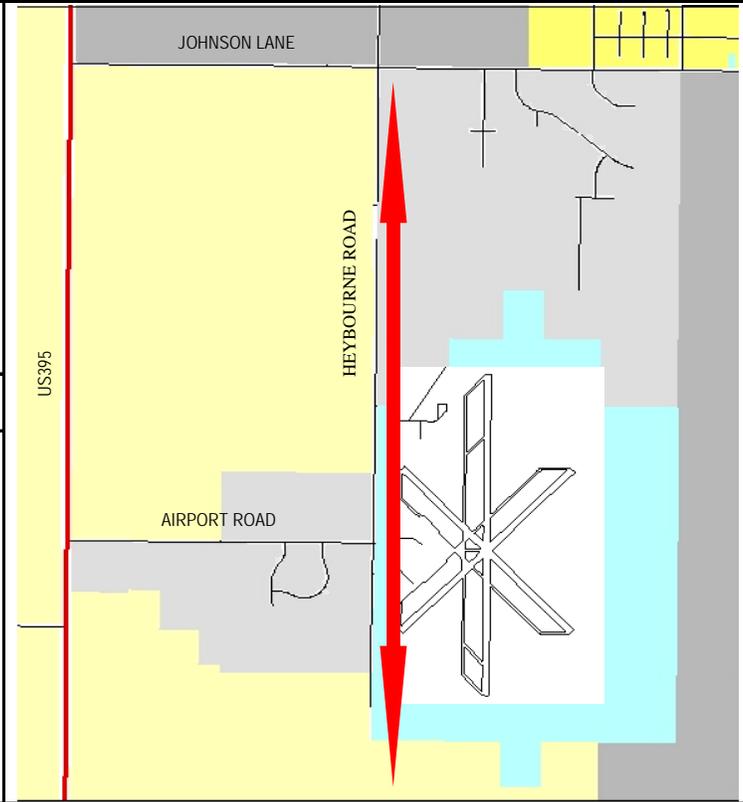
Heybourne Water Line Extension

Type of Project: <i>Utility - Water</i>	Project Objective: <i>Add Capacity</i>
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Project Description:

The project is the extension of the 24" water line along Heybourne Road including fire hydrants, valves, and appurtenant facilities. The project is located along Heybourne Road from the south end of the Airport's on-site water system to the intersection of Johnson Lane.

Project Location: *Heybourne Road*



Benefits of Project:

This project will improve operating pressures and provides fire flows needed for the Minden-Tahoe Airport and surrounding properties. The extension may also serve as a regional pipeline for future interconnection of water systems within Douglas County.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	100,000	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	1,000,000	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	1,100,000	-	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	500,000	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Developer Contributions)	600,000	-	-	-	-
Total	1,100,000	-	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Johnson Lane Water Line Improvements

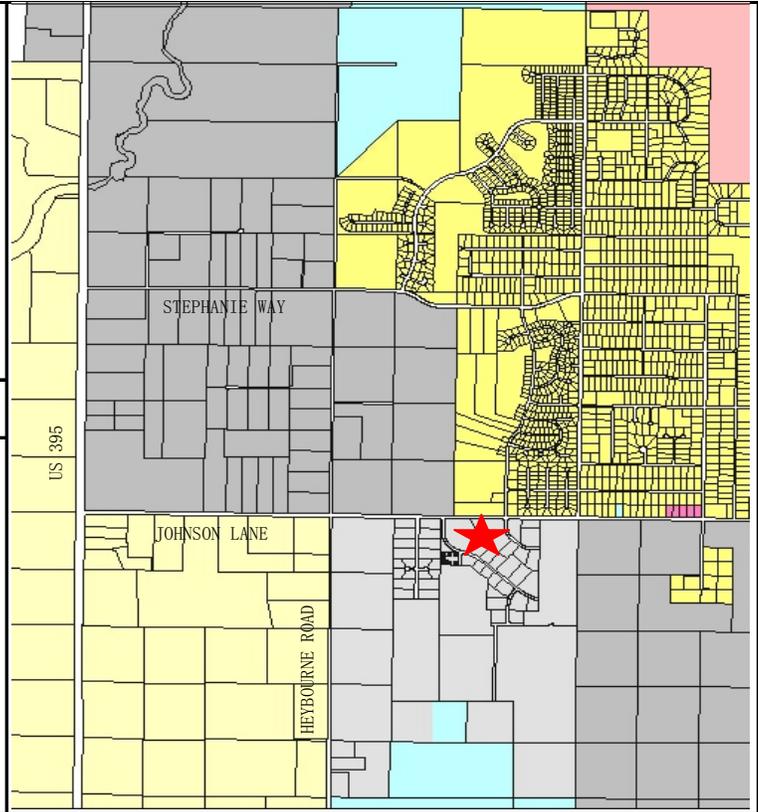
Type of Project: *Utility - Water*

Project Objective: *Add Capacity*

Project Description:

The project is the installation of a parallel water line on Johnson Lane between Nowlin Road and Wildhorse Lane.

Project Location: *Johnson Lane*



Benefits of Project:

This project will improve operating pressures and provide fire flows needed for the development of Airport property and commercial/industrial centers along Johnson Lane and Heybourne Road.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	15,000	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	100,000	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	115,000	-	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	115,000	-	-	-	-
Other (Redevelopment)	-	-	-	-	-
Total	115,000	-	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Ridgeview Sewer Utility Improvements

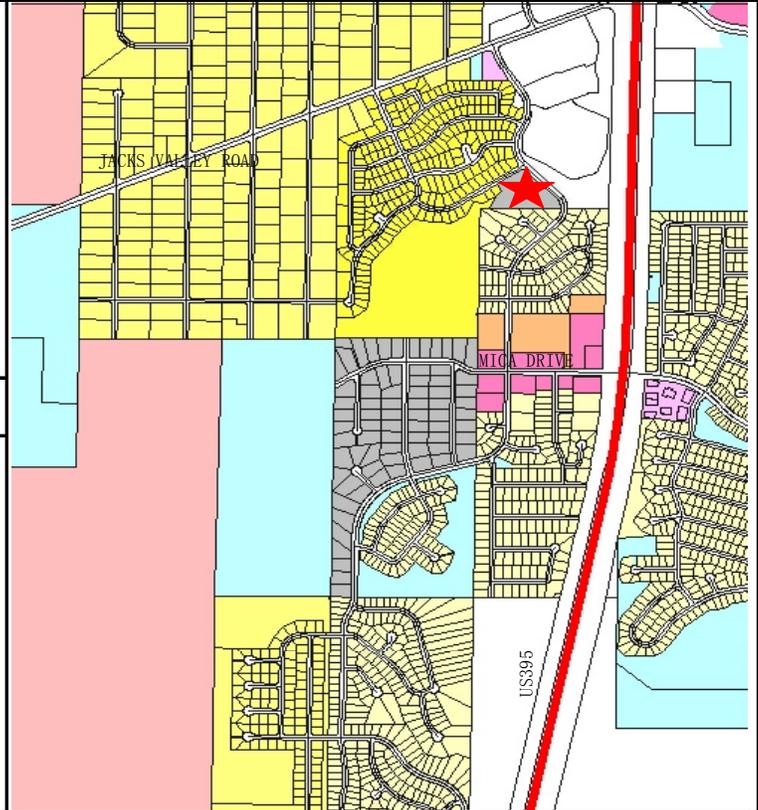
Type of Project: *Utility - Sewer*

Project Objective: *Upgrade/Add Capacity*

Project Description:

The project includes the installation of a sewer collection system to service the Ridgeview residents on septic systems. Phase I connected 12 residences and Phase II connected 16 residences. Phases III and IV will connect an additional 46 residences. A total of 74 residences will be connected to the public sewer system. It is anticipated that construction of Phase IV will extend beyond FY06-07.

Project Location: *North County*



Benefits of Project:

The project will protect groundwater resources by eliminating nitrates and other contaminants leaching from existing septic tanks.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	27,370	31,440	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	430,505	462,985	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	457,875	494,425	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (gas taxes)	-	-	-	-	-
Grants	457,875	494,425	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Redevelopment Agency)	-	-	-	-	-
Total	457,875	494,425	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	600	600	800	800	800
Non-Personnel (services/supplies, maintenance, utilities, etc.)	300	300	300	300	300
Total	900	900	1,100	1,100	1,100

N. Valley Wastewater Treatment Plant Extension

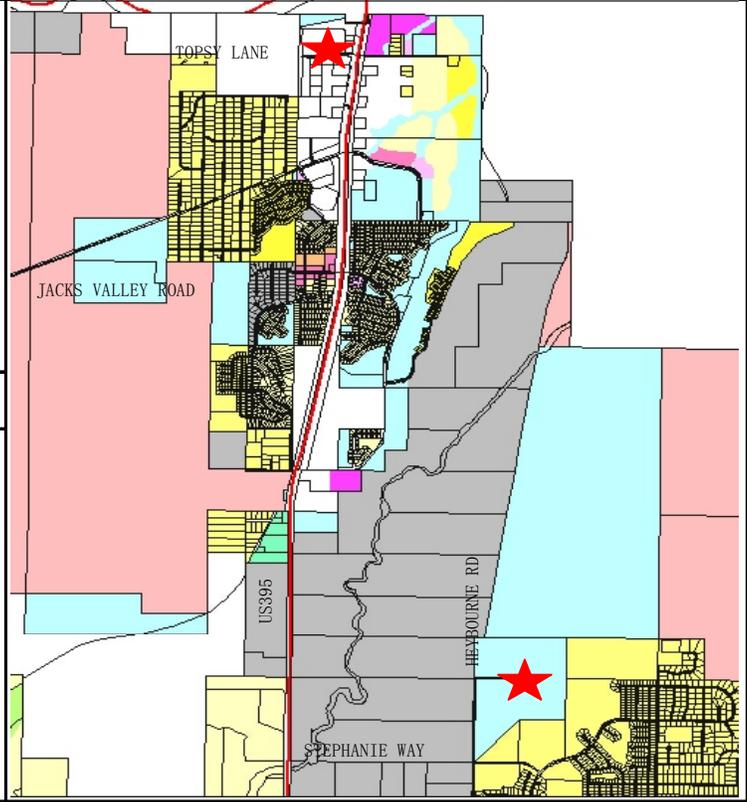
Type of Project: *Utility - Sewer*

Project Objective: *Upgrade/Add Capacity*

Project Description:

The project will extend sewer service from the NVWWTP to the existing sewer lift station on Topsy Lane in the N. County redevelopment service area. Improvements include lift stations, force mains, gravity mains and appurtenant facilities. The project consists of 3 phases: Phase I extends the sewer from the NVWWTP to the Sunridge golf course sewer lift station; Phase II extends the sewer from the golf course lift station to the south boundary of the N. County Specific Plan area; Phase II extends the sewer from the Specific Plan area to the Topsy Lane sewer lift station.

Project Location: *3001 Heybourne Road*



Benefits of Project:

The project will provide sewer service to the North County redevelopment service area and improve the efficiency and operation of the North Valley Wastewater Treatment Plant.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	200,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	1,926,876	3,136,013	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	1,926,876	3,336,013	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	1,500,000	3,136,013	-	-	-
Construction Reserves	-	-	-	-	-
Other (Redevelopment/Developers)	426,876	200,000	-	-	-
Total	1,926,876	3,336,013	-	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	10,000	10,000	15,000	15,000	15,000
Non-Personnel (services/supplies, maintenance, utilities, etc.)	5,000	5,000	10,000	10,000	10,000
Total	15,000	15,000	25,000	25,000	25,000

East Valley Arsenic Water Treatment Facility

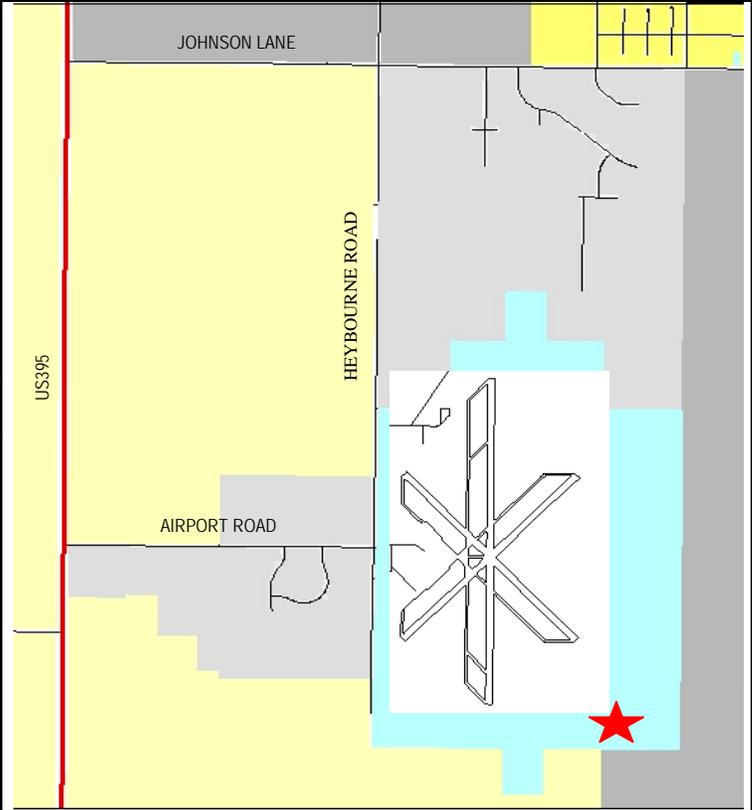
Type of Project: *Utility - Water*

Project Objective: *Add Capacity*

Project Description:

The project is the installation of the regional water treatment plant to address the newly adopted arsenic standards. A comprehensive facilities plan will be prepared in FY04-05, with design and construction scheduled for FY05-07. The budget costs are based on a plant capacity of 3,000 gpm, but the facility may be phased to allow future expansion. The project is located on the southeast corner of the Minden-Tahoe Airport. The alternative is to construct a connection to Minden and develop a new well.

Project Location: Airport



Benefits of Project:

This project will provide domestic water supply needed to meet current and future demands on the East Valley Water System. A regional treatment facility provides a more cost effective approach to meeting the newly adopted arsenic standard.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	750,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	3,500,000	-	-
Other (land acquisition, major fixed equipment, etc.)	75,000	-	-	-	-
Total	75,000	750,000	3,500,000	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	3,000,000	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	750,000	500,000	-	-
Construction Reserves	75,000	-	-	-	-
Other (Developer Contributions)	-	-	-	-	-
Total	75,000	750,000	3,500,000	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	25,000	25,000	25,000
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	190,000	190,000	190,000
Total	-	-	215,000	215,000	215,000

Cave Rock/Skyland Water System Improvements

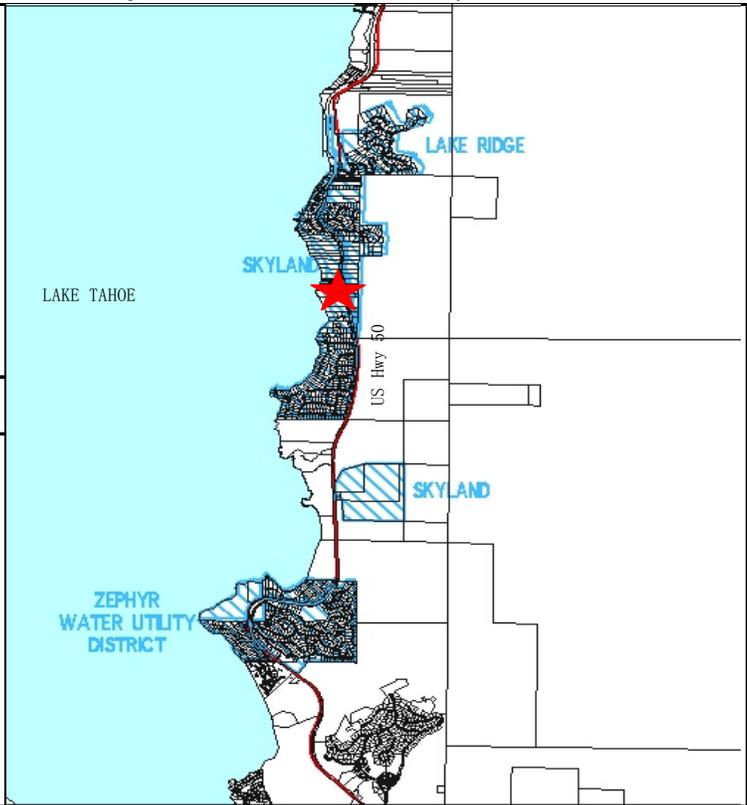
Type of Project: *Utility - Water*

Project Objective: *Upgrade/Add Capacity*

Project Description:

This project is the replacement and reconstruction of major portions of the water system, including pipelines, booster pump stations, pressure reducing stations and water tanks. The project began in FY03-04 with a tank replacement and commercial metering of the Skyland water system.

Project Location: *Cave Rock/Skyland Subdivisions*



Benefits of Project:

The project will replace the old, deteriorated water distribution system, provide additional water storage to meet fire flow demands, increase water pressure, and upgrade infrastructure to meet current codes and standards. The county currently spends about \$50,000 each year fixing leaks in pipes.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	136,000	57,000	135,000	-
Construction (site prep, utilities, inspection, mgmt, etc.)	1,275,000	-	1,165,000	515,000	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	1,275,000	136,000	1,222,000	650,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	727,000	68,000	696,000	370,000	-
Current Revenue	-	68,000	-	-	-
Revenue Supported Bonds	548,000	-	526,000	280,000	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	1,275,000	136,000	1,222,000	650,000	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Non-Personnel (services/supplies, maintenance, utilities, etc.)	(10,000)	(10,000)	(15,000)	(20,000)	(20,000)
Total	(20,000)	(20,000)	(25,000)	(30,000)	(30,000)

Foothill/N. County Well and Pipeline

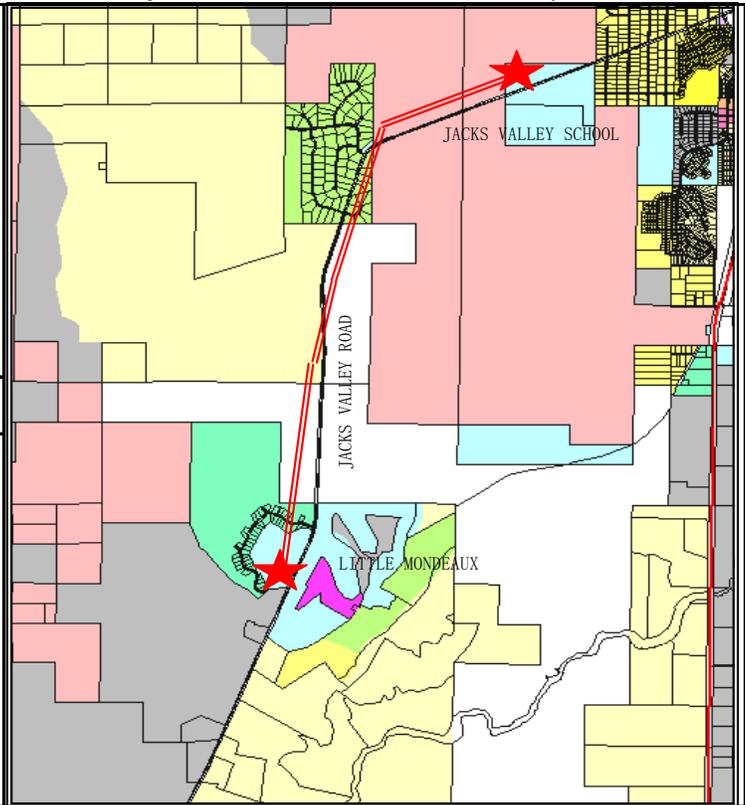
Type of Project: *Utility - Water*

Project Objective: *Add Capacity*

Project Description:

The project is the installation of a new domestic well, well control building, pipeline and appurtenant facilities to interconnect the existing N. County Water and Foothill Regional Water Systems. A new well within Mountain Meadows Estates (Little Mondeaux), and an interconnecting pipeline along Jack's Valley Road from Little Mondeaux within the Foothill Regional Water System to Douglas County's 2.0 million gallon water tank across the road from Jack's Valley School.

Project Location: *Foothill/Jack's Valley Roads*



Benefits of Project:

This project will provide additional water supply needed to serve the North County and Foothill Water Systems.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	356,500	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	3,210,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	3,566,500	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	366,500	-	-	-
Other (Developer Contributions)	-	3,200,000	-	-	-
Total	-	3,566,500	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	15,000	15,000	15,000	15,000
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	10,000	10,000	10,000	10,000
Total	-	25,000	25,000	25,000	25,000

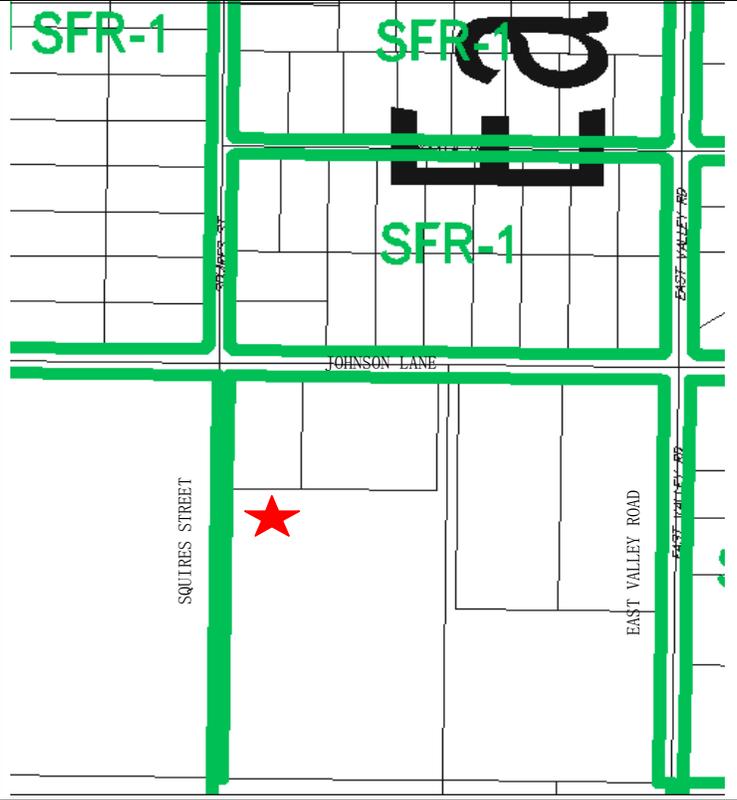
Johnson Lane Water Tank

Type of Project: <i>Utility - Water</i>	Project Objective: <i>Add Capacity</i>
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Project Description:

The project is the installation of a second 1.5 million gallon water tank with appurtenant facilities. The project is located on Squires Street just off Johnson Lane.

Project Location: *Squires St. off Johnson Lane*



Benefits of Project:

This project will improve additional storage and fire flows needed to meet future demands within the East Valley water service area.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	74,250	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	630,000	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	74,250	630,000	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	74,250	630,000	-	-
Other (Redevelopment)	-	-	-	-	-
Total	-	74,250	630,000	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	500	500	500
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	500	500	500
Total	-	-	1,000	1,000	1,000

N. Valley Wastewater Treatment Plant Phase II

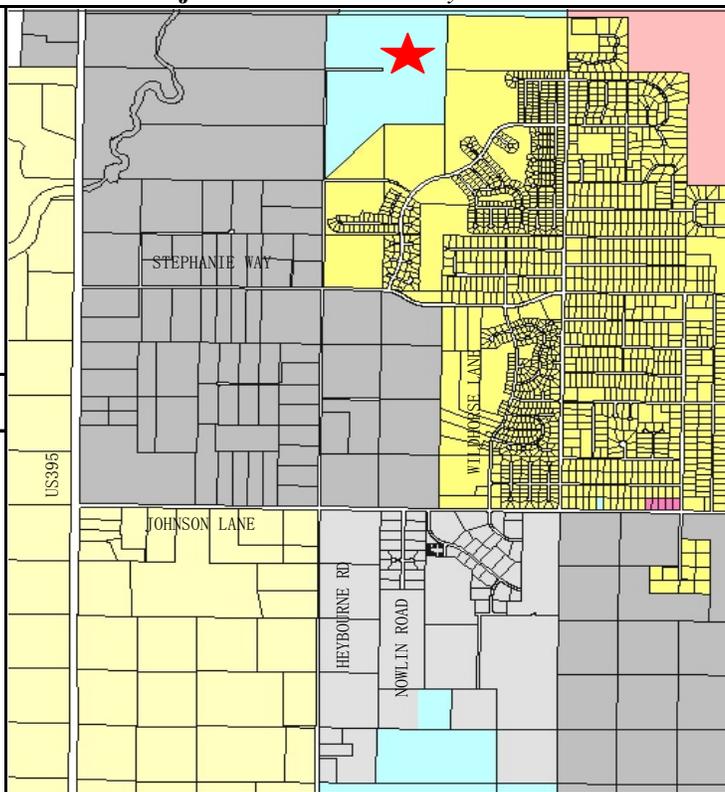
Type of Project: *Utility - Sewer*

Project Objective: *Add Capacity*

Project Description:

A comprehensive facilities plan for the North Valley Wastewater plant was completed in May of 1999. The facilities plan outlines 4 phases with a total design capacity of 2.0 MGD (million gallons a day). Phase I became operational December 2000. Phase II includes new headwork, biofilter odor control facility, biolac aeration process within pond 3, upgraded aeration blowers, replacement of existing effluent pumps, and sludge drying bed facilities. Phase II will increase plant capacity to 1.0 MGD.

Project Location: *3001 Heybourne Road*



Benefits of Project:

The project will expand treatment capacity to address demands within the North Valley Wastewater Treatment Facility service area, and meet state and federal treatment and effluent discharge standards.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	500,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	3,800,000	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	500,000	3,800,000	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	1,500,000	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	1,800,000	-	-
Construction Reserves	-	500,000	-	-	-
Other (Developer Contributions)	-	-	500,000	-	-
Total	-	500,000	3,800,000	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	15,000	15,000	15,000
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	10,000	10,000	10,000
Total	-	-	25,000	25,000	25,000

South Airport Well No. 2 and Pipeline

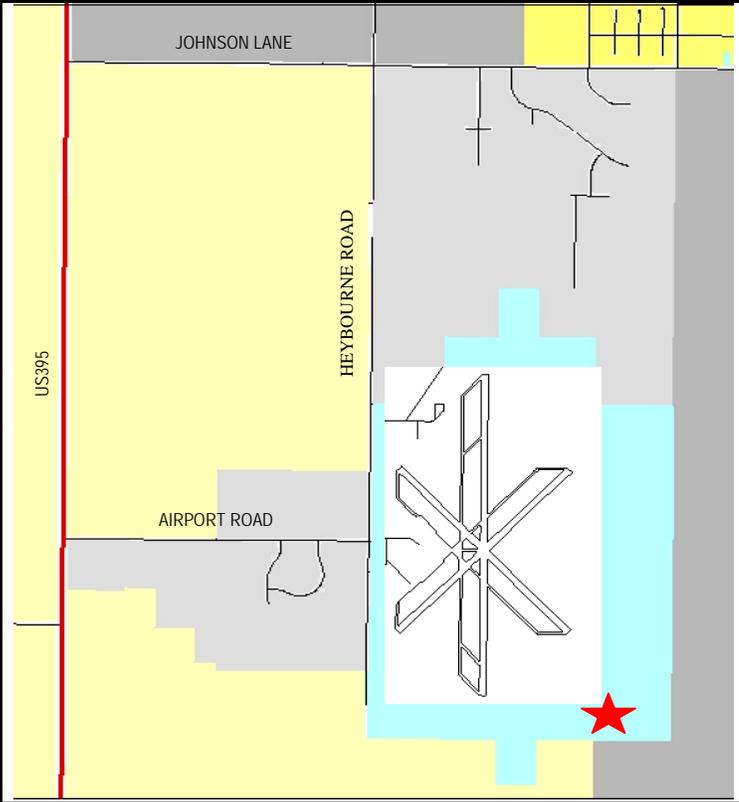
Type of Project: *Utility - Water*

Project Objective: *Add Capacity*

Project Description:

The project is the installation of a second domestic well, including well control building, pipelines, and appurtenant facilities. The project is located on the southeast corner of the Minden-Tahoe Airport.

Project Location: *Airport*



Benefits of Project:

This project will provide domestic water supply needed to meet current and future demands on the East Valley Water System. Development of a regional well field provides a more cost effective approach to meeting the newly adopted arsenic standard.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	170,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	820,000	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	170,000	820,000	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	620,000	-	-
Construction Reserves	-	170,000	-	-	-
Other (Developer Contributions)	-	-	200,000	-	-
Total	-	170,000	820,000	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	5,000	5,000	5,000
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	3,000	3,000	3,000
Total	-	-	8,000	8,000	8,000

Sunrise Estates Interconnection and Improvements

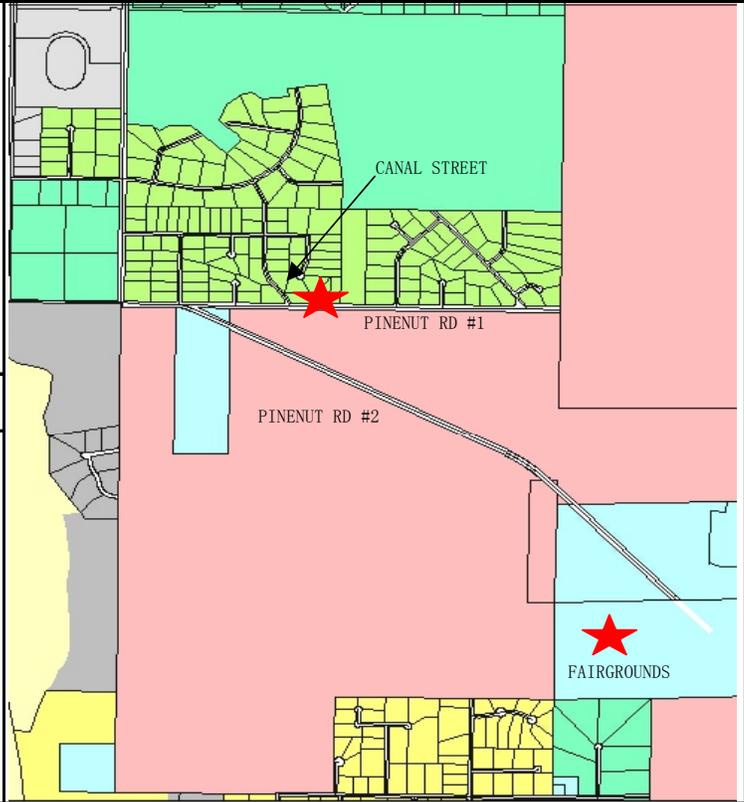
Type of Project: *Utility - Water*

Project Objective: *Add Capacity*

Project Description:

This project is the interconnection of Sunrise Estates with the Fairgrounds Water System. A water line will be installed starting at the end of Canal Street in Sunrise Estates, along Canal Street to Pinenut Road#1, and then along Pinenut Road#2 to the County Fairgrounds.

Project Location: *Sunrise Estates to Fairgrounds*



Benefits of Project:

The project will provide storage to address fire flow requirements and an additional water supply meeting state drinking water standards.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	66,000	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	892,000
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	-	-	66,000	892,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	49,500	669,000
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	223,000
Construction Reserves	-	-	-	16,500	-
Other (Specify)	-	-	-	-	-
Total	-	-	-	66,000	892,000

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	2,000
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	2,000
Total	-	-	-	-	4,000

Upper Genoa Lakes Water Tank and Pipeline

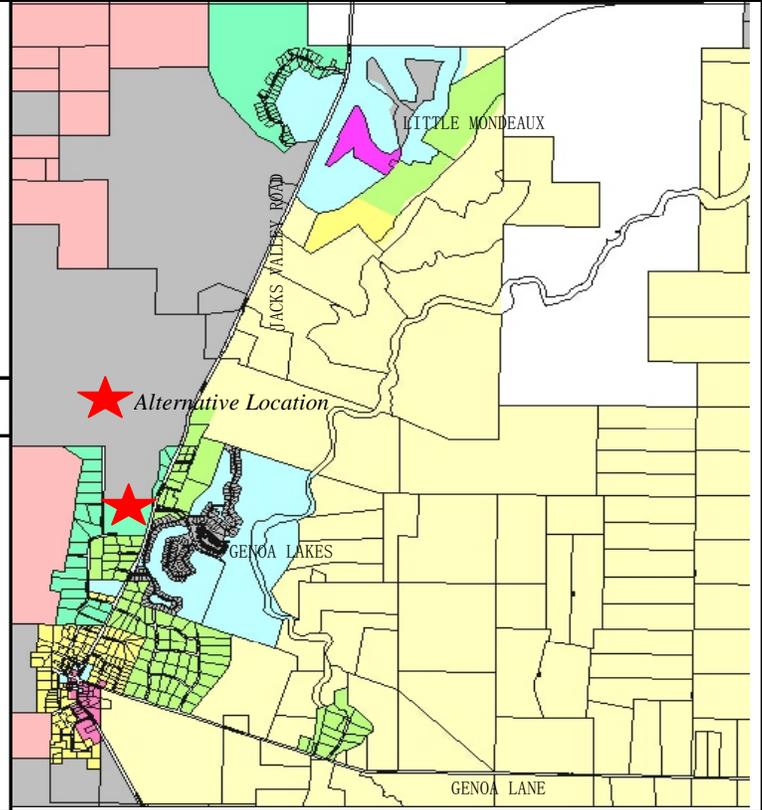
Type of Project: *Utility - Water*

Project Objective: *Add Capacity*

Project Description:

The project is the installation of a 1 million gallon water tank, pipeline and appurtenant facilities to serve the Foothill regional water system.

Project Location: *Genoa*



Benefits of Project:

This project will provide additional storage and fire flow for the Foothill regional water service area. The new tank will replace the existing tank and booster pump station in Genoa Lakes, improves system reliability, and reduces maintenance and operating costs.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	115,400	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	1,050,000
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	-	-	115,400	1,050,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	115,400	1,050,000
Other (Specify)	-	-	-	-	-
Total	-	-	-	115,400	1,050,000

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	5,000	5,000
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	20,000	20,000
Total	-	-	-	25,000	25,000

COUNTY VEHICLES/LARGE EQUIPMENT

DART Vehicle Replacement

Type of Project: *Vehicles*

Project Objective: *Maintain Capacity*

Project Description:

Project Location: *2300 Meadow Lane Gardnerville*

Douglas Area Rural Transit (DART) presently operates with a fleet of 9 vehicles. 8 of the vehicles are presently operating close to, or over 100,000 miles. The department anticipates replacing at least one vehicle per year. The department's share of this cost is 10%, which currently is approximately \$6,000. It is projected that over the 5 years \$35,000 will be needed to provide the match for these grant funded vehicles.

No map for this project

Benefits of Project:

DART provides public transportation to seniors and the disabled within Douglas County and performs a connector service with the PRIDE bus route of Northern Nevada. DART enhances the quality of life by providing transportation opportunities for employment, medical and social purposes.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	60,225	63,745	66,932	70,279	73,793
Total	60,225	63,745	66,932	70,279	73,793

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants (Nevada Department of Transportation)	54,075	56,800	59,640	62,622	65,753
Current Revenue	6,150	6,945	7,292	7,657	8,039
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	60,225	63,745	66,932	70,279	73,793

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

County Equipment Purchases - FY05-09

Type of Project: *Equipment*

Project Objective: *Maintain/Add Capacity*

Project Description:

Project Location: *Countywide*

This project is the purchase or replacement of major pieces of county equipment. Replacements include: FY04-05 - replacement of election equipment (\$800,000 - grant), Communication equipment between the valley and the lake (\$35,000), and a new building permit system (\$300,000).

Benefits of Project:

These items are required in order to provide county services and/or improve operating efficiency and reliability.

No Map for this Project

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	1,130,000	-	-	-	-
Total	1,130,000	-	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	800,000	-	-	-	-
Current Revenue	330,000	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	1,130,000	-	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Road Vehicle/Equipment Replacement - FY05-09

Type of Project: <i>Vehicles</i>	Project Objective: <i>Maintain/Add Capacity</i>
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Project Description:

Project Location: *Countywide*

This project is the ongoing replacement of vehicles and equipment used for road operations. Replacements include light, medium and heavy duty vehicles and equipment, such as pick-ups, street sealers, and dump trucks. The comparatively small costs included in the five year window shown is because several large purchases of vehicles and equipment were made in the last three years.

Benefits of Project:

The road vehicle/equipment replacement program determines the optimum time for road vehicle replacement and provides funding for scheduled vehicle purchases. The purpose is to continuously maintain an efficient fleet of road maintenance vehicles and equipment.

No Map for this Project

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	80,000	90,000	115,000	65,000	80,000
Total	80,000	90,000	115,000	65,000	80,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (\$0.0635 gas tax)	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	80,000	90,000	115,000	65,000	80,000
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	80,000	90,000	115,000	65,000	80,000

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

County Vehicle Replacement - FY05-09

Type of Project: <i>Vehicles</i>	Project Objective: <i>Maintain/Add Capacity</i>
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Project Description:

Project Location: *Countywide*

This project is the ongoing replacement of county vehicles used for operations. Replacements include: FY04-05 - 1 Engineering, 1 Facility Operations, 1 Utilities, & 1 China Spring; FY05-06 - 1 Animal Control, 1 Engineering, 2 JPO, & 1 Community Development; FY06-07 - 1 China Spring, 1 Assessor, 1 Engineering, 1 Constable, 1 Utilities, & 1 General Services; FY07-08 - 1 Utilities, 1 China Spring; FY08-09 - 2 Assessor & 1 Utilities.

No Map for this Project

Benefits of Project:
The county's vehicle replacement program determines the optimum time for vehicle replacement and provides funding for scheduled vehicle purchases.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	83,664	110,111	104,572	51,310	62,146
Total	83,664	110,111	104,572	51,310	62,146

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	83,664	110,111	104,572	51,310	62,146
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	83,664	110,111	104,572	51,310	62,146

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

EAST FORK FIRE AND PARAMEDIC DISTRICT PROJECTS

North Valley Fire/Paramedic Station

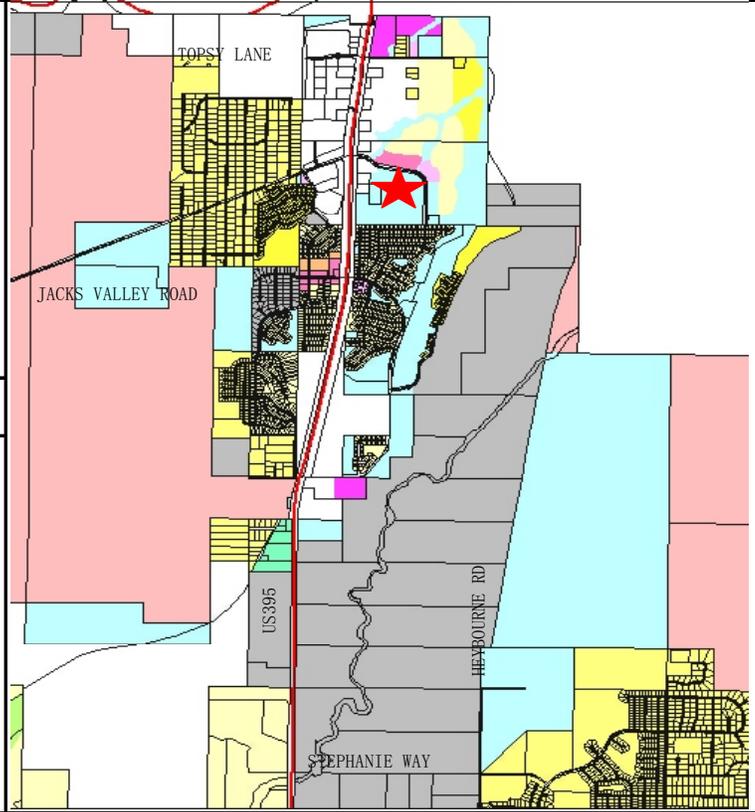
(Please see the East Fork Fire & Paramedic District's CIP document for more detailed information)

Type of Project: <i>Building/Facility</i>	Project Objective: <i>Add Capacity</i>
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Project Description:

This project is the construction of a new, combination fire station/paramedic station in the BLM property north of the Sunridge development (N. Valley). The new building will house vehicles and living quarters for both firefighters and emergency medical personnel. The building will have office space, a training room, exercise room, kitchen, and storage for apparatus and equipment. This will be a shared station with Jacks Valley VFD, Sierra Fire District, and the East Fork Fire and Paramedic Districts.

Project Location: *Sunridge Blvd*



Benefits of Project:

The new facility will increase fire and emergency medical response to the residents and businesses in the north valley.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	175,000	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	1,525,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	175,000	1,525,000	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (property taxes)	175,000	1,000,000	-	-	-
Grants	-	-	-	-	-
Current Revenue (user fees)	-	425,000	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Sierra Fire District)	-	100,000	-	-	-
Total	175,000	1,525,000	-	-	-

Estimated Operating Cost/Savings

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	25,000	25,000	25,000	25,000
Total	-	25,000	25,000	25,000	25,000

Fish Springs Fire Station Addition

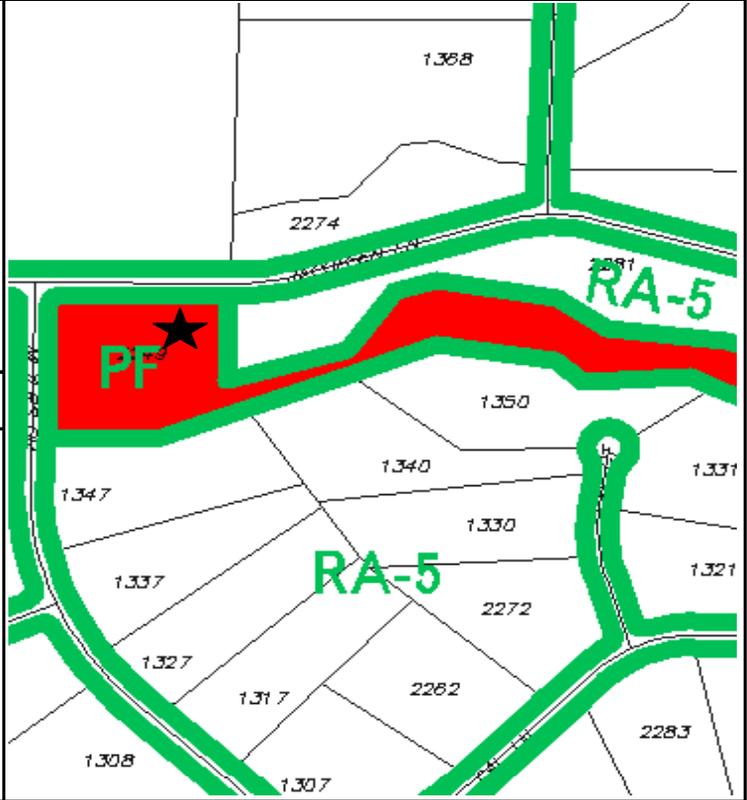
Type of Project: *Building/Facility*

Project Objective: *Add/Maintain Capacity*

Project Description:

Project Location: *2249 Fish Springs Road*

This project is the construction of an addition to the Fish Springs fire station. The addition will provide a community meeting room, apparatus space, and a small office for the BLM. This is a two-phase project. Phase I is the construction of the pad in FY04-05 and Phase II is the construction of building in FY05-06. BLM may help with the funding of this project.



Benefits of Project:

The additional space will provide needed room for fire station operations.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	22,000	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	53,000	225,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	75,000	225,000	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (property taxes)	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue (user fees)	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	75,000	225,000	-	-	-
Other (specify)	-	-	-	-	-
Total	75,000	225,000	-	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	1,000	1,000	1,000	1,000
Total	-	1,000	1,000	1,000	1,000

TRE Fire Station Addition

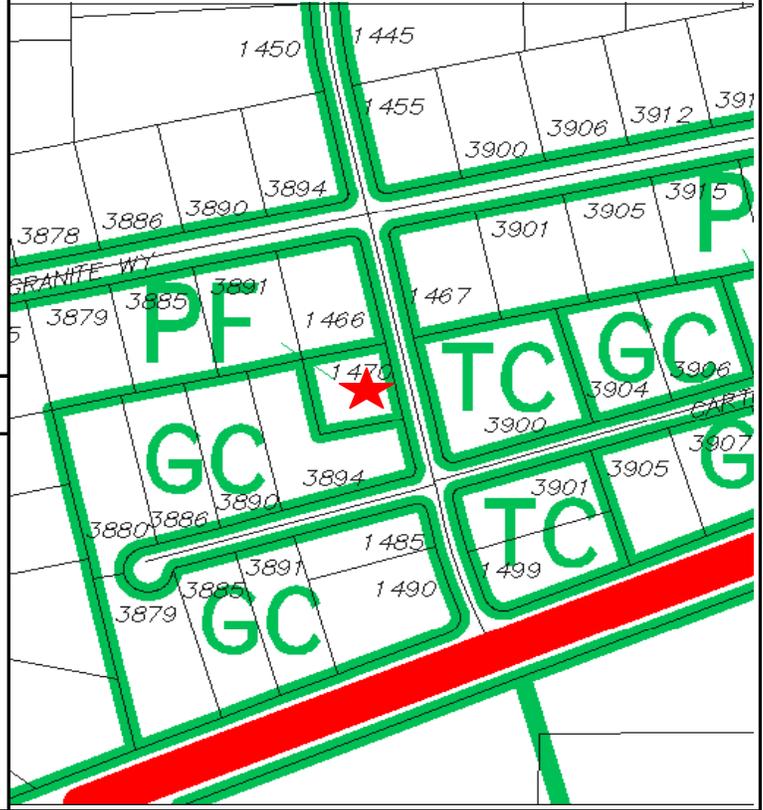
Type of Project: *Building/Facility*

Project Objective: *Add/Maintain Capacity*

Project Description:

Project Location: *1476 Albite Drive*

This project is the construction of an addition to the TRE fire station. The addition will provide apparatus space, sleeping quarters, and ADA improvements to the restrooms. A new exhaust system will also be installed.



Benefits of Project:

The additional space will provide needed room for fire station operations.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	30,000	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	270,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	300,000	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (property taxes)	-	300,000	-	-	-
Grants	-	-	-	-	-
Current Revenue (user fees)	-	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (specify)	-	-	-	-	-
Total	-	300,000	-	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	1,000	1,000	1,000	1,000
Total	-	1,000	1,000	1,000	1,000

East Fork Fire Vehicles

(Please see the East Fork Fire & Paramedic District's CIP document for more detailed information)

Type of Project: <i>Capital Equipment</i>	Project Objective: <i>Add/Maintain Capacity</i>
--	--

Project Description:

Project Location: *County-wide*

This project is the ongoing vehicle replacement program: FY04-05 thru FY08-09 - \$78,765 annual lease payments for a 100 foot ladder truck for Station 7 (Ranchos); FY04-05 - 1 brush truck for Genoa VFD, 2 staff vehicles and 1 utility truck; FY05-06 - 1 staff vehicle and 1 utility truck; FY06-07 - 1 type 1 engine; FY07-08 - 1 type 1 engine.

No Map for this Project

Benefits of Project:
The replacement of old vehicles will increase performance and reliability; decrease maintenance costs; assist in increasing the ISO rating; and add firefighting capabilities. The ladder truck improves response for multi-floor structure fires.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	302,000	280,500	375,000	315,000	-
Total	302,000	280,500	375,000	315,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	302,000	280,500	375,000	315,000	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (specify)	-	-	-	-	-
Total	302,000	280,500	375,000	315,000	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	1,000	1,000	1,000	1,000	1,000
Total	1,000	1,000	1,000	1,000	1,000

East Fork Paramedic Vehicles

(Please see the East Fork Fire & Paramedic District's CIP document for more detailed information)

Type of Project: <i>Capital Equipment</i>	Project Objective: <i>Add/Maintain Existing Capacity</i>
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Project Description:

Project Location: *Countywide*

This project is the ongoing vehicle replacement program: FY04-05 - one staff vehicle; FY05-06 one ambulance; FY06-07 - one staff vehicle; FY07-08 one ambulance.

Benefits of Project:

The replacement of old vehicles will increase performance and reliability and decrease maintenance costs. The old staff vehicles will be given to the volunteer fire stations for utility use.

No Map for this Project

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	45,000	125,000	45,000	125,000	-
Total	45,000	125,000	45,000	125,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes (property taxes)	22,500	62,500	22,500	62,500	-
Grants	-	-	-	-	-
Current Revenue (user fees)	22,500	62,500	22,500	62,500	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (specify)	-	-	-	-	-
Total	45,000	125,000	45,000	125,000	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

TOWN PROJECTS

Town of Gardnerville Transportation Projects

(Please see the Town of Gardnerville CIP document for more detailed information)

Type of Project: <i>Transportation</i>	Project Objective: <i>Maintain Capacity</i>
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Project Description:

Project Location: *Throughout Gardnerville*

<p><i>The costs included here are for various street maintenance and repair activities throughout Gardnerville, including street resurfacing, reconstruction and sealing, and the replacement or repair of sidewalks. Projects include: FY04-05 - Mill St reconstruction; FY05-06 - Toiyabe, Apollo, and Kittyhawk overlays; FY06-07 - Hussman, Village, Spruce and Wildrose overlays; FY07-08 - Lampe Rd to Highway 395 reconstruction, Douglas Avenue overlay from Spruce to Mill. FY08-09 - Ezell widening and Cottonwood overlay. See the Gardnerville CIP for details.</i></p>	<p>No map for this project</p>
<p>Benefits of Project:</p> <p><i>These projects increase traffic and pedestrian safety, improve vehicle ride, extend the useful life of roads.</i></p>	

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	56,692	50,150	56,300	49,950	49,450
Construction (site prep, utilities, inspection, mgmt, etc.)	510,231	451,350	506,700	449,550	445,050
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	566,923	501,500	563,000	499,500	494,500

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	566,923	501,500	563,000	499,500	494,500
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	566,923	501,500	563,000	499,500	494,500

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Town of Gardnerville Parks/Rec/Open Space Projects

(Please see the Town of Gardnerville CIP document for more detailed information)

Type of Project: <i>Leisure/Community Enhancement</i>	Project Objective: <i>Maintain/Add Capacity</i>
--	--

Project Description:

Project Location: *Throughout Gardnerville*

The projects included here are various parks, recreation, open space, and street beautification improvements throughout Gardnerville. Projects include: FY04-05 - Heritage Park restroom and Gardnerville Branch Jail Phase I evaluation and grant cost share; and FY05-06 - Gardnerville Park upgrades.

No map for this project

Benefits of Project:

These projects will enhance the benefit of community parks and provide a more attractive community.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	10,000	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	70,000	15,000	-	-	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	80,000	15,000	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	80,000	15,000	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	80,000	15,000	-	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	5,000	5,000
Total	-	-	-	5,000	5,000

Town of Gardnerville Drainage Projects

(Please see the Town of Gardnerville CIP document for more detailed information)

Type of Project: <i>Drainage</i>	Project Objective: <i>Maintain/Add Capacity</i>
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Project Description:

Project Location: *Throughout Gardnerville*

<p><i>The costs included here are for various drainage projects throughout Gardnerville.</i></p>	<p>No map for this project</p>
<p>Benefits of Project:</p> <p><i>These projects improve stormwater drainage, increase road safety, and reduce potential damage from flooding.</i></p>	

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	12,000	12,000	14,000	12,000	14,000
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	12,000	12,000	14,000	12,000	14,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	12,000	12,000	14,000	12,000	14,000
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	12,000	12,000	14,000	12,000	14,000

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Town of Gardnerville Vehicle Replacement

(Please see the Town of Gardnerville CIP document for more detailed information)

Type of Project: <i>Vehicle Replacement</i>	Project Objective: <i>Maintain Capacity</i>
--	--

Project Description:

Project Location: *n/a*

<i>None</i>	No map for this project
<p style="text-align: center;">Benefits of Project:</p> <p><i>Town fleet vehicles are on a established replacement program to ensure safe and efficient operations.</i></p>	

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	-	-
Other (land acquisition, major fixed equipment, etc.)	69,000	-	-	-	-
Total	69,000	-	-	-	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	69,000	-	-	-	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	69,000	-	-	-	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Town of Minden Transportation Projects

(Please see the Town of Minden CIP document for more detailed information)

Type of Project: <i>Transportation</i>	Project Objective: <i>Maintain Capacity</i>
---	--

Project Description:	Project Location: <i>Throughout Minden</i>
<p><i>The costs included here are for various street maintenance and repair activities throughout Minden, including street resurfacing, street reconstruction, and the replacement or repair of sidewalks and gutters. Projects will occur at the following areas: FY04-05 - N. Lucerne Hwy 395 to Ironwood Dr, Labarantcha Rd; FY05-06 - Ironwood Ct, Cedarwood Ct, Bougainvillea Dr, Westwood Dr, 4th St; FY06-07 - Wildrose Dr, 2nd St, Esmeralda Ave; FY07-08 - 3rd St, 5th St, Fir Tree Circle, 5th St, Wildrose. The costs listed also include the ongoing street sealing program.</i></p>	No map for this project
<p style="text-align: center;">Benefits of Project:</p> <p><i>These projects increase traffic and pedestrian safety, improve vehicle ride, extend the useful life of roads.</i></p>	

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	29,500	32,500	32,000	24,000	-
Construction (site prep, utilities, inspection, mgmt, etc.)	368,000	386,000	288,000	374,000	-
Other (land acquisition, major fixed equipment, etc.)	10,000	1,000	1,000	1,000	-
Total	407,500	419,500	321,000	399,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	407,500	419,500	321,000	399,000	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	407,500	419,500	321,000	399,000	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Town of Minden Facility Projects

(Please see the Town of Minden CIP document for more detailed information)

Type of Project: <i>Facilities</i>	Project Objective: <i>Add Capacity</i>
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Project Description:

Project Location: *Unknown*

This project is the construction of a new Town Yard and Maintenance Facility. A site has not been identified.

Benefits of Project:

The new facility will provide sufficient space for town operations as they expand to accommodate a growing community.

No map for this project

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	-	-	-	-	-
Construction (site prep, utilities, inspection, mgmt, etc.)	-	-	-	500,000	-
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	-	-	-	500,000	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	-	-	-	500,000	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	-	-	-	500,000	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Town of Minden Parks/Rec/Open Space Projects

(Please see the Town of Minden CIP document for more detailed information)

Type of Project: <i>Leisure/Com Enhancement</i>	Project Objective: <i>Maintain/Add Capacity</i>
--	--

Project Description:

Project Location: *Throughout Minden*

The projects included here are various parks, recreation, open space, and street beautification improvements throughout Minden. Projects will occur in the following areas over the next 5 year: County Road Streetscape Phases I, II, & III, and enhancements to the downtown area, Westwood, Winhaven, and Mackland.

No map for this project

Benefits of Project:
These projects will enhance the benefit of community parks and provide a more attractive community.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	17,500	27,000	23,500	12,500	-
Construction (site prep, utilities, inspection, mgmt, etc.)	110,000	223,000	184,000	170,000	-
Other (land acquisition, major fixed equipment, etc.)	1,000	1,000	1,000	-	-
Total	128,500	251,000	208,500	182,500	-

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	128,500	251,000	208,500	182,500	-
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	128,500	251,000	208,500	182,500	-

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Town of Minden Drainage Projects

(Please see the Town of Minden CIP document for more detailed information)

Type of Project: <i>Drainage</i>	Project Objective: <i>Maintain/Add Capacity</i>
---	--

Project Description:

Project Location: *Throughout Minden*

The costs included here are for various drainage projects throughout Minden. Projects, including continuation of Martin Slough Phases 2-7, irrigation ditch crossing at County Rd, and County Rd area improvements. Completion of Phases 2-7 is estimated to occur in FY12-13.

No map for this project

Benefits of Project:

These projects improve stormwater drainage, increase road safety, and reduce potential damage from flooding.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	8,500	23,000	-	10,000	-
Construction (site prep, utilities, inspection, mgmt, etc.)	80,000	15,000	415,000	-	150,000
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	88,500	38,000	415,000	10,000	150,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	88,500	38,000	415,000	10,000	150,000
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	88,500	38,000	415,000	10,000	150,000

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

Town of Minden Water Projects

(Please see the Town of Minden CIP document for more detailed information)

Type of Project: <i>Utility - Water</i>	Project Objective: <i>Maintain/Add Capacity</i>
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Project Description:

Project Location: *Throughout Minden*

The costs included here are for various water-related projects throughout the town of Minden, including drill & equip well #2, the continuation of the alley waterline replacement project Phases 4-8, re-equip of Well #7, Heybourne Road, and East Valley extension.

No map for this project

Benefits of Project:

These projects ensure a sufficient amount of domestic water for community needs and allow for future growth.

Project Cost

Cost	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Pre-Construction (architectural, engineering, legal, etc.)	63,000	65,000	7,500	7,500	10,000
Construction (site prep, utilities, inspection, mgmt, etc.)	530,000	1,105,000	610,000	115,000	120,000
Other (land acquisition, major fixed equipment, etc.)	-	-	-	-	-
Total	593,000	1,170,000	617,500	122,500	130,000

Project Financing

Source	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Dedicated Taxes	-	-	-	-	-
Grants	-	-	-	-	-
Current Revenue	593,000	1,170,000	617,500	122,500	130,000
Revenue Supported Bonds	-	-	-	-	-
Construction Reserves	-	-	-	-	-
Other (Specify)	-	-	-	-	-
Total	593,000	1,170,000	617,500	122,500	130,000

Estimated Operating Cost/(Savings)

Type of Cost/Savings	FY04-05	FY05-06	FY06-07	FY07-08	FY08-09
Personnel	-	-	-	-	-
Non-Personnel (services/supplies, maintenance, utilities, etc.)	-	-	-	-	-
Total	-	-	-	-	-

IV. PROJECTS IN THE 6-10 YEAR PLANNING HORIZON

Project:	Airport Improvements - AIP 19
Type:	Airport
Objective	Increase Capacity
Description:	A. Improve closed taxiway for crosswind landing. B. Convert old RWY 12 into new taxiway C. C. Realign northwest section of taxiway. D. Construct taxiway I into southwest hangar area.
Cost:	\$2,867,366
Financing:	95% FAA Grant, 5% Current revenue

Project:	Airport Improvements - AIP 20
Type:	Airport
Objective	Increase Capacity
Description:	A. Seal Heavy Ramp B. Improve runway lighting/vault system. C. Construct southwest access roads. D. Finish Bliss Rd - Phase III. E. Install density altitude display (federal funds ineligible).
Cost:	\$2,308,000
Financing:	95% FAA Grant, 5% Current revenue

Project:	Valley Recreation/Community Center
Type:	Leisure/Community Enhancement
Objective	Increase Capacity
Description:	Includes a gymnasium, multi-purpose rooms, fitness facilities.
Cost:	\$8,500,000
Financing:	General Obligation bond
Net Operating Cost:	\$210,000

Project:	Valley Performing Arts Facility
Type:	Leisure/Community Enhancement
Objective	Increase Capacity
Description:	To be run by non-profit organization
Cost:	\$8,500,000
Financing:	General Obligation bond
Net Operating Cost:	\$130,000

Project:	Lake Library/Senior Center
Type:	Leisure/Community Enhancement
Objective	Upgrade Capacity
Description:	Move the existing library and senior center to new facilities at Kahle Community Center.
Cost:	\$3,500,000
Financing:	General Obligation bond
Net Operating Cost:	\$170,000

Project:	New Fire/Paramedic Station
Type:	East Fork Fire & Paramedic
Objective	Increase Capacity
Description:	Add a new combination fire/paramedic station in the valley.
Cost:	\$2,500,000
Financing:	Construction Reserves
Net Operating Cost:	\$150,000

PROJECTS IN THE 6-10 YEAR PLANNING HORIZON (continued)

Project:	Phase III Minden Library
Type:	Leisure/Community Enhancement
Objective	Increase Capacity
Description:	This project is an increase in size of the main library in Minden. The project will add additional shelving space to accommodate the non-fiction collection, videos and audiobooks. In addition, the project will add a shipping and receiving area, delivery access to back of building, staff lounge, and administrative office space.
Cost:	\$750,000
Financing:	Bond/Construction Reserves

Project:	Road Rehabilitation Program
Type:	Transportation
Objective	Maintain Capacity
Description:	The Road Rehabilitation Program generally consists of the structural repair of existing paved roads, usually by means of reconstruction. Reconstruction involves the removal of the existing roadway structural segment (pavement, aggregate base, subbase) and the construction of a new structural section. Roads or areas planned for rehabilitation include: FY04-05 - improve drainage on Tillman, Kahle Drive west of US50, Wildflower Ridge and Ruhestroth Roads, Fish Spring Road from Jo Lane to Windmill, Heybourne from Stephanie to the sewer treatment plan, and various Johnson Lane roads; FY05-06 - bridge rail replacements, sidewalk and storm drain improvements along County Road, Indian Hills and Highland Estates; FY06-07 - bridge rail replacements, Alpine View, Autumn Hills and Sheridan Acres area; FY07-08 - bridge rail replacements; FY08-09 - bridge rail replacements.
Cost:	\$4,040,000
Financing:	Unfunded

Project:	New Road Construction & Capacity Program
Type:	Transportation
Objective	Add Capacity
Description:	The New Construction & Capacity Improvements Program includes new road construction and realignment of existing roads. It also includes adding traffic lanes, widening existing roads, adding turn lanes, and increasing the capacity of existing intersections. Projects include: FY04-05 - High School Street extension, Zerolene Road, Muller Lane Parkway, Heybourne from Johnson Lane to Stephanie Way, Firebrand Road and Mustang Road extensions; FY05-06 - East Valley Road from Stockyard to Stephanie and from Pinenut Road to Toler Lane, Improve SR88 intersections, widen Dresslerville Road from Tillman Lane to SR756, widen 6th Street from US395 to Heybourne, Heybourne from Airport Rd to Muller Lane; FY06-07 - Improvements at Mica Drive, Genoa Lane and Muller Lane/US395 intersections, widen US395 to 6 lanes from SR88 to Jack's Valley Road, widen SR88 to 4 lanes from US395 to Waterloo Lane, widen Waterloo Lane to 4 lanes from SR88 to US395; FY07-08 - widen Stephanie Lane to 4 lanes from US395 to S. Santa Barbara, widen Jack's Valley Road to 4 lanes from Vista Grande to Shawnee Drive, widen Johnson Lane to 4 lanes from US395 to Vicky Lane; FY08-09 - Carson Valley Bypass
Cost:	\$23,811,500
Financing:	Unfunded

V. DEBT MANAGEMENT POLICY

Objective

The objective of Douglas County's debt management policy is to maintain the county's ability to incur present and future debt at the most beneficial interest rates in amounts needed for financing the adopted Capital Improvements Program without adversely affecting the county's ability to finance essential county services.

A. General Policies

1. The county will conduct its debt management functions in a manner designed to maintain or enhance its existing credit ratings (Moody's: A1, and Standard & Poor: A+). Effective communication will continue with bond-rating agencies concerning the county's overall financial condition.
2. Debt issuance will be utilized by the county only in those cases where public policy, equity and efficient use of limited resources favor debt over cash financing. Decision criteria considered shall include the following:
 - (a) Debt shall be self-supporting whenever possible. Self-supporting is the use of revenue bonds, special assessments, or other capital improvement charges. This may include voter-approved, dedicated tax revenue.
 - (b) Debt shall be primarily used to finance capital projects with a relatively long life expectancy, i.e., ten (10) years or greater.
 - (c) Debt shall be issued in such a way so that the term of the financing does not exceed the useful life of the asset.
 - (d) General Obligation backing of Revenue Bonds may be utilized to assist in bond issuance costs.

B. Capital Improvement Program (CIP)

1. A capital improvement program shall be prepared and submitted to and approved by the Board of County Commissioners annually. The CIP will be a consolidation of the numerous department/agency long-range capital plans.
2. The CIP shall consist of a 5-year priority listing of long-term capital projects, accompanied by a financing plan which finances all projects in the plan, and is supported by the appropriate sources of revenue. The financing plan shall be in accordance with the county's debt management policies. The CIP will include a 6-10 year planning horizon for longer term capital projects.
3. It is the intent of these policies that authorized projects be part of an adopted capital improvement program.

C. Management

1. It shall be the responsibility of the County Manager and his/her staff to maintain all necessary files associated with the issuance of county debt.
2. The County Manager shall review the fiscal impact of any new debt before Commissioner action to authorize a project involving the issuance of debt. The fiscal impact review should include, at a minimum, an estimate of the debt service to be required at the time of long-term debt issuance and a calculation showing the impact of this additional cost. The fiscal impact review shall provide information on any projected user fee rate increases in the case of revenue bond financing.
3. Equipment replacement accounts shall be established and funded annually to ensure that adequate funds are available to purchase replacement equipment on a timely basis. This program is designed to stabilize budgeting for major equipment purchases and to fund that part of the county's capital budget related to equipment purchases.

D. Debt Issuance Purposes and Revenue Sources

1. General capital improvement shall be financed in accordance with the capital improvement program. Funds shall be available for the financing of general improvements in accordance with the following:
 - (a) Current property tax revenues and future property tax revenues generated by increases in valuation, together with sales tax revenues, shall generally be used to fund the county's operating budget at levels established by the Board of County Commissioners.
 - (b) To the extent funds described in paragraph 1 (a) above are in excess of that required by the county's general fund operating budget, the excess amount shall first be used to fund the operating capital general fund reserve to the level required by these policies and then used for pay-as-you-go financing of general capital improvement.
 - (c) It shall be a goal of the county to finance at least ten (10) percent of the county-at-large capital improvement budget with pay-as-you-go financing with current resources.
2. Debt issued for water, sewer and other purposes for which operating and capital needs are supported by user fees shall be in the form of revenue bonds secured by the appropriate user fees. User fees shall be adequate to support operating requirements and revenue bond covenants for each purpose (i.e. water user fees support only water and sewer user fees support only sewer).

E. Debt Issuance Limits and Repayment Schedules

1. The county shall use the following limits to guide issuance of debt:
 - (a) The county shall not exceed seventy (70) percent of its statutory debt limit.
 - (b) Outstanding debt shall not exceed a direct debt burden ratio of three (3) percent.
 - (c) Debt service shall not exceed twenty-five (25) percent of budgeted expenditures for general fund operations and debt service combined.
2. Repayment schedules shall be designed to relate to the useful life of the asset and generally be in accordance with the following:
 - (a) Ten (10) years for most general obligation public improvement debt. Debt should be structured with even principal payments over the life of the issue (depending on the funding sources).
 - (b) Ten (10) to twenty (20) years for capital improvement of countywide significance and where justified by the magnitude of the project.
 - (c) On an overall basis, all general obligation debt shall be structured to retire at least eighty (80) percent of the county's indebtedness within ten (10) years.

F. Operating Reserves

1. The maintenance of adequate operating reserves is essential to the financial strength and flexibility of the county as a whole. They are an integral part of the financial structure of the county and help make it possible for the county to issue debt. Operating reserves are a significant factor considered in evaluating and assigning credit ratings by the bond rating agencies.

The county shall maintain the following reserves:

- (a) An annual contingency reserve in the general fund operating budget and special revenue funds equal to three (3) percent of annual expenditures.
- (b) An ending fund balance reserve maintained in an amount equal to 8.3 percent of annual operating expenditures.
- (c) A ninety (90) day reserve in enterprise funds in order to meet potential unanticipated needs.
- (d) All those reserves required by revenue bond indentures to remain in complete compliance with bond issue covenants.

IV. Capital Project Expenditures: FY02-03 – by type¹

Project	Preconstr	Construction	Other	Cost
Airport:				
AIP 10 & 11	-	2,436,066	-	2,436,066
AIP 10 Taxiway C/Taxilane C-1	260,342	-	-	260,342
AIP 10 Taxiway S, Eastside Road	6,286	-	-	6,286
Eastside Glider Access Road	-	29,665	-	29,665
Sub-Total	266,628	2,465,732	-	2,732,359
Buildings:				
County Buildings HVAC Retrofits	-	105,613	-	105,613
Courtrooms Light Replacement	-	48,059	-	48,059
CSYC - Aurora Pines Gilrs Facility	3,086	51	-	3,137
CSYC - Boy's Dormitory	-	7,014	-	7,014
Danberg Ranch Improvements	-	23,635	-	23,635
Gift Shop Renovation	-	11,848	-	11,848
Kahle Center Countertop	-	9,373	-	9,373
Kahle Park Parking Lot	-	102,568	-	102,568
Kahle Park Preschool Sink	-	10,925	-	10,925
Law Library Remodel	-	6,550	-	6,550
Minden Inn Exterior Renovation	25,550	-	-	25,550
Minden Inn Generator	-	335	-	335
Minden Inn Parking Lot	900	56,653	-	57,553
Minden Jail ADA Upgrades	-	89	-	89
Recreation Annex Remodel	-	30,207	-	30,207
Social Service Bldg Sidewalk	-	11,756	-	11,756
Tahoe Admin Roof	-	4,998	-	4,998
Tahoe JC Bullet Resistant Glass	-	5,194	-	5,194
Tahoe JC Remodel	-	4,598	-	4,598
Tahoe Parking Garage	5,969	44,411	-	50,380
Tahoe Svc Ctr Boiler Replacement	-	2,179	-	2,179
Vehicle Maintenance Addition	2,761	214,602	-	217,363
Sub-Total	38,266	700,658	-	738,924
Leisure/Community Enhancement:				
Genoa Landscape Master Plan	8,281	-	-	8,281
Herbig Park Improvements	-	368,450	-	368,450
Kahle Park Bleacher Wall	-	-	13,104	13,104
Lampe Park Improvements	-	36,723	-	36,723
Ranchos Park Improvements	-	2,553	-	2,553
Shooting Range Barrier Gates	-	-	13,016	13,016
Stodick Park Improvements	-	19,601	-	19,601
Topaz Park Improvements	69,586	725,849	-	795,435
TRE Park Improvements	-	38,865	-	38,865
Zephyr Cove Playground Equipment	-	-	4,544	4,544
Sub-Total	77,867	1,192,040	30,664	1,300,571

¹ Preconstruction is design, engineering, permits, legal, etc. Construction is construction, project management, testing, inspections. Other is land or building acquisition, vehicles, equipment, etc.

IV. Capital Project Expenditures: FY02-03 – by type²

Project	Preconstr	Construction	Other	Cost
Transportation:				
High School/Maple Streets Extension	1,973	-	-	1,973
Jacks Valley Shared Use Path	700	10,382	-	11,082
Lake Parkway West	21,427	1,222,974	-	1,244,401
Mehrtens Road	-	355,289	-	355,289
Mehrtens Road/Kahle Park	8,942	-	-	8,942
Mehrtens Road/Kahle Park	1,334	-	-	1,334
Mehrtens Road/Kahle Park	493	128,280	-	128,773
No Co Topsy Lane Improvements	-	204,683	-	204,683
Sub-Total	34,868	1,921,607	-	1,956,475
Utilities:				
Airport Well (new)	13,392	346,302	-	359,693
Bedell/Lyon Improvements	8,780	14,021	-	22,801
Cave Rock GID - Erosion	-	-	100,380	100,380
CSYC - Sewer Treatment Facility	-	10,984	-	10,984
CSYC - Water Hauling Project	-	5,642	-	5,642
East Topsy Lane Monitoring Well	-	675	-	675
East Valley/Airport Fire Drivers	-	20,233	-	20,233
Foothill Sewer System Development	(639)	41	-	(598)
Foothill Water System Development	3,946	-	-	3,946
Jacks Valley/Airport Exploratory Wells	(25,860)	30,543	-	4,683
Kingsbury Erosion	-	-	13,112	13,112
Kingsbury Estates Erosion	-	-	271,029	271,029
Kingsbury Village Erosion	-	-	88,116	88,116
Lincoln Park Water Line Improvements	75,598	294,538	-	370,136
Logan Creek Erosion	-	-	42,968	42,968
Lower Kingsbury Erosion	-	-	1,305,989	1,305,989
North County Water System	-	749	-	749
North County Water System	-	199	-	199
NVWWTP - Replace Influent Screen	709	35,846	-	36,555
Ridgeview Sewer Extension	65,067	199,801	-	264,868
Ridgeview Sewer Extension-Phase II	2,941	33	-	2,974
Round Hill GID - SEZ Restoration	-	-	1,087,150	1,087,150
SCADA Update	-	5,575	-	5,575
Skyland Erosion	-	-	55,886	55,886
Skyland Water Tank Replacement	9,557	11,626	-	21,183
Skyline Ranch Water Improvements	-	161,501	-	161,501
Sunrise Estates Water Improvements	-	7,125	-	7,125
ZWUD Telemetry Replacement	-	24,298	-	24,298
Sub-Total	153,490	1,169,734	2,964,630	4,287,854

² Preconstruction is design, engineering, permits, legal, etc. Construction is construction, project management, testing, inspections. Other is land or building acquisition, vehicles, equipment, etc. Items highlighted are projects continuing into the next fiscal year.

IV. Capital Project Expenditures: FY02-03 – by type³

Project	Preconstr	Construction	Other	Cost
EF Fire & Paramedic Districts:				
Fish Spgs Sta 9 Kitchen Imps	-	38,688	-	38,688
Gardnerville Sta 2 Window Replmt	-	13,581	-	13,581
Genoa VFD Sewer Connection	17,400	-	-	17,400
Johnson Lane VFD Bldg Addition	10,004	134,200	-	144,204
Ruhenstroth VFD Concrete Impr	-	7,030	-	7,030
Ruhenstroth VFD Stairs	-	5,607	-	5,607
Sheridan VFD Landscaping	-	26,996	-	26,996
Station 14 Fencing	-	5,055	-	5,055
Station 14 Vehicle Exhaust System	-	34,190	-	34,190
Vertical Water Stg Tanks	3,330	76,146	-	79,476
Sub-Total	30,734	341,493	-	372,228
Town of Gardnerville:				
Centertowne Reconsuction	496	-	-	496
Centertowne Street Seal	19	-	-	19
Ezell Street Extention	16,768	165,795	-	182,563
Heritage Park Landscape	-	7,797	-	7,797
Heritage Park Pavilion	-	230	-	230
Heritage Park Sign	117	1,160	-	1,277
High School Street Reconstruction	-	67,441	-	67,441
Martin Slough Bike Path	67	-	-	67
Martin Slough Nature Trail	-	5,919	-	5,919
South Gate Park	100	-	-	100
Sunset Park	-	-	2,770	2,770
Toiyabe Sidewalk	6,185	-	-	6,185
Town Admin Bldg Parking Lot	1,787	27,829	-	29,616
Town Admin Bldg Parking Lot	1,787	27,829	-	29,616
Sub-Total	27,325	304,001	2,770	334,095
Town of Genoa:				
Genoa - Sewer/Town Hall & Firehouse	-	3,100	-	3,100
Town of Minden:				
County Road Sidewalk Improvements	3,523	-	-	3,523
CVIC Hall Remodel	-	10,081	-	10,081
Improvements to Well #8	24,707	373,557	-	398,263
Martin Slough	2,239	-	-	2,239
Sunset Park	18,489	58,536	-	77,026
Sub-Total	48,958	442,174	-	491,132
Total	678,134	8,540,539	2,998,064	12,216,737

³ Preconstruction is design, engineering, permits, legal, etc. Construction is construction, project management, testing, inspections. Other is land or building acquisition, vehicles, equipment, etc. Items highlighted are projects continuing into the next fiscal year.

IV. Capital Project Expenditures FY03-04 – by type⁴

Project	Preconstr	Construction	Other	Cost
Airport:				
Airport - AIP 10 Taxiway C/Taxilane C-1	793	-	-	793
Airport - AIP 12 Land Purchases	-	-	1,010,350	1,010,350
Airport - AIP 13 Runway 16-34 Overlay	154,381	-	-	154,381
Airport - Cul-de-Sac Fence	-	3,140	-	3,140
Airport - Eastside Fencing	-	8,791	-	8,791
Airport - Hanger Paving	-	53,329	-	53,329
Airport - Land Purchase	-	-	5,369	5,369
Airport - Storm Drain	4,118	-	-	4,118
Airport - Utility Agreement	10,297	70,437	-	80,734
Sub-Total	169,588	135,697	1,015,719	1,321,004
Buildings:				
County Buildings HVAC Retrofits	2,880	46,696	-	49,576
County Buildings Parking Lot Renovation	2,030	19,264	-	21,294
County Buildings Roof Replacement	-	60,052	-	60,052
CSYC - Modular Administration Building	-	3,236	-	3,236
JPO Window Installation	-	8,164	-	8,164
Law Library Remodel	-	615	-	615
Minden Inn Exterior Renovation	36,468	571,910	-	608,378
Minden Inn Ground Loop System	7,120	-	-	7,120
Minden Inn Parking Lot	113	41	-	154
Minden Jail ADA Upgrades	-	20,949	-	20,949
Minden Library Electrical Upgrade	-	9,492	-	9,492
New Communications System	-	30,749	-	30,749
Old Courthouse Ground Loop System	27,610	2,289	-	29,899
Parking Lot Overlays	-	59,946	-	59,946
Patrick Henry Building Demolition	-	704	-	704
Roads/Utilities Building	393	129,321	-	129,715
Tahoe Service Center Roof	-	7,677	-	7,677
Tahoe Justice Court Remodel	-	720	-	720
Tahoe Parking Garage	-	-	588	588
Valley Community Center	21,174	-	-	21,174
Vehicle Maintenance Addition	-	46,550	-	46,550
Sub-Total	97,788	1,018,374	588	1,116,750
Leisure/Community Enhancement:				
Centerville River Access Park	-	-	350	350
Herbig Park Improvements	-	16,258	-	16,258
Johnson Lane Park Improvements	-	17,226	-	17,226
Kahle Park Improvements	-	5,560	-	5,560
Kahle Park Parking Lot	3,636	-	-	3,636
Lampe Park Improvements	-	220,500	-	220,500
Stodick Park Improvements	-	627,828	-	627,828
Topaz Park Improvements	1,628	61,124	-	62,753
TRE Park Improvements	-	5,250	-	5,250
Sub-Total	5,264	953,747	350	959,361

⁴ Preconstruction is design, engineering, permits, legal, etc. Construction is construction, project management, testing, inspections. Other is land or building acquisition, vehicles, equipment, etc. Items highlighted are projects continuing into the next fiscal year.

IV. Capital Project Expenditures FY03-04 – by type⁵

Project	Preconstr	Construction	Other	Cost
Transportation:				
2004 Road Seal	-	361	-	361
High School St Reconstruction	300	-	-	300
Jacks Valley Shared Use Path	-	142,872	-	142,872
Lake Parkway West	-	151,986	-	151,986
N. County Topsy Lane Improvements	42,805	-	-	42,805
Sub-Total	43,105	295,218	-	338,323
Utilities:				
Bedell/Lyon Improvements	1,130	526,740	-	527,870
Bedell/Lyon Improvements	-	41,616	-	41,616
Canyon Creek Sewer	39,061	-	-	39,061
Cave Rock GID - Erosion	-	-	45,993	45,993
Cave Rock/Skyland SCADA Upgrade	-	4,360	-	4,360
CSYC - Sewer Treatment Facility	-	1,348	-	1,348
CSYC - Water Hauling Project	-	240	-	240
CSYC - Well	76,439	252,425	-	328,865
David Walley-Well Pump & Motor	15,076	19,145	-	34,221
East Topsy Lane Monitoring Well	-	39,508	-	39,508
East Topsy Lane Water/Sewer Improvement	48,738	-	-	48,738
East Valley Fill Station Relocation	-	42,474	-	42,474
Genoa Water System Corrosion	-	7,584	950	8,534
Kahle Drive Water Improvements	-	-	98,283	98,283
Lakeridge Waterline Replacment	-	1,000	-	1,000
Lincoln Park Water Line Improvements	-	3,666	-	3,666
Lincoln Park Water Quality	-	-	27,509	27,509
Logan Creek Erosion	-	-	14,935	14,935
Lower Kingsbury Erosion	-	-	1,122,166	1,122,166
Ridgeview Sewer Extension Phase 2	85,371	196,913	-	282,284
School House Road Sewer Line	-	30,155	-	30,155
Skyland Erosion	-	-	915,205	915,205
Skyland Subdivision Isolation Valve	-	8,770	-	8,770
Skyland Water System Tank Replacement	800	455,670	12	456,482
Stateline Drainage Project	-	-	74,292	74,292
Topsy Lane East Sewer Improvements	141,963	-	-	141,963
ZWUD Water Line Replacement	-	20,204	24	20,228
Sub-Total	408,578	1,651,817	2,299,370	4,359,765

⁵ Preconstruction is design, engineering, permits, legal, etc. Construction is construction, project management, testing, inspections. Other is land or building acquisition, vehicles, equipment, etc. Items highlighted are projects continuing into the next fiscal year.

IV. Capital Project Expenditures FY03-04 – by type⁶

Project	Preconstr	Construction	Other	Cost
East Fork Fire & Paramedic Districts:				
EFFPD - Fire Stations Parking Lots	-	80,881	-	80,881
EFFPD - Sta 12 New Station	2,481	-	-	2,481
EFFPD - Sta 2 Exhaust System	-	36,705	-	36,705
EFFPD - Sta 2 Remodel	-	37,820	-	37,820
EFFPD - Sta 3 Sewer Conection	-	2,940	-	2,940
EFFPD - Sta 3 Water Connection	-	12,279	-	12,279
EFFPD - Sta 6 Concrete Pad	-	3,013	-	3,013
EFFPD - Sta 6 Exhaust System	-	46,142	-	46,142
EFFPD - Sta 8 Exhaust System	-	44,408	-	44,408
EFFPD - Sta 8 Landscaping	-	3,875	-	3,875
EFFPD - Sta 8 Upstairs Remodel	-	3,500	-	3,500
EFFPD - Sta 9 Expansion	26,465	89,276	-	115,741
EFFPD - Sta 9 Kitchen Remodel	-	2,750	-	2,750
EFFPD - Sta 9 Well	-	12,928	-	12,928
EFFPD - Test Pit Upgrade	-	15,244	-	15,244
EFFPD - Topaz Boat Dock	-	4,837	-	4,837
EFFPD - Vertical Water Stg Tanks	-	5,689	-	5,689
Sub-Total	28,946	402,287	-	431,233
Town of Gardnerville:				
Gardnerville - Hwy 395 Lighting	-	35,000	-	35,000
Gardnerville - Cemetery St Sealing	-	18,748	-	18,748
Gardnerville - Centertowne Reconsuction	-	102,384	-	102,384
Gardnerville - Heritage Park Landscape	-	27,283	-	27,283
Gardnerville - Heritage Park Pavilion	1,911	133,222	-	135,133
Gardnerville - Heritage Park Restroom	650	-	-	650
Gardnerville - Heritage Park Sign	-	2,079	-	2,079
Gardnerville - High School Street Reconstruction	294	29	-	323
Gardnerville - High School/Maple Sts Ext	4,219	-	-	4,219
Gardnerville - Hwy 395 Lighting Replacement	8,758	152,752	-	161,510
Gardnerville - Hwy 395 Power Conduit	-	98,764	-	98,764
Gardnerville - Hwy 395 Sidewalk	1,630	-	-	1,630
Gardnerville - Mill St Reconstruction	11,943	29	-	11,972
Gardnerville - South Gateway Sign	-	7,694	-	7,694
Gardnerville - Toiyabe Sidewalk	3,175	56,843	-	60,018
Gardnerville - Town Maint Concrete Pad	-	10,293	-	10,293
Sub-Total	32,580	645,120	-	677,700
Town of Genoa:				
Genoa - Sewer Conection to N Valley Sewer	-	7,656	-	7,656
Town of Minden:				
Minden - 10" Waterline Installation	-	149,407	-	149,407
Minden - 4th & 5th Streets Streetscape	-	58,209	-	58,209
Minden - Alley Reconstruction-3rd to 6th St	8,409	124,602	-	133,011
Minden - Dryer Ditch Piping	-	6,250	-	6,250
Minden - Hwy 395/Hwy 88 Park	-	1,304	-	1,304
Minden - Improvements to Well #8	-	3,990	-	3,990
Minden - Lucence St Waterline Replacement	-	15,612	-	15,612
Minden - Martin Slough	36,325	-	-	36,325
Minden - Redrill Equipment Well #2	28,861	219,405	-	248,266
Minden - Sunset Park	-	4,075	-	4,075
Sub-Total	73,596	582,854	-	656,449
Total	859,445	5,692,769	3,316,026	9,868,241

⁶ Preconstruction is design, engineering, permits, legal, etc. Construction is construction, project management, testing, inspections. Other is land or building acquisition, vehicles, equipment, etc. Items highlighted are projects continuing into the next fiscal year.