



MASTER FACILITY PLAN

City of Cape Girardeau, Missouri

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Part 1: Introduction

A Facilities Master Plan provides vision for development and maintenance of current and proposed facilities in the City of Cape Girardeau.

The purposes of this Plan are:

1. Evaluate existing City facilities for maintenance needs or code violations.
2. Identify areas requiring improvement.
3. Provide cost estimates for each facility project.

Evaluating each City facility provided insight into which facilities are outdated, undersized, or needing repair. Each department faces similar issues, particularly providing timely preventative maintenance and the need for storage space.

The previous Master Facilities Plan, compiled by Horner & Shrifrin, Inc. in June 2000, presented projects for the Fire Department, Police Department, Public Works and Parks & Recreation. No references were made to the City Hall or Airport. The following projects were identified in the Horner & Shifrin, Inc. report, and were completed in the year indicated:

Fire Station # 3 and Emergency Operations Center	2006
Fire Training Facility	not completed
Police Headquarters Addition & Renovation	not completed
Public Works Facility	2005
Cape Splash	2010
Capaha Pool Demolition	2010

The projects identified in the previous Master Facilities Plan that have not been completed, are included in this Master Facility Plan with updated cost estimates.

Part 2: Preventative Maintenance

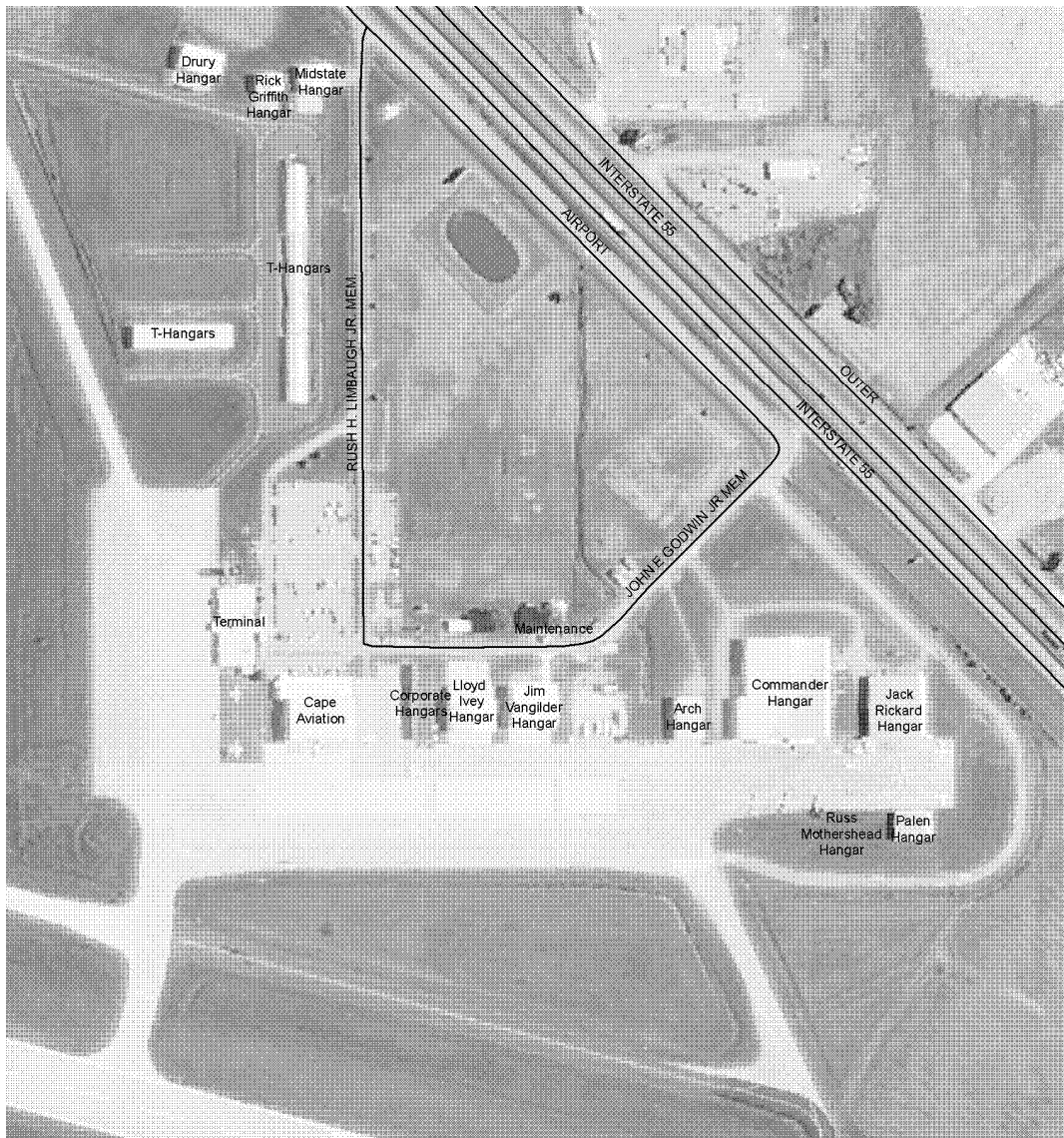
Just like with an automobile, facilities need routine maintenance. On an automobile, oil needs changing, tires need rotating, and worn out parts need replacing. With facilities, building systems need to be inspected regularly. Preventative maintenance, such as sealing asphalt parking regularly and replacing filters and worn out parts, can increase the life span of building systems and facilities. Regular inspection of facilities helps identify worn out or deficient parts before they cause major problems. Identifying a roof leak when it is small can make the difference between repairing a small portion of the roof membrane, or replacing damaged roof decking, insulation, and interior finishes. This would save the City, and ultimately the taxpayers, money on utility costs.

More information to be developed.

Part 3: Facility Assessments

Airport

The airport is located south of Cape Girardeau on I-55 on approximately 600 acres. There are 20 buildings on the airport campus. Some of the buildings are leased to companies and pilots, and are not maintained by the City. The buildings that are maintained by the City include: Terminal, Cape Aviation, Air Traffic Control Tower, City T-Hangars, and the Maintenance Shed. The Corporate Hangars and Commander Hangar are currently maintained by the City as well. The Corporate Hangars are in need of repair and are mostly vacant. The Commander Hangar is in the midst of a legal battle; the company leasing the building was evicted earlier this year for not making lease payments and all their equipment and product is still in the Hangar.



Facility Assessment

During the facility assessment, the following items were noted as Immediate Needs. More information for each item is provided below.

1. Replace the column bases and metal building panels on the south side of the Corporate Hangars.
2. Replace the missing bolts in the structural frame of the Arch Hangar and check the tightness of the remaining bolts.
3. Repair the roof leak in the Air Traffic Control Tower.
4. Remedy the cracking ceramic tile in the Terminal.

The Corporate Hangars are three buildings that were formerly leased by Air Evac. They are damaged from the ice-melt that is used on the runways. The exterior metal building panels and structural columns on the south side of the building are corroded. In some instances, several inches of the column have corroded away and the columns are not supporting the building. The door on the northern hangar has been replaced, but the doors on the other two sections of the building also need replaced.

In the Arch Hangar, some of the bolts have fallen out of the purlin-column connections. The bolts need to be replaced, and the remaining structural bolts need to be checked for tightness.

The Air Traffic Control Tower roof has been repaired multiple times but still leaks. The water runs down the inside of the windows. Some of the window sills are rusting and deteriorating, and the cabinets and flooring are also water damaged.

The tile in the Terminal is cracking. Some of it has been replaced, but the remaining cracked tiles pose a trip hazard and are covered with floor mats. The concrete slab under the tiles needs to be evaluated to determine the cause of the cracking.

The long term needs for the Airport:

1. Renovate or replace the Air Traffic Control Tower.
2. Build additional T-Hangars for lease space.

The Control Tower equipment is outdated and needs replaced. As some of the existing equipment is built into the millwork, the millwork will also need replaced.

Additional T-Hangars would generate additional revenue at the Airport. Some of the existing T-Hangars are in disrepair; new sliding doors and door tracks are needed on some of the bays.

Cost Estimate

Cost estimate for repairing the Corporate Hangar structure and replacing the doors is \$114,000

The maintenance required at the Arch Hangar could be accomplished by a City employee rather than contracting it out. The planes that are currently stored in the Hangar would need to be relocated for several days during the maintenance so that a scissor lift could be used to reach the bolts.

A new roof for the Air Traffic Control Tower would cost about \$30,000.

Cost estimate for new Air Traffic Control Tower: \$7 million. A large portion of this funding will come from the state and federal governments.

A new T-hangar would cost approximately \$593,000.

Airport Facility Photos



Cracking tile in the Terminal Building.



Damage to the metal building panels on the Corporate Hangars, caused by the runway ice melt.



Deteriorated metal column in the Corporate Hangar. This column is no longer supporting the building.

City Hall

City Hall is located at 401 Independence on nearly 5 acres. It was built in 1936, with an addition/renovation in 1973 and the vault addition in 1977.

City Hall was originally built as Lorimier School and was renovated for City offices in the 1970s. There is not an elevator in this building, which makes the basement and second floor inaccessible to handicapped individuals.



There are several maintenance items needing attention:

1. Resurface or reseal, and restripe parking lots
2. Reduce height of chimney
3. Renovate emergency notification system
4. Replace bullet-resistant glass at Court
5. Renovate restrooms
6. Renovate or replace heating and cooling system
7. Repair the leak at MIS in the basement.

The parking lot has two sections that were paved at different times. Due to the lack of maintenance on the older section, it has deep cracks and will need to be resurfaced. The section closest to the building was paved approximately 30 years ago. The section beyond the southern-most island, including the area to the west of the old parking lot, was paved in the last ten years. The newer section has never been resealed or restriped. Asphalt parking lots should be resealed every two years to reduce deterioration.

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On the south side of the building is a chimney that serves as the flue for the boiler and water heater. Some of the mortar is deteriorating, causing bricks to break loose. The height of the chimney could be reduced without affecting the performance of the boiler or water heater.

The emergency notification system is confusing for the employees and customers of City Hall. It is difficult to distinguish between the different emergency alarms in the building, affecting the life safety of the employees and customers. The current fire alarm system is antiquated and extremely expensive to replace or upgrade.

The bullet-resistant glass at the Court has small cracks in it. The glass company will not warranty the glass because they believe the cracks are caused by the cleaner used by our maintenance staff. However, the cracks are not surface cracks; they are through the glass and could not have been caused by cleaning products.

The restrooms need to be renovated to increase their accessibility. The lavatories are not mounted at heights compliant with ANSI 117.1. The lavatory in the Women's restroom in the basement is also not accessible, as the cabinet where it is mounted is not open underneath.

According to Parks & Recreation, the chiller was replaced in 1999 and the boiler was replaced in 2006. Both pieces of equipment should last 25 to 30 years, but the boiler has already required extensive maintenance. Currently, either heat or cold is available for the building but not both at the same time. The City has investigated alternative methods of heating and cooling the City Hall, which would allow different offices to use heating or cooling as required. For example, in the winter, when the sun is lower in the sky on the southern side of the building, the offices on the southern side of the building could turn down their heat to compensate for the warming from the sun, while those offices on the northern side could keep their heat at the same level.

On the north side of City Hall, there is some brickwork that is in need of repair. A leak has developed in MIS in the basement. Especially because this is where computers and servers are stored, this leak needs to be repaired soon.

Cost Estimates

The City has received an estimate of \$27,500 to reduce the height of the chimney.

The City has received an estimate of \$43,000 to upgrade the alarms.

Replacing the glass at Court would cost approximately \$4,000.

The City has received an estimate for \$800,000 for installing heating and cooling units in each individual office.

Repairing the brickwork on the north side of the building would cost approximately \$8,000.

Old Convention and Visitor's Bureau

The Old Convention and Visitor's Bureau is located at the northwest corner of Broadway and Main. It is a two story building with basement that originally housed a bank. Currently, the second floor of the building is used to store old City records. The roof was recently repaired.



Since this building used to be a bank, it still has drive up windows. In the past, there was discussion of moving Finance out of the basement of City Hall and into this building. The building would require interior renovation prior to being repurposed; mainly replacing interior finishes and ensuring the building meets code. The exterior of the building would also need some renovation. The existing brickwork has cracked and, in some areas of the building, shifted out of the plane of the wall.

Fire Department

The Fire Department consists of four Fire Stations and former Fire Station No. 3 that is now used for storage. Former Fire Station No. 1 houses the River Heritage Museum but is maintained by Parks and Recreation.

The Fire Department has recently outgrown Fire Station No. 4. A plan to relocate the station will need to be addressed in the near future. Property has been acquired at the 3000 block of Lexington on approximately 1.11 acres. This lot is across from the First Pentecostal Church. Additional study will be necessary to determine if this is the best location to relocate this Fire Station. A 3-bay station has been discussed, with an estimated construction cost of \$1.8 million.



Although specific sites have not been purchased, it is expected that a future station will be built toward the Airport to serve the south side of the City. The need for future stations will continue to be evaluated based on proposed future growth of the City.

A 3 or 4 bay storage building is anticipated behind Fire Station No. 2 in the next 5-10 years. This will be a metal building for storing equipment obtained by grant funding, such as generators and Emergency Operation Equipment. Refer to Fire Station No. 2 description below for location of future storage building. A 3-bay, climate controlled, storage building is expected to cost about \$500,000, not including excavation, fill and concrete drive work.

There is a need for a Regional Public Safety Training Facility, which would be utilized by the Fire Department, Police Department, CERT, and others. There are two options for this project.

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One is to build a new facility with a footprint of approximately 1,000 square feet at Sprigg St. and Giboney. The other option is to renovate the existing Wastewater Treatment Plant. The new Treatment Plant is required by the State of Missouri to be in operation by the end of 2014. The old plant has several in ground tanks, several above ground tanks and a couple buildings. They will need to be cleaned after the plant is decommissioned. The facility could be repurposed for the Fire Department. The Fire Department would renovate a building for training fires, and several of the water tanks for water rescue training. Both options are expected to cost in the \$1.3 million range. The Regional Public Safety Training Facility could also be used by other fire departments and could be a source of revenue if rented out for training.

Fire Station No. 1



Fire Station No. 1 is located at the southwest corner of Sprigg and Independence on approximately .77 acres. The building footprint is approximately 10,000 square feet, half of which is the garage. The other half is administrative area on the first floor and bunkrooms, kitchen, showers and training on the second floor. The building totals about 15,000 square feet. Fire Station No. 1 was constructed in 1980. Approximately 15 people are at this building everyday, including 3 fire truck crews.

The roof on Fire Station No. 1 was replaced in 2010 with a Firestone TPO roof membrane carrying a 25 year warranty, installed by Drury Company.

Facility Assessment

The following items were noted as Immediate Needs. More information follows below.

1. Renovate restrooms, including the first floor public restrooms and the showers/toilet rooms on the second floor.
2. Replace the damaged garage door.
3. Upgrade the intercom/paging system.
4. HVAC renovation in the training room, bunkroom, and kitchen.

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5. Replace the boiler.

The public restrooms on the first floor are not accessible. The required 5'-0" diameter turn around is not provided and the required knee space is not provided under the lavatories.

The showers and restrooms on the second floor were built when there were no female firefighters. The showers are all in one room, in a "gang shower" configuration. The ideal situation would be to remodel the shower area to a configuration similar to that found at Fire Station No. 4. At that Station, there are unisex restrooms that provide one shower, toilet, lavatory and changing area.

Currently, the southwest door on the garage has broken panes in it, which have been replaced by plywood.

The intercom/paging system is outdated. By the end of 2012, the Federal Communication Commission (FCC) requires the paging system be updated to narrow band. The intercom/paging system is built into the millwork at the reception counter. The millwork needs to be renovated with the new system.

The ductwork is internally insulated. Condensation has caused mold to grow in the ductwork, and on the ceiling tiles. The ductwork and ceiling tiles need to be replaced in the bunkroom and training room. The HVAC unit serving the kitchen area also needs replaced.

The original boiler is still in place at the station. More efficient boilers are available now than were in the early 1980s at the time of construction, which would save money on utility bills. This boiler is nearing the end of its life-cycle.

The long term items for Station No. 1 include:

1. Maintenance on the exterior finishes of the building.
2. Pave the gravel lot to the west of the building.
3. Replace door hardware with accessible hardware.
4. Replace the garage doors and install sensor controls.
5. Install an elevator.

The exterior of the building is a combination of brick and stucco. Both finishes need cleaning. The brick needs resealed and the stucco needs refinished and repainted.

Most of the parking lot is concrete, but the northwest section, approximately 6,000 square feet, is gravel. This area is used for parking and for storing equipment.

The door hardware throughout the building is knobs, which are not compliant with accessibility standards. To be compliant, the hardware would need to be replaced with lever-type hardware.

Replacement parts are hard to find for the existing garage doors because the style is no longer manufactured. The long term plan is to replace all the garage doors and add sensor controls. In the meantime, the damaged door needs repaired.

The training room on the second floor is used for meetings by community groups. If this room continues to be used by the public, the City should consider installing an elevator to increase accessibility.

Cost Estimates

Renovating the restrooms on the first floor would cost approximately \$50,000

Replacing the damaged garage door would cost approximately \$3,400.

Upgrading the intercom and millwork would cost about \$30,000

The cost to replace the ductwork in the training room and bunkroom is approximately \$19,000, and to replace the HVAC unit in the kitchen is approximately \$13,500.

Cleaning and resealing the brick, and refinishing the stucco would cost approximately \$30,000.

Paving the concrete lot to the west of the station would cost approximately \$3,000.

Replacing the boiler would cost approximately \$35,000.

Replacing the garage doors would cost approximately \$24,000 and installing the sensor controls an additional \$14,000.

Replacing the door hardware to meet accessibility standards would cost approximately \$20,000.

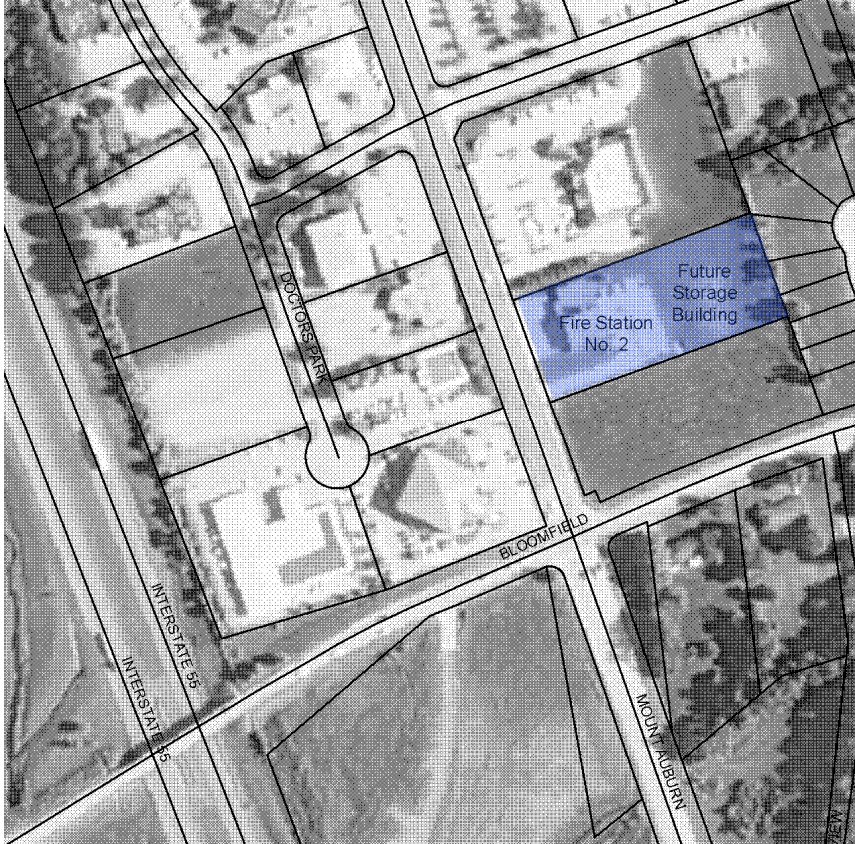
Fire Station No. 1 Facility Photos



Casework in the Reception/Paging area of Station No. 1, and the inaccessible lavatories in the first floor restrooms.

Fire Station No. 2

Fire Station No. 2 is located near the intersection of Mount Auburn Road and Bloomfield Road on 1.61 acres. Fire Station No. 2 was constructed in 1990. A three person crew is housed here. A vehicle for airport emergencies is stored here.



The roof on Station No. 2 was replaced in 2008 with a TPO membrane carrying a 25 year warranty.

Facility Assessment

The following items were noted as Immediate Needs:

1. Renovate the shower and toilet rooms.

The showers are gang showers and are not conducive for two genders. The toilets and urinals are all in one room. Ideally, the shower and toilet rooms should be renovated similar to those at Fire Station No. 4. At that station, there are unisex restrooms that provide one shower, toilet, lavatory and changing area.

There are a few items noted as Long Term Needs:

1. Replace the door hardware, to be compliant.
2. Add workout room.

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The door hardware throughout the building is not code compliant; there is no lever hardware. There is not a place to exercise at this Station. An addition could be built at the northwest corner, near the main entrance.

Cost Estimates

Replacing the door hardware to meet accessibility standards would cost about \$10,000.

An exercise room addition would cost approximately \$40,000.

Fire Station No. 3

Fire Station No. 3 is located at 1975 North Sprigg on 1.78 acres. This station houses a 3 person crew. This station was built in 2006. The lower level of this building houses the 911 dispatch and the Emergency Operation Center (EOC). The EOC Suburban is stored here.



As this building was recently built, no code deficiencies or maintenance needs were noted. However, there is an item that is considered long term at this facility.

1. New communications tower.

There are many pieces of equipment stored at this station, such as EOC trailers and generators. The future storage building at Station No. 2 would be used to store this equipment.

A new communications tower would cost approximately \$120,000.

Fire Station No. 4

Fire Station No. 4 is located at the corner of Kingsway and Kurre Lane on .38 acres. It is a two bay station, housing a three person crew. As stated above, this the department has currently outgrown this station. Therefore, it is recommended that this station be relocated and rebuilt in a more strategically placed location.



The asphalt shingle roof on this building was replaced in 2006.

The following items are noted as Immediate Needs:

1. Install generator.
2. Replace flooring in Dayroom.

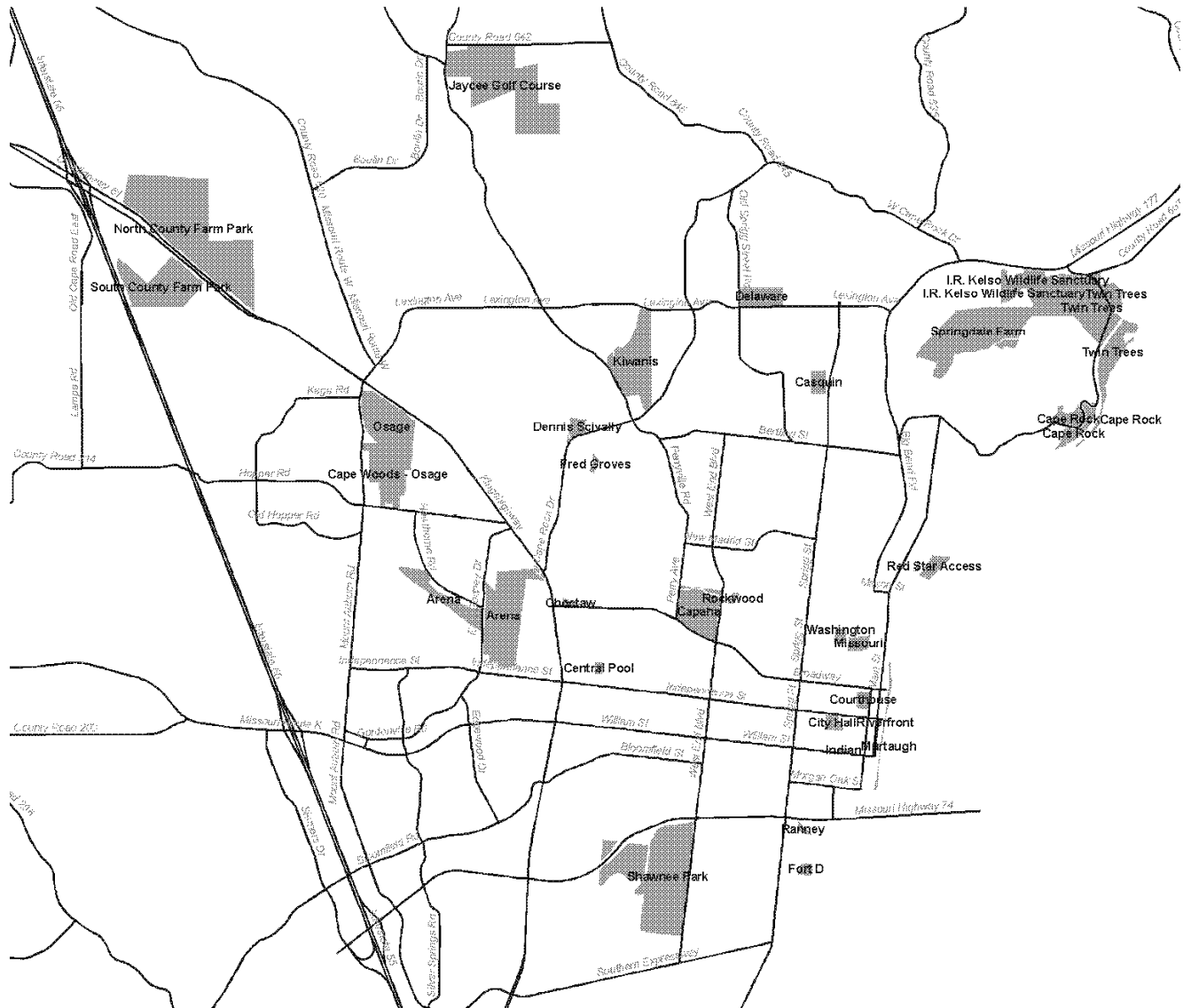
The Fire Department owns the generator for this Station, but installation will cost about \$15,000.

The flooring in the Dayroom is carpet. Plans are to replace the carpet with epoxy flooring, similar to the flooring found in the lower level at Fire Station No. 3. Removing the carpet and installing epoxy will cost approximately \$3,400.

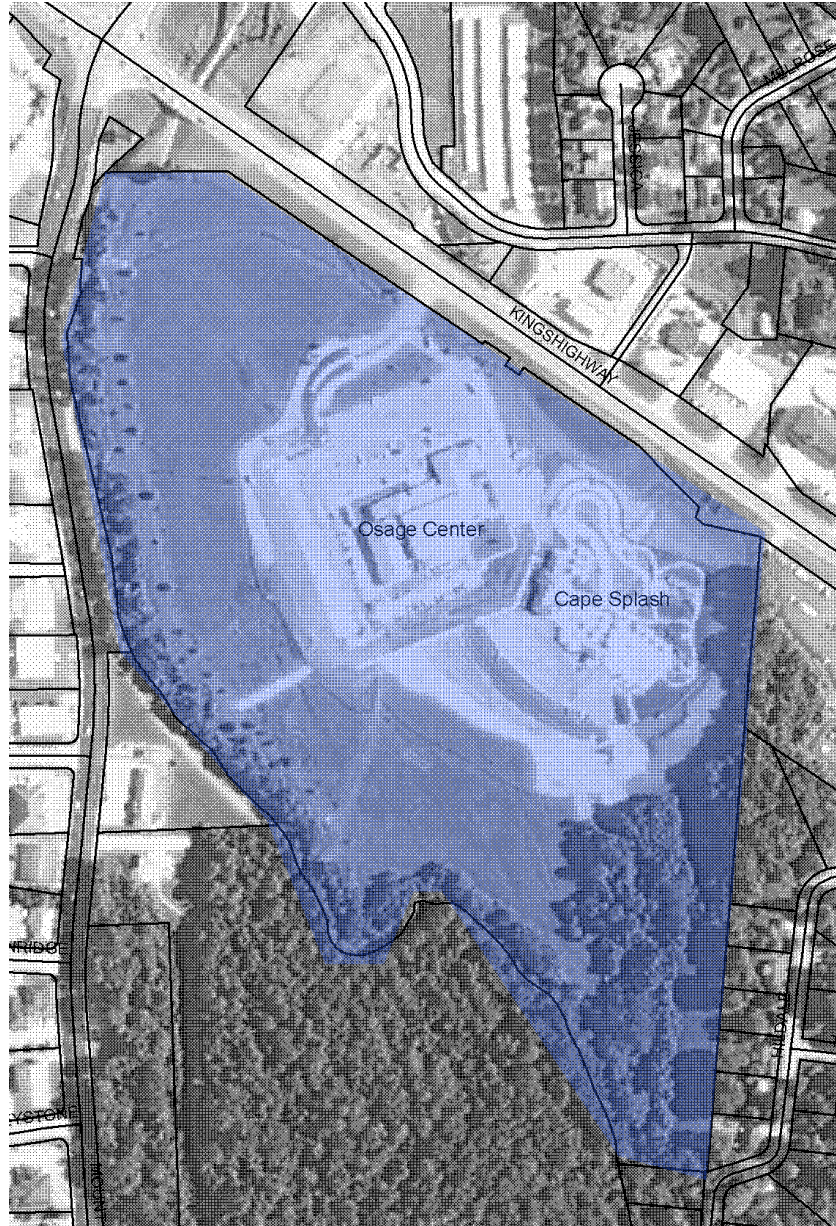
Parks and Recreation

The City of Cape Girardeau maintains nearly two dozen park properties, totaling more than 600 acres. Although the County Parks are in the City limits they are maintained by the County and not the City.

The City operates three recreation centers, Osage, Shawnee and Arena, in addition to the Cape Splash Aquatic Center, Cape Central Pool and the Cape Jaycee Municipal Golf Course.



Osage Centre and Cape Splash Aquatic Center



The Osage Centre is located at the intersection of Mount Auburn Road and Kingshighway on approximately 52 acres. The Osage facility was built in 1997, with an addition consisting of offices, meeting rooms and weight room space in 2010. Cape Splash was constructed in 2010.

Facility Assessment

The roof of the Osage Centre is metal. As this facility was recently built, there were no code deficiencies noted. However, there are a few maintenance issues:

1. Roof leak in weight/cardio room
2. Peeling drywall and paint in the gymnasium.
3. HVAC issues

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4. Uplift at concrete joints in Meeting Room 3A/3B.
5. Seals on exterior doors in Meeting Room 2A/2B.

After the addition, a roof leak started in the weight/cardio room, but the contractor has been diligent in searching for the leak and making repairs.

There are several areas in the gymnasium where the drywall and paint are peeling at the drywall seams. The Recreation Manager at Osage is currently receiving quotes for repair.

The HVAC system is not operating the way it was intended. At this point it is 14 years old. Typically, mechanical systems last for about 20-25 years. Within the next few years, the City needs to look at replacing the system.

Meeting Room 3A/3B was part of the addition in 2010. At a joint in the concrete floor slab, the floor is pushing up. This should be monitored as it may present a trip hazard.

The exterior doors in Meeting Room 2A/2B need their seals adjusted or replaced. Daylight is seen all around the frame and the entire joint where the double doors come together.

Cost Estimates

The new roof is under warranty, so the roof repair is not costing the City extra money.

The City has received an estimate of \$14,500 to repair the drywall and paint in the gymnasium.

Shawnee Park Center

Shawnee Park Center is located at the intersection of West End Boulevard and Highway 74 on approximately 131 acres. In addition to the Recreation Center, the park includes eight softball fields, twelve soccer fields and multiple concession stands. The Recreation Center was opened in Spring of 2011.



Facility Assessment

The following items were noted as needs at the Shawnee Park Center:

1. Parking lot striping and installing the signs indicating handicap parking spaces
2. Paving the gravel lots near the Park Center.

The parking lot at the Shawnee Park Center was paved in 2011. The City has purchased the signage for the handicap parking spaces, but needs to install it. Installing signs and striping the parking lot will cost about \$2,000.

The Shawnee Park Center is used for many events, from basketball tournaments to wedding receptions. The gravel lot near the Center is used for overflow parking. Paving the lot with asphalt will cost about \$40,000.

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Soccer Concession Stand

This facility was built in 2010. It is accessible from Minnesota. It includes restrooms and league storage.

Softball Concession Stands

There are two softball concession stands. One was built in 2010, the other in 1997. There are no maintenance items on the new stand, but there are several items on the older stand:

1. Roof needs repaired or replaced. Existing roof is EPDM.
2. Replace the vinyl composition tile (VCT) in the office.

Replacing the roof at the older concession stand would cost about \$27,000.

Replacing the VCT in the office would cost about \$1,000.

Parking Lots

The original portion of the Park was constructed in 1997, along with the parking and drives around the southern set of softball fields. The asphalt has never been resealed and is in need of repair. Many sections will need to be resurfaced. Due to the extreme disrepair, this project is expected to cost close to \$2 million.

Park Maintenance Building

The Park Maintenance Building is a wood framed building with metal siding and roofing. There are no restrooms or phone connections in this building. The new portion of the building, built in 2009, does not have lighting. Maintenance needs for this facility include:

1. Repair the roof leak
2. Provide lighting in the new portion of the building.
3. Provide restrooms.

The roof leak needs to be found. The metal roofing may need some sealant.

The new portion of the building was not included in the lighting replacement program that replaced lights in other Parks facilities. It currently does not have any lighting. Installing new lights, including the wiring, would cost about \$36,000.

The plumbing was stubbed in when the building was built, but the restroom was never constructed. Building a restroom would cost about \$15,000.

Soccer Fields

There are two sections of soccer fields. The east section is accessible from West End Boulevard. The west section is accessible from Minnesota. They are connected by a footbridge. There is not a permanent restroom or concession stand at the east section. The asphalt parking lots at both sections were new in 2009.

Photos



A section of parking lot paved in 1997 that has not been maintained. It will need milled and resurfaced.

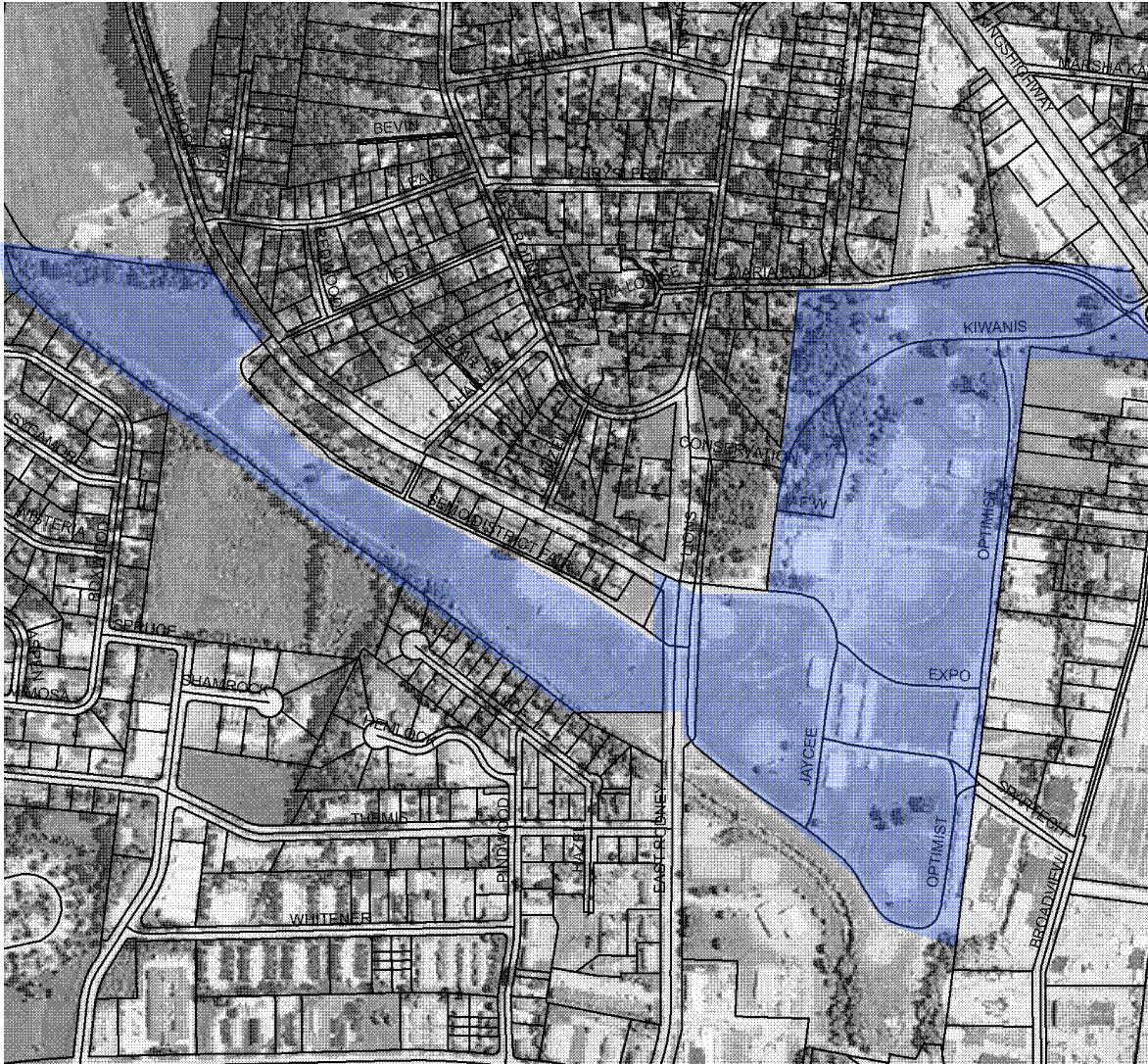


Many sections of the older parking and drive areas are in disrepair.

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A.C. Brase Arena

The A.C. Brase Arena is located at Arena Park, a 90 acre park near the intersection of Kingshighway and Kiwanis Drive. The Arena building was constructed in 1937, with building additions in the 1970s. The original metal roof was overlaid with a rubber membrane in 2009. There are several concession stands, storage buildings and restrooms at Arena Park.



Facility Assessment

Parks and Recreation have made many renovations to the building to make it more accessible and more compliant with fire codes.

The vinyl composition tile (VCT) flooring and terrazzo (on the main floor) are re-waxed every January. The game lines are then repainted on the main floor.

The following items were noted as needed for the Arena Building:

1. New sewer line along the east side of building.

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2. New P/A system.
3. New garage door at southeast side of building, to maintenance area.
4. Repair exterior concrete handicap ramp.
5. Replace toilet partitions in men's room.

Replacing the sewer line would cost about \$10,000.

A new P/A system would cost about \$19,000.

A new garage door to the maintenance area would cost about \$3,000.

Replacing the toilet partitions would cost about \$16,000.

The 4-H Exhibit Hall was built by the SEMO District Fair Board, but is operated and maintained by the Parks & Recreation Department. The building is sided and roofed with metal panels. Items noted as needed for this building include:

1. Grab bars in the handicap accessible stalls.
2. Lever hardware on the doors.

Adding grab bars would cost about \$300.

The Ball field Maintenance Building is located to the north of the Arena Building. Built in 2009 by Sides Construction, it is a wood framed structure sided and roofed in metal panels. There are plans for future office, break room and restroom in the east side of the building. Items needed for this building include:

1. Repairing the garage door

The City has received an estimate of \$3,380 to repair the garage door.

Cape Central Pool



The pool at Cape Central was constructed in 1979. It is jointly operated and maintained by the City of Cape Girardeau and Cape Public Schools.

There are several challenges at this pool that reflect long term needs at this facility.

1. Renovate the pump and chemical room.
2. Construct a permanent pool covering.

The pump and chemical room is below the pool surface. This location is detrimental to the equipment because of the humidity levels. Some of the equipment is replaced every two years due to rust. It is also difficult to enter this area, as one must climb down a ship's ladder to access the room. Ideally, this room should be located outside of the pool covering area at ground level, in an area with better climate control.

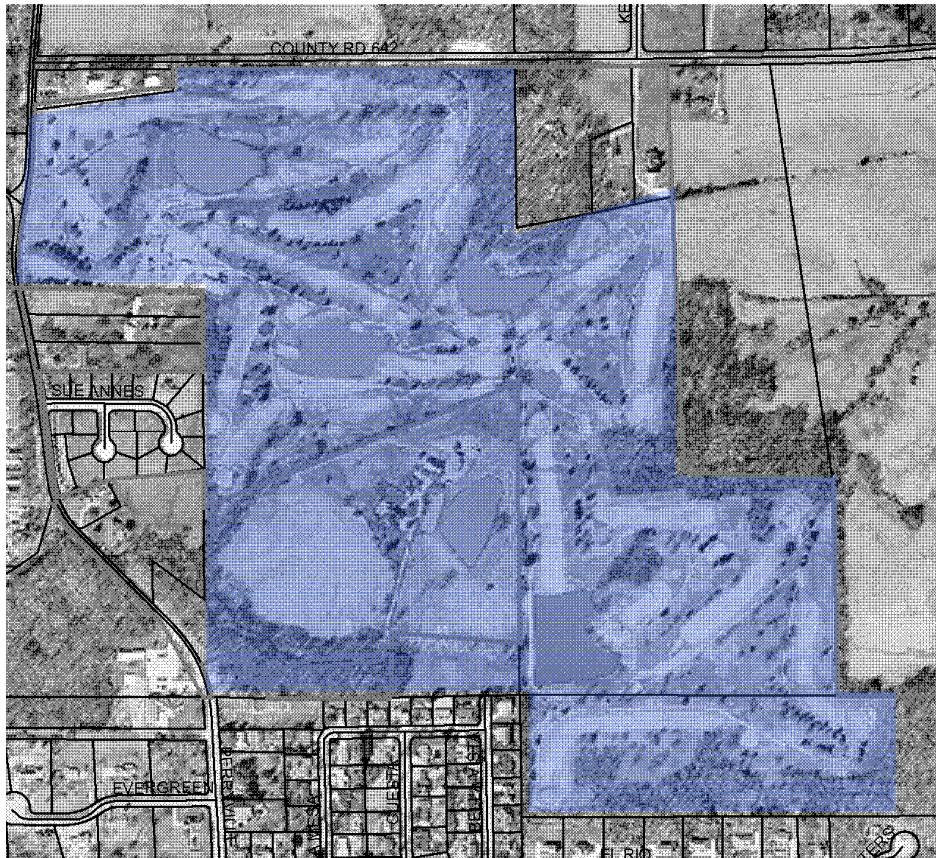
The pool covering, often referred to as "The Bubble", has an estimated lifespan of 5 years. However, Parks is able to make a pool covering last 10 years. The biggest challenge is minimizing mildew damage during storage.

The locker rooms and meeting rooms were recently renovated. However, the new paint in the showers is already peeling from the walls. During the renovation, the offices and concession stand were not renovated. The CIP budget presented by Parks includes new computers for these areas, in addition to updating the phone system.

A textured paint was recently applied to the pool deck. This paint increases the slip resistance of the deck surface, but because of the texture needs to be power washed every few weeks.

Jaycee Municipal Golf Course

The Jaycee Municipal Golf Course is located on the north edge of town. The course offers 18 holes on approximately 140 acres. There are several buildings at the Golf Course, including the Pro-Shop, Maintenance Building, Equipment Storage Building, a restroom, and two pavilions. Golf Tournaments are held throughout the year, averaging 80 participants, with some large tournaments hosting 250 golfers.



Facility Assessment

The roof on the Pro Shop is asphalt shingles. The roof was replaced in 2000. The vinyl siding was replaced in 2007. In general, the Pro Shop needs to be updated and expanded. There is only seating for 20 people in the concession area. The Pro Shop does not have a fire suppression system and is not handicap accessible.

The Maintenance Building is located adjacent to the upper parking lot. This building has several purposes: chemical storage, breakroom, Manager's office, golf cart maintenance, and golf cart storage. Approximately 80 golf carts can be stored in the Maintenance Building. The electrical system in the building was recently updated and the lights were replaced with T-8 fluorescent fixtures. A new furnace was installed in the maintenance area in 2011. The Manager's office is cooled with a window A/C unit and heated with a space heater. A better option for heating and cooling the office is a PTAC unit, similar to the units that were recently installed in the office

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areas of the Arena Building. Ideally, this building should be located farther from the parking lot. The Manager would like to demolish this building and renovate the existing Equipment Storage building for maintenance.

The Equipment Storage building stores the mowers and other equipment. Currently, it is located next to the Maintenance Building. Ideally, the Golf Course Manager would like a new building located between holes 5 and 6. The light fixtures in this building were not replaced with the recent grant. The diesel and unleaded fuel tanks are located outside this building. They are currently in-ground 1,000 gallon steel tanks. The tanks are monitored, and there are currently no leaks. However, the tanks need to be replaced with fiberglass tanks, which will not corrode like the steel tanks.

After touring the Golf Course facilities, there are several items needing immediate attention:

1. Back-up Generator for the Pro Shop and Maintenance Building
2. Pro Shop accessibility issues – door hardware, restrooms

The Golf Course does not have an emergency back-up generator. This is a necessity for the Pro Shop and Maintenance Building. The Pro Shop has several freezers that are stocked with food and beverages. When power is lost for extended period, this food must be disposed of. The Maintenance Building is where the chemicals for the greens are stored, such as fertilizers, fungicides and pesticides. These chemicals are temperature sensitive. When they are exposed to extreme temperatures they are no longer usable.

The original Pro Shop building was built in the 1950s. The door knobs throughout the building need to be replaced with lever hardware. The restrooms are not accessible. They do not have grab bars, there is not a 5' diameter turn-around area, and the lavatories are set in base cabinets without knee room underneath.

There are some long term needs for the Golf Course as well:

1. More pronounced entry for the Pro Shop
2. More parking
3. New Equipment Storage Building
4. New fuel tanks

The Pro Shop sits at the edge of the parking lot but the entrance is on the opposite side of the building. There are several other doors that lead into the kitchen and offices and it is not immediately clear which door is for public use.

The Golf Course exceeds the requirements in the City's Development Code for the number of parking spaces. There are two parking lots at the Golf Course. The upper lot, near the Pro Shop, has 62 regular parking spaces and 2 handicap spaces. The lower lot has 25 – 30 parking spaces, but is not striped. However, during tournaments both parking lots are full and cars are parked along the drives and in the grass. In lieu of a paved parking lot, another parking option would be a Grass Pave system, which would provide structure for parking cars on, but would not increase the storm-water runoff.



Restroom in Pro Shop, not compliant with accessibility standards: no grab bars at toilet, no knee room under lavatory, no 5' diameter turn around

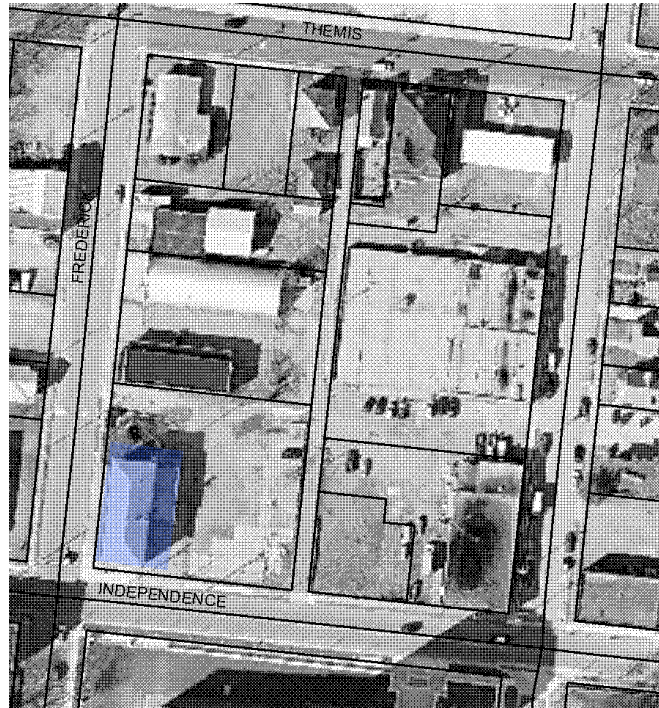


Fuel tanks at Equipment Storage building

Revised 8/20/12 by klg

River Heritage Museum – Old Fire Station No. 1

The River Heritage Museum is located at Independence and Frederick. Originally built in 1909, this building housed Fire Station No. 1 and the City Jail. The building is owned and maintained by the City, but now contains the River Heritage Museum. The building is listed as a Cape Girardeau local historic landmark, but not on the National Historic Register.



The EPDM roof was repaired in 2005.

The River Heritage Museum is in need of repair. The following items were noted as maintenance needs:

1. Brick tuck-pointing
2. Soffit replacement, repair and repainting.
3. Replace window glass
4. Increase the accessibility of the building
5. Upgrade the plumbing system
6. Upgrade the mechanical system, to include a dehumidification unit
7. Repave the parking lot

In several places on the exterior, the brick mortar needs to be tuck-pointed. The existing mortar will need to be tested and the new mortar will need to match the strength of the existing mortar. This will reduce the stress on the bricks, which could crack or spall due to incorrect mortar strength.

The soffit is currently painted wood. The paint needs to be scraped and the soffit repainted. Some of the wood may need to be replaced.

Several windows around the building are cracked. The glass on the exterior door into the gift shop is cracked, as well as window glass in several of the garage windows.

Revised 8/20/12 by klg

The existing building is not fully accessible to the public. The first floor has two levels. The lower level is the garages and some exhibit space, the upper level of the first floor has the restrooms, offices, some exhibits, and the gift shop. There are stairs between the two portions of the first floor, but no ramp. The restrooms are located on the upper portion of the first floor, and are not accessible. There are several possibilities to increase accessibility. A ramp could be installed on the east side of the exterior, or a ramp or wheelchair lift could be installed inside the north garage.

The restrooms do not meet accessibility standards and are in need of general repair. There are no grab bars. The urinal in the public restroom does not work. The flush handle has been removed and the basin is used as a flower pot holder. The toilets in both the public restroom and the office restroom are old tank-style toilets. When there is a crowd at the Museum, the toilets cannot keep up with demand, as the tanks do not fill up very quickly. The water heater also needs replaced as it no longer works. There is not a mop sink in the building, which needs to be installed.

The building is cooled with several window A/C units. The heat was never upgraded when the fire department moved out of the building in the 1980s. The garage portions of the building are heated with unit heaters. The building gets so cold in the winter that the Museum closes from December to late March. The Museum stores historical textiles and papers that should be in a humidity-controlled environment for preservation purposes. A dehumidification unit should be considered.

The parking lot is east of the building, and is mostly gravel with some asphalt and concrete. The Museum Board would like to pave the entire lot. However, the neighboring business's delivery drivers incorrectly use the Museum's parking lot as a driveway and to park their company vehicles. Delivery trucks require a thicker pavement than cars. If the neighboring businesses continue to utilize the parking lot after it is paved, they will damage the paving. There are a couple solutions to this problem:

1. The Museum could erect fencing to prohibit unwanted traffic.
2. The neighboring businesses that use the parking lot could contribute to the cost of paving the parking lot with the thicker paving.
3. The alley to the east of the parking lot could be widened to accommodate the business traffic.

The renovations to the building would cost upward of \$250,000. Grants may be available to cover the costs.



The brick needs tuckpointed.



The brick also needs cleaned and resealed.

Revised 8/20/12 by klg



The ceiling tiles are sagging and need replaced.

Fort D

Fort D is one of four forts built in Cape Girardeau during the Civil War. The Fort is made up of several earth berms. A building was built in the 1930s by the WPA. Originally, the building did not have a roof, but one was added later. Around the year 2000, the roof was removed due to its poor condition and lack of funding to repair or replace it. This main floor of the building, as well as the basement, is currently used for storage by the Civil War reenactment group.

Several groups, including the Boy Scouts, volunteer for service projects at Fort D. In February, the Boy Scouts are building new wooden benches.

Facility Assessment

The building is constructed of stone and is in need of tuck-pointing, especially around the top of the walls. The existing mortar will need to be tested and matched in strength. There are some sections on the interior side of the walls that also need repaired due to cracking mortar.

The paint on the brick walls on the interior of the structure is peeling. The paint needs to be removed and/or reapplied.

Several of the exterior lights, both on the structure and at the entry gates, have been broken by vandals. The light fixtures have been removed, but the wiring is still in place.

There are stairs on the east side of the structure that need a handrail and guard installed. The maximum height allowed by code without a guard is 30" and the rise of the stairs exceeds that maximum. At one point there was a handrail; the base of the posts is still in the concrete.

There is a brick pit to the south of the structure. During the Civil War area, this kind of pit was used for cooking. The grate that covers the pit has been removed. The grate needs to be reinstalled, or the pit needs to be removed, as it poses a trip hazard.

Facility Photos



Building at Fort D

Revised 8/20/12 by klg



An earth berm



The cooking pit, that poses a trip hazard without the grate installed.



Entry to Fort D Historic Site. The posts used to have lights, which were vandalized and removed. The wires are still in the posts.



The stairs on the east side of the structure that need a handrail and guard installed to comply with the International Building Code.



Interior wall needing mortar repair and paint repair.



Section of exterior wall needing tuck-pointed.

Police Department

The Police Headquarters is located on .95 acres at the corner of Sprigg Street and Merriwether. The City owns an additional .79 acres near the corner of Merriwether and Frederick that is used for Police Department parking. The current building was built in 1975 and is approximately 13,500 square feet, consisting of a partial basement and two floors.



The master plan compiled by Horner & Shifrin, Inc. in 2000 made the following recommendations:

1. Acquire the two lots along Merriwether and Frederick to expand parking for the Police Department.
2. Build a two-story addition with basement to the north of the existing Police Department with a footprint of approximately 5,000 square feet, providing approximately 15,000 square feet of additional space.
3. Renovate the existing Police Department.

Facility Assessment

During the facility assessment, the following items were noted as Immediate Needs. More information for each need is listed below.

1. Replace existing roof.

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2. Replace the plumbing fixtures in the jail area.
3. Remodel locker rooms to provide separate dressing and shower rooms for each gender.
4. Repair leaks in basement wall.
5. Replace the appliances in the jail kitchen and laundry room with commercial grade appliances.

The existing roof is repaired yearly. It leaks in at least three places: Lt. Hovis's office/uniform storage, locker room, and stairwell. In these locations, there is a lot of corrosion on the metal decking under the roof membrane. It will need to be evaluated and possibly replaced along with the roof membrane. The existing roof is believed to be EPDM.

The current toilet/lavatory fixtures in the jail cells are 35 years old and difficult to find replacement parts for. Because of their age, parts often break on them. New fixtures would also be better from a safety and security standpoint.

Currently all the officer lockers are in one room, without separate dressing areas for each gender. There are no showers provided for employees. Many officers do not use the locker room for fear of being walked in on by the other gender.

Pipe penetrations leak in the elevator equipment room. The water is collected in buckets and disposed of.

The jail laundry and bedding are washed in residential appliances. Because of the size of the jail bedding, and the frequency of washing, the machines are almost constantly in operation. Commercial appliances are larger and accommodate more bedding. The jail meals are contracted out to local hospitals. The current jail kitchen has residential appliances, including stoves, microwaves and refrigerators. If meals were to be made at the jail in the future, the kitchen plumbing fixtures would also need to be updated to meet Missouri Food Code requirements.

There are also long term needs for the Police Department. These would be addressed by the building addition/renovation:

1. Increase office space
2. Increase jail cell space

The current Police Department was constructed when there were less staff and jail cells required. Now, 22 staff members have offices in a modular unit adjacent to the existing building. Some of the existing offices in the Police Headquarters are smaller than required by code. For example, 6 Detectives share an office that is 420 square feet. Per IBC 2009, 100 square feet should be provided per person in an Office occupancy.

The jail can accommodate up to 29 inmates at one time. The average daily number of inmates is 27, which means there are times when the jail population exceeds 29. When this happens, inmates are released early. The Chief estimates at least twice the jail space is needed. The current jail facility does not have space for juvenile offenders. The closest juvenile facility is in Bloomfield. Juveniles and adults must be separated not only visually, but audibly. This means they need to be in separate rooms.

Cost Estimate

Replacing the roof would cost approximately \$86,000

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Replacing the plumbing fixtures in the jail area would cost about \$56,000. Renovating the locker rooms to add separate shower/changing areas for each gender would cost about \$50,000.

A new commercial washer and dryer for the jail would cost about \$10,000.

The construction cost estimate for a building addition in 2000 was \$4.86 million. This estimate did not include design fees or make adjustments for prevailing wage. After adjusting for inflation and prevailing wage, and including design fees, the updated cost estimate is approximately \$7.4 million. However, before moving forward with this project, it is recommended to revisit the program requirements for the building. The Police Department has outgrown the current building, and the needs of this Department have changed in the 11 years since the Master Plan was developed. The City also needs to decide whether to construct a completely new Police Department, or renovate the old portion with the addition.

To continue with the Master Plan developed by Horner & Shifrin, Inc., the two lots between Merriwether and the existing parking would need to be purchased.

Police Headquarters Facility Photos



Jail kitchen, with fixtures that do not meet Missouri Food Code requirements, and residential appliances.



The uniform storage closet also serves as a Lieutenant's office.



Water damage from the roof leak. This photo was taken in the stairwell. A similar condition occurs in the training room and in the uniform storage closet.



The jail laundry room is also the storage area for inmate possessions. Inmate clothing and bedding is washed in residential appliances. There is space for 29 inmates in the City jail, but only 20 lockers.



The door frames on the shower rooms are rusted through. The frames, doors, and hardware need replaced.

The plumbing fixtures in the jail cells are over 30 years old. They require continuous maintenance and it is difficult to find their replacement parts.

Public Works

Public Works has several facilities:

1. Wastewater Treatment Plant
2. Water Treatment Plant – Cape Rock Drive
3. Water Treatment Plant – South Sprigg Street
4. Transfer Station
5. Headquarters and Recycling Center

Per the MO Department of Natural Resources, the City is required to have a new Wastewater Treatment Plant by 2014. The existing Wastewater Treatment Plant will need to be decommissioned and cleaned once the new Plant is operational. There are several options for the existing Plant: sell the property with or without the tanks intact, or repurpose the Plant into a training facility for the Fire Department.

An additional building was recently construction at the Water Treatment Plant on Cape Rock Drive. Recently, the City switched the water supply from Mississippi River water to City wells.

The Water Treatment Plant on the south side is located at Kingshighway and Sprigg Street. There are two buildings and two water tanks at this location. The maintenance items for this facility include refinishing the water tanks with a more durable coating.

Public Works is planning to relocate the Transfer Station. The existing Transfer Station is not very accessible and the layout is confusing for the public. The proposed location is near Public Works Headquarters.

Public Works Headquarters, which includes offices, the recycling center, and fleet maintenance, is located at 2007 Southern Expressway. The building was built in 1999 for Jim Wilson, Co. Public Works moved into the building in 2005.

Part 4: Conclusions

The Assessment helped compose a comprehensive list of facilities and their needs. During the Facility Assessment of the City owned facilities, three items became clear. Now we need to:

1. Prioritize facility needs,
2. Develop a preventative maintenance plan for each facility, and
3. Consider City-wide design standards for new buildings and renovations.

The projects identified during the Facility Assessment cannot all be completed in one year, and may not be completed in one tax-cycle. We need to prioritize the list of projects and identify funding sources for each project. Some projects may be delayed due to lack of funding, but the projects with clear code violations, including safety and overcrowding issues, need to be addressed.

We need to develop a preventative maintenance plan for each City facility, for both the building and the parking areas. Timely preventative maintenance will reduce costs for the City and its taxpayers.

The City should consider design standards for their facilities. A common problem noted during the Facility Assessment was the use of EPDM roofing on buildings, which leaks and needs constant repair. The City could choose a different material as the standard for City buildings, that would not require as much maintenance. Design standards can include items such as paving and roofing materials, but also items such as paper towel dispensers and interior signage. Design standards maintain consistency across facilities. They reduce confusion among the architects and engineers that design projects for the City, as well as maintenance staff.

We are currently developing Evacuation Plans on all of the facilities. We have the plans completed for City Hall

2012 Facility Plan Prioritization Maintenance Projects

	Project Title	Total Points	Estimated Cost	Facility Project Ranking															
				Regulatory Requirement	10	Safety	10	ADA	8	Revenue Gen/ Expen Saving	9	Green Int	8	Technology upgrade	5	Quality of Life	5	Aesthetics	4
1	Control Tower Roof/Leak	223	\$ 50,000	3	30	5	50	1	8	5	45	5	40	1	5	5	25	5	20
2	Repair leak in MIS *	203	\$ 8,000	1	10	5	50	1	8	5	45	5	40	1	5	5	25	5	20
3	Repair basement wall leak at PD	203	\$ 5,000	1	10	5	50	1	8	5	45	5	40	1	5	5	25	5	20
4	Repair concrete handicap ramp at Arena Bldg	203	\$ 1,000	1	10	5	50	5	40	5	45	1	8	1	5	5	25	5	20
5	Replace jail kitchen/laundry appliances	195	\$ 10,000	1	10	3	30	1	8	5	45	5	40	5	25	5	25	3	12
6	Repair the roof leak in the Park Maintenance Building at Shawnee**	183	\$ 500	1	10	3	30	1	8	5	45	5	40	1	5	5	25	5	20
7	Corporate Hangar Corrosion**	171	\$ 54,000	1	10	5	50	1	8	5	45	1	8	1	5	5	25	5	20
8	Bullet resistant glass at court *	171	\$ 4,000	1	10	5	50	1	8	5	45	1	8	1	5	5	25	5	20
9	Concrete floor repair at Osage Center	159	\$ 5,000	1	10	5	50	3	24	3	27	1	8	1	5	3	15	5	20
10	Door seals at Osage Center	142	\$ 500	1	10	2	20	1	8	5	45	5	40	1	5	2	10	1	4
11	Replace damaged garage door at FS1	105	\$ 3,400	1	10	3	30	1	8	1	9	1	8	1	5	3	15	5	20
12	Repair garage door at Field Maintenance Building	105	\$ 3,500	1	10	3	30	1	8	1	9	1	8	1	5	3	15	5	20
13	Reseal/restripe parking at CH *	99	\$ 77,000	1	10	2	20	1	8	2	18	1	8	1	5	2	10	5	20
14	A.C. Brase Arena ceiling tile replacement**	75	\$ 11,500	1	10	1	10	1	8	1	9	1	8	1	5	1	5	5	20
15	FS1 exterior finish maintenance	67	\$ 30,000	1	10	1	10	1	8	1	9	1	8	1	5	1	5	3	12
16	FS2 repaint walls/ceiling in garage	67	\$ 9,775	1	10	1	10	1	8	1	9	1	8	1	5	1	5	3	12
17	Drywall repair at Osage Center	67	\$ 15,000	1	10	1	10	1	8	1	9	1	8	1	5	1	5	3	12

NOTES

* Indicates that the projects may not be necessary if the facility is rebuilt.

** Indicates that the Project is Funded

Indicates the Project is Completed

2012 Facility Plan Prioritization New Projects

	Project Title	Total	Estimated Cost	Facility Project Ranking															
				Regulatory Requirement	10	Safety	10	ADA	8	Revenue Gen/ Expen Saving	9	Green Int	8	Technology upgrade	5	Quality of Life	5	Aesthetics	4
1	City Hall New/Expansion	255	\$ 6,500,000	1	10	5	50	5	40	5	45	5	40	5	25	5	25	5	20
2	Police Station New/Expansion	255	\$ 7,303,695	1	10	5	50	5	40	5	45	5	40	5	25	5	25	5	20
3	Transfer station New/Expansion	243	\$ 5,348,189	3	30	5	50	3	24	5	45	3	24	5	25	5	25	5	20
4	Airport Perimeter Fence**	211	\$ 1,328,000	5	50	5	50	1	8	5	45	1	8	1	5	5	25	5	20
5	Replace and Relocate Fire Station 4	183	\$ 2,048,670	1	10	3	30	5	40	3	27	3	24	3	15	5	25	3	12
6	Shawnee Softball fields 1-5 irrigation	183	\$ 100,000	1	10	1	10	1	8	5	45	5	40	5	25	5	25	5	20
7	New communication tower @ FS#3**	179	\$ 125,000	1	10	5	50	1	8	3	27	5	40	5	25	3	15	1	4
8	Construct Airport T-Hangars**	171	\$ 660,000	1	10	5	50	1	8	5	45	1	8	1	5	5	25	5	20
9	New Pavilion at Osage Center	167	\$ 38,500	1	10	3	30	3	24	5	45	1	8	1	5	5	25	5	20
10	Shawnee park shelters x 4	167	\$ 60,000	1	10	3	30	3	24	5	45	1	8	1	5	5	25	5	20
11	Shawnee entry from West End Signage/Landscaping/Lighting	165	\$ 115,000	1	10	3	30	2	16	5	45	3	24	1	5	3	15	5	20
12	New Concession/Restroom at West End	165	\$ 50,000	1	10	3	30	3	24	5	45	3	24	1	5	3	15	3	12
13	Walk in freezer for Cape Splash	159	\$ 11,000	1	10	3	30	1	8	5	45	3	24	3	15	3	15	3	12
14	A.C. Brase Arena PA and alarm system**	157	\$ 22,000	1	10	5	50	1	8	3	27	1	8	5	25	5	25	1	4
15	Construct restrooms in the Park Maintenance Building at Shawnee**	157	\$ 15,000	1	10	3	30	3	24	3	27	3	24	1	5	5	25	3	12
16	Capaha Park Phase 2 Restrooms**	157	\$ 50,000	1	10	3	30	3	24	3	27	3	24	1	5	5	25	3	12
17	Shawnee Park field fencing x 2**	151	\$ 30,000	1	10	3	30	1	8	5	45	1	8	1	5	5	25	5	20
18	Arena Park Phase 1 - Shelters/Playground Replacement**	149	\$ 150,000	1	10	3	30	3	24	3	27	1	8	1	5	5	25	5	20
19	Shawnee Park Playground at Community Center	149	\$ 50,000	1	10	3	30	3	24	3	27	1	8	1	5	5	25	5	20
20	RV Park**	147	\$ 80,000	1	10	1	10	1	8	5	45	3	24	1	5	5	25	5	20
21	Community Garden**	147	\$ 50,000	1	10	1	10	1	8	5	45	3	24	1	5	5	25	5	20

2012 Facility Plan Prioritization New Projects

	Project Title	Total	Estimated Cost	Facility Project Ranking															
				Regulatory Requirement	10	Safety	10	ADA	8	Revenue Gen/ Expen Saving	9	Green Int	8	Technology upgrade	5	Quality of Life	5	Aesthetics	4
22	Install lighting and wiring in Park Maintenance Building at Shawnee**	145	\$ 36,000	1	10	5	50	1	8	3	27	1	8	1	5	5	25	3	12
23	Training Center site grading	141	\$ 7,500	1	10	5	50	1	8	1	9	3	24	1	5	3	15	5	20
24	Install generator at FS4	137	\$ 15,000	1	10	5	50	1	8	3	27	1	8	3	15	3	15	1	4
25	Storage Building for Runway Equipment @ airport	135	\$ 1,254,650	3	30	3	30	1	8	3	27	1	8	1	5	3	15	3	12
26	New water feature at Cape Splash	131	\$ 760,000	1	10	1	10	1	8	5	45	1	8	1	5	5	25	5	20
27	New Firearms range	127	\$ 644,000	1	10	5	50	1	8	3	27	1	8	1	5	3	15	1	4
28	Field lighting x 3	125	\$ 200,000	1	10	4	40	1	8	3	27	1	8	1	5	3	15	3	12
29	Shawnee Park Scoreboards	123	\$ 50,000	1	10	1	10	1	8	5	45	1	8	1	5	5	25	3	12
30	FS2 add workout room	117	\$ 40,000	1	10	3	30	1	8	3	27	1	8	1	5	5	25	1	4
31	FS1 storage/bay addition	115	\$ 225,000	1	10	3	30	1	8	3	27	1	8	1	5	3	15	3	12
32	Land Acquisition in NW Quadrant**	111	\$ 300,000	1	10	1	10	1	8	5	45	1	8	1	5	1	5	5	20
33	Regional Public Safety Training Center	107	\$ 1,339,000	1	10	3	30	1	8	3	27	1	8	1	5	3	15	1	4
34	FS2 add equipment bldg	106	\$ 275,000	1	10	3	30	1	8	2	18	1	8	1	5	3	15	3	12
35	Shawnee Center Marquee	95	\$ 30,000	1	10	1	10	1	8	3	27	1	8	1	5	3	15	3	12
36	New roof for Fort D	87	\$ 44,000	1	10	3	30	1	8	1	9	1	8	1	5	1	5	3	12
37	Dog Park**	87	\$ 25,000	1	10	1	10	1	8	3	27	1	8	1	5	3	15	1	4

NOTES

* Indicates that the projects may not be necessary if the facility is rebuilt.

** Indicates that the Project is Funded

Indicates the Project is Completed

2012 Facility Plan Prioritization Renovation Projects

	Project Title	Total	Estimated Cost	Facility Project Ranking															
				Regulatory Requirement	10	Safety	10	ADA	8	Revenue Gen/ Expen Saving	9	Green Int	8	Technology upgrade	5	Quality of Life	5	Aesthetics	4
1	Add elevator at CH *	239	\$ 200,000	1	10	5	50	5	40	5	45	3	24	5	25	5	25	5	20
2	Demolish old CVB	219	\$ 100,000	1	10	5	50	3	24	5	45	5	40	1	5	5	25	5	20
3	Renovate Emergency notification system at CH *	207	\$ 43,000	1	10	5	50	5	40	5	45	1	8	5	25	5	25	1	4
4	Renovate/replace heating & cooling system at CH *	195	\$ 800,000	1	10	3	30	1	8	5	45	5	40	5	25	5	25	3	12
5	Renovate Control Tower	191	\$ 2,000,000	1	10	5	50	1	8	5	45	1	8	5	25	5	25	5	20
6	Improved Terminal Security & Access Control	175	\$ 205,700	1	10	5	50	1	8	5	45	1	8	5	25	5	25	1	4
7	Gate card system upgrade at airport**	175	\$ 20,000	3	30	5	50	1	8	3	27	1	8	5	25	3	15	3	12
8	Asphalt overlay & stripe Parking/drives at Shawnee	175	\$ 400,000	1	10	5	50	5	40	3	27	1	8	1	5	3	15	5	20
9	Arch Hangar Structural	171	\$ 54,000	1	10	5	50	1	8	5	45	1	8	1	5	5	25	5	20
10	New Airport Entrance Sign/Light	171		4	10	5	50	4	8	5	45	4	8	3	15	3	15	5	20
11	Reduce chimney height *	171	\$ 27,500	1	10	5	50	1	8	5	45	1	8	1	5	5	25	5	20
12	Capaha Park Phase 1 Pond Renovation/Playground**	171	\$ 358,000	1	10	3	30	3	24	3	27	5	40	1	5	3	15	5	20
13	Main Terminal Remodel/Updates**	167	\$ 250,000	1	10	1	10	3	24	5	45	1	8	5	25	5	25	5	20
14	Kiwanis Park Improvements - Internal Park Trail System/ Playground Equipment/ Restroom**	165	\$ 320,000	1	10	3	30	3	24	3	27	3	24	1	5	5	25	5	20
15	Pave gravel lot near Shawnee Community Center	165	\$ 40,000	1	10	3	30	5	40	3	27	1	8	1	5	5	25	5	20
16	Replace jail fixtures	161	\$ 56,000	1	10	5	50	1	8	5	45	1	8	1	5	3	15	5	20
17	Arena Park Phase 2 - Street Lighting/Signage**	161	\$ 155,000	1	10	5	50	1	8	5	45	1	8	1	5	3	15	5	20
18	HVAC renovation at FS1	157	\$ 13,500	1	10	1	10	1	8	5	45	5	40	3	15	5	25	1	4

	Project Title	Total	Estimated Cost	Facility Project Ranking															
				Regulatory Requirement	10	Safety	10	ADA	8	Revenue Gen/ Expen Saving	9	Green Int	8	Technology upgrade	5	Quality of Life	5	Aesthetics	4
19	Replace PD roof *	157	\$ 86,000	1	10	3	30	1	8	5	45	3	24	1	5	3	15	5	20
20	Replace boiler at FS1	154	\$ 35,000	1	10	3	30	1	8	5	45	3	24	2	10	3	15	3	12
21	Renovate Cape Central pump/chemical room	151	\$ 121,000	1	10	3	30	1	8	5	45	3	24	3	15	3	15	1	4
22	Capaha Park Phase 3 Shelters & Landscaping**	151	\$ 57,500	1	10	1	10	5	40	3	27	3	24	1	5	3	15	5	20
23	FS1 replace reception area counter	150	\$ 15,525	1	10	3	30	3	24	2	18	1	8	3	15	5	25	5	20
24	Replace toilet partitions at Arena Bldg	145	\$ 16,000	1	10	2	20	5	40	3	27	1	8	1	5	3	15	5	20
25	Add grab bars to HC stalls at 4H bldg	139	\$ 300	1	10	3	30	5	40	3	27	1	8	1	5	3	15	1	4
26	New garage door at SE side of Arena Bldg	139	\$ 2,000	1	10	3	30	1	8	3	27	3	24	1	5	3	15	5	20
27	Improved drainage at Osage Center	139	\$ 5,000	1	10	3	30	1	8	3	27	3	24	1	5	3	15	5	20
28	Renovate restrooms at CH *	137	\$ 3,000	1	10	2	20	5	40	3	27	1	8	1	5	3	15	3	12
29	Replace garage doors/install sensors at FS1	136	\$ 38,000	1	10	5	50	1	8	3	27	1	8	3	15	2	10	2	8
30	FS2 garage doors/sensors	136	\$ 11,937	1	10	5	50	1	8	3	27	1	8	3	15	2	10	2	8
31	Renovation of Parking Area River Heritage Museum**	131		1	10	3	30	3	24	3	27	1	8	1	5	3	15	3	12
32	Capaha Field Renovation - drainage	131	\$ 126,000	1	10	3	30	1	8	3	27	3	24	1	5	3	15	3	12
33	Upgrade sewer line at east side of Arena Bldg	130	\$ 10,000	3	30	3	30	1	8	2	18	2	16	1	5	3	15	2	8
34	Upgrade intercom/paging at FS1	129	\$ 30,000	1	10	5	50	1	8	1	9	1	8	5	25	3	15	1	4
35	Renovate restrooms at FS1	129	\$ 130,000	1	10	3	30	5	40	2	18	1	8	1	5	2	10	2	8
36	Missouri Park Improvements**	129	\$ 85,000	1	10	2	20	2	16	3	27	2	16	1	5	3	15	5	20
37	Fort D sewer renovation	121	\$ 110,000	3	30	3	30	1	8	1	9	2	16	1	5	3	15	2	8
38	Renovate shower/restrooms at FS2	113	\$ 36,000	1	10	3	30	3	24	2	18	1	8	1	5	2	10	2	8
39	Pave gravel lot to west of FS1	113	\$ 4,000	1	10	3	30	1	8	3	27	1	8	1	5	1	5	5	20
40	Communication Bldg Renovation at Gordonville tower	112	\$ 4,600	4	40	3	30	4	8	4	9	4	8	5	25	2	10	3	12

	Project Title	Total	Estimated Cost	Facility Project Ranking															
				Regulatory Requirement	10	Safety	10	ADA	8	Revenue Gen/ Expen Saving	9	Green Int	8	Technology upgrade	5	Quality of Life	5	Aesthetics	4
41	FS1 replace door hardware with accessible hardware	111	\$ 35,000	1	10	1	10	5	40	1	9	1	8	1	5	5	25	1	4
42	FS2 replace door hardware with accessible hardware	111	\$ 10,000	1	10	1	10	5	40	1	9	1	8	1	5	5	25	1	4
43	Renovate River Heritage Museum	111	\$ 280,000	1	10	1	10	3	24	3	27	1	8	2	10	2	10	3	12
44	FS2 update dormitory area	102	\$ 18,975	1	10	2	20	1	8	1	9	1	8	2	10	5	25	3	12
45	Replace flooring in Dayroom of FS4 *	97	\$ 3,400	1	10	3	30	1	8	1	9	1	8	1	5	3	15	3	12
46	Demo exg bldg at training site	95	\$ 40,250	1	10	3	30	1	8	1	9	1	8	1	5	1	5	5	20
47	Install elevator at FS1	91	\$ 20,000	1	10	1	10	5	40	1	9	1	8	1	5	1	5	1	4

NOTES

* Indicates that the projects may not be necessary if the facility is rebuilt.

** Indicates that the Project is Funded

Indicates the Project is Completed

**2012 Facility Plan Prioritization
Facility Plan Projects**

	Project Title	Total	Estimated Cost	Facility Project Ranking																
				Regulatory Requirement	10	Safety	10	ADA	8	Revenue Gen/ Expen Saving	9	Green Int	8	Technology upgrade	5	Quality of Life	5	Aesthetics	4	
1	Wildlife Hazard Assessment @ airport**	209	\$ 50,000	5	50	5	50	1	8	5	45	3	24	1	5	3	15	3	12	
2	Update Parks & Recreation Master Plan**	173	\$ 50,000	1	10	1	10	3	24	5	45	3	24	3	15	5	25	5	20	
3	Kiwanis Park Improvements - Conceptual Plan**	173	\$ 10,000	1	10	1	10	3	24	5	45	3	24	3	15	5	25	5	20	
4	Cape Rock Park Improvements - Develop conceptual plan**	173	\$ 70,000	1	10	1	10	3	24	5	45	3	24	3	15	5	25	5	20	
5	Arena Park Improvements - conceptual Plan**	173	\$ 5,000	1	10	1	10	3	24	5	45	3	24	3	15	5	25	5	20	

NOTES

* Indicates that the projects may not be necessary if the facility is rebuilt.

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Indicates the Project is Completed