

**City of Rapid City  
Request for Proposal  
ADA Accessibility Study**

**I. General**

The City of Rapid City, hereafter referred to as the "City," is soliciting proposals for professional services for a comprehensive ADA facility/program accessibility study to be conducted in the year 2005. The City is soliciting these proposals from firms, groups, or individuals that are qualified to conduct a self-evaluation and develop a comprehensive transition plan which will ensure that City programming is provided in a manner that will not discriminate against or preclude equal access and participation by persons with disabilities. The City is soliciting talent and expertise first and foremost and will use cost estimates as a subordinate factor in the selection process. The City reserves the right to reject any or all proposals, waive technicalities, resolicit, or award contracts as deemed to be in the best interest of the City.

**II. Mandate and Objectives**

The basic mandate of Title II is that no qualified individual with a disability shall be excluded from participation, denied benefits, services, or access to programs or activities, or be subjected to discrimination by any public entity.

The ADA defines a "program" as any "program, service, or activity" offered to the general public. The Act requires that each program, "when viewed in its entirety, is (to be) reasonably accessible to and usable by individuals with disabilities." As a public entity, the City of Rapid City is required to provide access to all of its programs, but is not required to remove all architectural barriers in its facilities. Public entities can choose either administrative solutions (such as relocating a program) and/or architectural barrier removal solutions to achieve program accessibility. A public entity is not required to make changes that would "result in a fundamental alteration in the nature of the service, program, or activity," or result in an undue "financial and administrative burden."

**A. Project Objectives**

The overall objective of this study will be to achieve a comprehensive evaluation of existing City facilities and program areas throughout the City, to identify existing barriers to full program accessibility at these facilities and program areas, and to establish a transition plan which will achieve necessary barrier removal in a timely and cost effective manner.

The Consultant selected to carry out this project will be expected to achieve the following general objectives:

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- Identify architectural, communication, and policy/practice accessibility barriers in existing facilities and program areas.
- Recommend modifications and/or measures that will facilitate barrier removal and improve overall program accessibility.
- Prepare a transition plan, which will incorporate barrier removal strategy into short - and long - range facility plans and capital improvement budgeting for the City.

### **III. Project Description**

#### **A. Site Evaluations**

The Consultant must conduct on-site evaluations of all identified City facilities and program areas to inspect for compliance with Title II of the Americans with Disabilities Act (ADA) in accordance with the standards of the ADA Accessibility Guidelines (ADAAG). From these evaluations, the Consultant must identify and document:

1. Architectural or other physical barriers to access the facility or program area.
2. Communication barriers to access programming provided within the facility or program area.
3. Policy or procedural barriers to access programming provided at the facility or program area.

#### **B. Project Elements**

##### **1. Facility and Program Accessibility**

The Consultant will develop a report to include the following information, as applicable, to the facility or program area as a minimum:

- a. The address and location of the facility or program area.
- b. A description of the facility or program area, including department, type of building or facility, and an itemization of public spaces and areas within the facility or program area.
- c. An itemization and description of programming provided within the facility or program area.
- d. A description and itemized accounting of barriers found in the facility or program area accessible to the public where applicable, including but not limited to barriers to:
  - ▶ Parking and passenger loading zones
  - ▶ Routes of travel to entrances or program areas from parking and loading zones

- ▶ Entrance maneuvering clearances and changes in level
- ▶ Door widths, opening force, and accessible lever-type handles
- ▶ Routes to public access areas within the facility or program area
- ▶ Emergency alarms systems
- ▶ Emergency egress routes
- ▶ Visual emergency alarm systems
- ▶ Public meeting rooms and assembly spaces
- ▶ Public address or other amplification systems
- ▶ Public rest rooms
- ▶ Concession areas
- ▶ Water fountains, vending machines, or other amenities
- ▶ Signage and other public communication material
- ▶ Communication devices and telephones

## 2. Effective Communication

Title II of the ADA requires that public entities ensure that applicants, participants, and members of the public with disabilities have communication access that is equally effective as that provided to people without disabilities. Accommodation must be made for visual, hearing, speech, and cognitive disabilities to provide program access on an equal basis, unless to do so would result in a fundamental alteration to the program or activity or an undue financial or administrative burden.

The Consultant evaluation is to include an assessment of actual communication practices as well as a review of policies and procedures necessary to ensure that people with visual, hearing, speech, and cognitive disabilities are not excluded, segregated, or restricted in any way as the result of communication barriers. The Consultant must provide a detailed description of the assessment strategy or tool to be used for the effective communication evaluation. The assessment must address each of the following general categories:

- Visual communication
- Aural/oral communication (Aural refers to information that is heard; oral refers to spoken information)
- Existing auxiliary aids and services
- Needed auxiliary aids and services
- Text teletypewriter (TTY) communication (existing and needed)
- Emergency warning systems

- Access information
- Fundamental alterations and undue burdens

### 3. Nondiscriminatory Policies and Practices

Title II of the ADA requires that the City may not use official written policies or engage in actual practices that are discriminatory against persons with disabilities. This prohibition includes direct actions by and actions undertaken on behalf of the City under contractual relationships and through cooperative agreements with other agencies.

The Consultant will review the City's policies, practices, and procedures to identify any discriminatory policies and practices that exclude, segregate, or limit the enjoyment of services or participation in programming by individuals or families on the basis of disability. The Consultant must provide a detailed description of the assessment strategy or tool to be used for policy, practice, and program analysis. The analysis of policy and practice must include consideration of the following general policy or procedural topics:

- Facilities and locations where the program operates on a regular or infrequent basis
- Description of program
- Equal opportunity to participate and benefit
- Reasonable program modifications
- Surcharges and additional requirements
- Integrated settings and separate programs
- Contracting or partnering with external organizations
- Procurement contracts
- Licensing and certification requirements

### 4. Transition Plan

The Transition Plan will identify the actions needed to eliminate barriers identified in each of the three areas that will be evaluated by the Consultant.

The Transition Plan will mirror the structure of the self-evaluation, except it will detail barrier removal strategies and modifications needed to eliminate discriminatory practices, which may prevent people with disabilities from having an equal opportunity to participate in City programming.

### C. Period of Performance

The selected Consultant will be expected to have the project completed by December 31, 2005. This completion date is negotiable. If a later start date and/or completion date is needed, please indicate as such in the proposal. The Consultant will provide a work plan/project timeline to illustrate how the target completion date can be met. To provide an equal basis of comparison for all proposers in determining project approach, proposed schedule of work, cost estimates, and fees, proposers should use this deadline in the preparation of their proposals to the City. The date for initiation of the contract, as well as a detailed schedule for project completion, shall be negotiated between the selected Consultant and the City.

### D. Duration of Proposals

Each proposal to the City must state that it is valid for a period of not less than 90 days from the date of receipt by the City.

### E. Selection Procedure

The City Pre-Selection Committee will review all responses to this Request for Proposal, which meet the requirements enumerated (see Exhibit A –City of Rapid City Policy Statement for Technical Consultant Selection Process) and are received prior to the designated closing date. Upon review of the qualified proposers, the City Pre-Selection Committee will select the most qualified firms and may schedule them to appear for an oral presentation and evaluation with the Interview Committee. After deliberation and input from the RC Mayors Committee for People with Disabilities, the Pre-Selection Committee will select a firm. The selected Consultant will be notified and contract negotiations will commence. Upon the completion of negotiations, the contract must be approved through established City procedures before work may commence.

## IV. Scope and Background

- A. A self-assessment of existing facilities was conducted by the City of Rapid City in 1992 (see Exhibit B – City of Rapid City Transition Plan). A variety of program accessibility problems in the form of architectural and communication barriers were identified at various sites throughout the City. While this self-assessment did examine many fundamental accessibility issues at many City facilities, the review was not exhaustive in its review of how facilities were utilized for public programming. In addition, not all public facilities and program areas were assessed through that process. Exhibit A provides an overall summary of City ADA compliance activities, program descriptions, specific facility and program evaluation.
- B. The City owns a number and variety of facilities and program areas located throughout the community. Types of public programs administered from these facilities include:

1. *Administrative:* These are facilities where some type of business is conducted between the City and the public, such as billing offices, offices where public information can be acquired, offices where permits and/or licenses can be purchased, offices where formal business such as employment application occurs, or offices where similar administrative services are transacted. Facility or program access by the public may be limited to certain areas in such administrative facilities, such as front counter/reception areas, specific offices, or small conference rooms. Generally, the program or service transacted in such offices is flexible enough in nature that accommodation for special needs is readily achievable upon request. Parking, accessible entrances to the building, signage, accessible communication, and accessible rest rooms are generally the greatest concern in such facilities.
2. *Operation or work facilities:* These are facilities with little or no areas generally open to the public. Such facilities are designed with specific operational functions in mind. Sites of this nature would include mechanic shops, operation plants, garage and maintenance areas, storage buildings, field offices and out buildings, and other facilities where business is not conducted directly with the public on a routine basis. Program access by the public is generally not an issue at such facilities because the areas are only open to employees. Where limited public services are available at such sites, program access can generally be achieved by offering the same service to the public at an alternative accessible site.
3. *Public gathering or meeting facilities:* These are facilities designed and/or used for public meetings, training, or other special events, and/or facilities available to the public for reserved usage. Such facilities include council chambers, board meeting and conference rooms, community centers, convention center, etc. Generally, physical access to such sites is critical to achieve program accessibility with such facilities. Accessibility issues will usually include parking, accessible entrances to building and to specific rooms and areas, clear aisle ways, accessible sight lines, signage, accessible rest rooms and drinking fountains, and accessible communication.
4. *Specialty and recreational facilities & program areas:* These are facilities and/or program areas primarily designed to serve a relatively specific category of public programming or services. Examples include public pools and water park facilities, sports arenas, theaters, exhibit halls, golf courses, picnic and playground facilities, softball and baseball fields, baseball stadium, soccer fields, walking and bike path systems, band shells/outdoor stages, fishing piers, public gardens, etc. Generally, such facilities exist for the sole purpose of providing specific programs or services to the public. Therefore, facility access is usually critical to program access. Accessibility issues usually include parking, accessible paths of travel, accessible entrances, signage, unobstructed sight lines, accessible rest rooms, counter or concession access, emergency egress, and effective communication. In addition, effective program access at such facilities often requires attention to more specialized accessibility issues, such as integrated accessible seating

or spectator areas, accessible playground equipment and play areas, or other specialized equipment needed for participation by persons with disabilities.

- C. The City has identified approximately twenty-three (23) facilities distributed throughout the City from which City programming or services with public access are administered at some level. A list of these facilities is included with this RFP (see Exhibit C City Facilities to be evaluated). Facilities which are "operational or work area" in function as described in B of this section, have not been included for evaluation in this project.
- D. The City Parks and Recreation Department encompasses the greatest number of specialized public programming and associated facilities and program areas of any other single department with the City. Within the city wide park system, there are approximately eighteen (18) parks hosting over forty-three (43) facilities and program areas, which include nearly sixty-five (65) individual recreational areas such as sports fields, play structures, picnic shelters, gardens, pools, etc. A summary of these facilities and program areas within the Parks and Recreation Department is included with this RFP (See Exhibit D Parks and Recreation Facilities and Program Areas). A copy of the Rapid City Parks and Recreation 2004 Annual Report (See Exhibit E) is also included with this RFP.

## V. Proposal

Please provide separate responses to each of the following items:

- A. **Approach/Methodology.** Describe the methodology for the collection of data including with whom and when interviews will be conducted, how program materials, City policies, communication resources, and other necessary materials will be gathered. Indicate cost containment measures to be utilized and how the design of the database will allow for easy updates.
- B. **Timeline/Project Work Plan.** Describe the project work plan and proposed timeline your firm will follow to achieve the objectives set forth in this request, and delineate how key project staff will be involved with accomplishing the necessary project tasks in each of the three areas. Provide a draft outline of the self-evaluation and Transition Plan and identify proposed electronic formats for each document.
- C. **City Staff and Resources.** Describe what your firm would require of City technical and management staff to assist you in completing this project, including staff time, technical resources, documents, and data, etc.
- D. **Fees and Expenses.** Provide a description of proposed fees and expenses your firm would charge to provide the services described in your response to this request. Please show a breakdown of these proposed fees and expenses as they are associated with the phases and tasks of the project; i.e., site

evaluations staff hours and fees, policy and practice review, transition plan development, travel, and expenses, etc.

- E. **Resumes of Key Project Staff and Description of Team Structure.** Include a list of qualifications and current resumes for key individuals with project responsibility. Describe how the team will be organized.
- F. **Experience and References.** Describe the firm's current and previous ADA and Section 504 related experience on three similar projects completed within the past three years. Describe the scope of work of each project. Indicate whether the scope changed and the project was completed within budget and on time. Include all relevant experience of each team member involved in the design and implementation of procedures for conducting self-evaluations and developing transition plans. Provide the names of the client organizations and names of a contact with each organization who could speak to the City regarding your services, addresses, and telephone numbers for each of the projects.
- G. **Work Sample.** Submit one of the completed projects as a writing sample.

## **VI. Evaluation Criteria**

The City will review the submittals taking into consideration past performance, writing samples, quality of work plan, and experience/qualifications of key project staff.

Non-cost factors are considered to be more important than cost-related factors. Cost will be evaluated in the context that the costs presented are consistent with the value and quality offered, and the availability of City funding to accomplish the required objectives.

A low-cost proposal does not guarantee inclusion as a competitive finalist by virtue of its low cost. Conversely, a technically acceptable proposal may be rejected, because the prospective costs of performance are too high, and cannot be reduced sufficiently without detracting from the proposal's technical acceptability.

Respondents who propose substantially higher quality levels or higher performance value than that sought through the solicitation, and substantially higher than that of other acceptable proposals, should be aware that these proposals may be considered not the best value to the City, due to the excessively high costs that may be associated with providing that additional quality and value.

## **VII. Issuance of Request for Proposal and Questions**

The issuing office for the Request for Proposal is:

City of Rapid City  
Finance Department  
300 Sixth Street



Rapid City, SD 57701

Any questions concerning this Request for Proposal should be directed to the attention of Kay Rippentroph at (605) 394-4110.

**VIII. Proposal Deadline**

Proposals must be delivered to the City of Rapid City Finance Department no later than August 31, 2005 at 2 p.m. It shall be the responsibility of each firm to ensure that their proposal is delivered to the proper place at the proper time. All RFPs will be clocked in upon arrival. Late bids will be clocked in and will remain sealed unless all other bids prove unacceptable. The award of the contract for this program will be made on or before September 30, 2005.

## POLICY STATEMENT FOR TECHNICAL CONSULTANT SELECTION PROCESS CITY OF RAPID CITY, SOUTH DAKOTA

### I. GENERAL STATEMENT

- A. This policy addressing the selection and hiring of technical consultants shall be utilized when it has been determined that the services of a professional technical consultant or technical consulting firm are needed for a specific public works project. The firm or individual shall be selected according to this policy.

A public works project is defined as any public funded project requiring technical consultant services that is assigned to or sponsored by a city contracting agency (CCA) including all departments, boards, authorities or commissions authorized by the Rapid City Common Council.

These projects may include, but are not necessarily limited to:

Preliminary Planning Investigations; Feasibility Studies; engineering Studies; Conceptual Designs; Master Plans; Landscape Architectural Plans and Specifications; Architectural Design Plans and Specifications; Engineering Design Plans and Specifications; surveys for legal descriptions, design or construction; Construction Contract Administration or Inspection; and Geo-Technical and Testing Services.

Each CCA operating within the authority vested in it by the Common Council shall establish its own administrative procedures in determining if and when outside technical consultant services are required. Its Director/Manager/Executive (DME) shall be responsible to assure that its CCA when selecting technical consultants adheres to the selection process set forth herein. Those projects funded by State or Federal Agencies may be subject to that Agency's selection guidelines. The respective CCA shall adhere to the concept of this technical consultant selection process when adapting its format to specific requirements of the State or Federal guidelines.

- B. Other factors to be considered in this policy are size of contract. This policy shall be utilized for contract fees larger than \$10,000 except under conditions (1) and (2) listed below.
1. The DME will also have the option to select a consultant directly if it has been shown that the scope of work for the consultant service is so specialized as to eliminate any other firm from being listed as a qualified consultant.
  2. For contract fees smaller than \$10,000 the option will be available to the DME to make a direct selection of a qualified consultant or consulting firm, providing that an agreement can be reached on the scope of services and the cost of providing these services.
- C. As a general rule all city contract agencies (CCA) shall follow these guidelines on the number of firms to be interviewed. The numbers may have

to be adjusted according to the scope of services and availability of qualified technical consultants.

| <u>CONTRACT FEE AMOUNT</u> | <u>NUMBER OF CONSULTING FIRMS<br/>TO BE INTERVIEWED</u> |
|----------------------------|---|
| \$10,000 - \$30,000        | Two (minimum)   |
| \$30,000 - \$150,000       | Three (minimum)   |
| Over \$150,000             | Four (minimum)  |

- D. Once a project has been identified through this policy where a technical consultant is to be hired or a number of technical consultants are to be interviewed for a project the CCA shall then proceed by implementing the remaining steps pertaining to the final consultant selection, contract administration, and final consultant review and critique.
- E. The purpose of this Policy is to select the best available qualified professional technical consultant or technical consulting firm to furnish and perform professional technical services for the City of Rapid City at a cost that is fair and reasonable to both the City and the consultant.

## II. **PRE-QUALIFICATION OF CONSULTANTS**

- A. The respective city contract agency (CCA) shall keep on file a list of all technical consultants that have submitted a list of their firm's qualifications with statements of interest to be of service to that agency. A master list of these consultants shall be prepared and will define the areas of experience of each firm. This action will be contingent upon the merits of each consultant's qualification submittal. Any consultant failing to make the master list shall be notified and be given an opportunity to resubmit for further consideration. This list will be utilized in the pre-selection process.

Annually the City Public Works Director in behalf of all city contracting agencies (CCA) shall place an announcement in the official newspaper inviting interested technical consultants to make a submittal of qualifications if interested in furnishing consultant services to the respective CCA. The text and frequency of public announcements may vary to meet State or Federal agency requirements. It shall be the sole responsibility of each consultant to annually submit its qualification statement. The information contained within shall be retained by the respective CCA to whom it is addressed to be released only on a "need to know" basis.

- B. Included within the qualification submittal shall be, at a minimum:
1. A statement of current status of professional registration of consulting firm and of principal members of firm with South Dakota Board of Technical Professions;
  2. A certificate of insurance including errors and omissions executed by the insurance carrier's authorized agent;
  3. The education, experience, and qualifications of the personnel within the submitting firm; and by attachment that of it's associate firm(s), if any.

- b. If an architectural project, the expectations must be clearly and openly discussed so they are mutually understood by both staff and Council, and sponsoring user, if there be one.

No further steps are to be undertaken until project scope, character and function has been completely agreed upon and approved by Council.

- 4. The City Contracting Agency (CCA) shall then proceed with the consulting selection process.

#### IV. PRE-SELECTION COMMITTEE

- A. A committee shall be formed which will have the responsibility of selecting technical consultants for specific project interviews or as defined in the policy may make the direct selection of a consultant for a project.

- B. Members

If a Department of Public Works project:

Public Works Director  
Engineering Division Manager  
Others (if required and appointed by the Public Works Director)

For all other projects:

Director/Manager/Executive (DME)  
Select members of City Contracting Agency (CCA)  
Director of Department of Public Works, or his/her representative  
Others (if required and appointed by DME)

- C. Quarterly Meetings - The Department of Public Works committee shall meet on a quarterly basis to identify the projects which are to be awarded to consultants during the next three months; review all the pre-qualified consultants in relationship to the evaluation criteria and select the group of consultants to be interviewed for each project. Other City Contracting Agencies (CCA) committees will meet as proposed projects require.

The overall objective of these meetings is to examine all the consulting work for this entire timeframe and select the consultants for the interviews which will best serve the needs of the City as well as providing opportunities for consulting firms that receive the highest ratings, are well suited for the work; and are available to provide this service in the required timeframe.

The committee shall also select the specific interview team for each consultant project. For contracts larger than \$20,000 it shall be the general rule to include as a minimum, one of the members of this pre-selection committee.

The interview team chairperson shall be:

- 1. Project Manager if a Department of Public Works Project;

## **VI. INTERVIEWS AND CONSULTANT SELECTION**

- A. For projects that have been defined as requiring the interview process prior to the selection of a qualified consultant, the following procedures shall be followed:
1. The firms selected for the interview shall be given the request for professional services and given approximately two weeks to prepare a statement of interest, with GSA Standard Form 255 and such other information the consultant may elect to provide to the City for review.
  2. Interviews shall be scheduled with those firms that have submitted a statement of interest. Should a firm elect to not submit a statement of interest on a particular project, that act shall not have adverse impact on future consideration.
  3. Interviews evaluation criteria shall include but not necessarily be limited to the following:
    - a. The nine (9) items included in the qualification submittal in Item II.B and the six (6) items of evaluation criteria used by the pre-selection committee in Item IV. E;
    - b. Names of firm's staff to be assigned to project with description of each person's experience and how it relates to this project's specific requirements;
    - c. Name, experience and past performance of person to be assigned as project manager and to have direct contact with City staff;
    - d. Description and how implementation of quality control procedures will impact project;
    - e. Past performance regarding timeliness and completeness of submittal documents, project budget control and construction change orders.
    - f. Willingness and ability to secure additional insurance coverage for a particular project if requested by interview committee.
    - g. If a consortium of individuals or firms, amount and type of work to be done in respective offices and how quality and schedule of work will be controlled by assigned project manager.
  4. After the interviews by the interview committee, a selection of the top firm and alternates 2 and 3 shall be made based on the results of the scores from the interview forms from all committee members.

## **VII. CONTRACT NEGOTIATION AND CONTRACT APPROVAL**

- A. The selected top firm shall be promptly notified and furnished any supplemental data pertaining to Scope of Service and submission dates; and

- C. The committee should be of approximately five members with not more than two members of the Council, or one Council member and the Mayor. The remaining three (3) members would be selected from the community; but preferably they would be business or organization executives and managers with no direct business ties to City Hall personnel. They should have experience in evaluation and the hiring and dismissal of employees, or have experience in negotiation of contracts. Members shall be appointed for three-year staggered terms by the mayor subject to confirmation by the Council.

**X. IMPLEMENTATION DATE**

January 19, 2004 and shall remain in effect until amended or repealed by the Common Council.

**City of Rapid City  
Transition Plan  
Americans With Disabilities Act (ADA)**

The City of Rapid City has appointed ADA coordinators, to work with City Departments and community agencies that receive city funds for services, to begin the compliance actions for the ADA. The City has adopted a Grievance Procedure and a Resolution of Accessibility guaranteeing the disabled population a process to be heard.

The Common Council also appointed an ADA Compliance Committee that was charged with the responsibility of reviewing the programs, policies and procedures of the City and the other funded agencies to assure that program services were being provided in compliance with the ADA regulations. This committee has been meeting on a monthly basis to review the numerous survey forms that were completed by City Department and Division Managers and by agencies that receive City funds to provide direct services. Site visits to publicly owned facilities were conducted so the Compliance Committee could see first hand what types of improvements, if any, were required to be made.

The ADA Coordinators asked all City Departments and programs to complete a structural survey so that the Compliance Committee could determine what type of improvements, if any, may be required in the provision of services from those buildings. The surveys were reviewed and additional cost estimates were requested for improvements that may be necessary to be completed in order that services could be provided to disabled residents. All surveys are on file and available for public inspection in the Mayor's Office. The City of Rapid City surveyed the following city buildings and programs utilizing city funds:

- |  |  |
|--|--|
| City/School Administration Center          | Street Shop Facility                   |
| Water Treatment Plant                      | Wastewater Plant                       |
| Fire Stations                              | Airport                                |
| Civic Center                               | Police Department                      |
| Parks Department/Cemetery/Parks Facilities | Animal Shelter                         |
| Golf Courses/Clubhouses                    | Library                                |
| Dahl Building                              | MBTC                                   |
| Minneluzahan Senior Center                 | Sioux Museum                           |
| Canyon Lake Senior Center                  | FAA Building                           |
| Child Development Center                   | YFS Counseling Center                  |
| Big Brothers/Big Sisters                   | Black Hills Workshop & Training Center |
| Community Care Center                      | Elderly Meals Program                  |
| Group Theater                              | Pioneer Museum                         |
| Storybook Island                           | West River Mental Health               |
| Women Against Violence                     |  |

The City also notified all recreation complexes that lease City owned land that it would be the responsibility of those organizations to comply with ADA as it affects their operations.

In reviewing the surveys submitted, the Compliance Committee found that very few of the services provided by the City or agencies funded by the City were not accessible to the disabled population. Alternate delivery of services is allowed if a building is not accessible. After much

discussion with City staff, the Compliance Committee has determined that the following improvements must be made to City owned facilities for compliance with ADA.

**TRANSITION PLAN FOR PROGRAM SERVICES:**

The Rapid City Parks system has a number of violations that relate to accessibility of the structures within individual parks. The majority of the improvements that need renovation are the restrooms located in the picnic shelters; properly signed parking areas; hard surfaced walkways to picnic shelters from the designated parking areas; and renovation of existing restroom facilities not connected to picnic shelters. All swimming pools located in our community were identified as having accessibility problems, both to the bathhouse and to the pools themselves. All improvements to pools will be addressed in a study that is being completed by the City.

All leased City property that is being utilized by organizations for ball fields, soccer fields, and other recreational opportunities must address the ADA requirements in their operations. Some of these organizations may need financial assistance from the City in accomplishing the improvements.

Construction improvements scheduled, estimated costs, funding sources:

**Parks Facilities:** System wide improvements consisting of: restroom renovations including exterior door replacement; sidewalk repair/replacement or installation; designated parking stalls; ramps from the parking areas; drinking fountain renovation; and, proper signage, (see attached listing of improvements).

Estimated Costs: \$90,000 - \$110,000

Funding Source(s): Community Development Block Grant funds; Capital Improvement Funds; Mill levy;

Timeframe: Begin improvements in 1993 - FY93 funds--CDBG  
FY94 funds--CIP/CDBG

**Dinosaur Park** - Explore the possibility of obtaining access to the park itself through a limited access road that could be used only with escorts; complete entrance and restroom renovation at the concession building.

Estimated Costs: \$30,000

Funding Source(s): Capital Improvement Funds

Timeframe: FY 1993



**City Facility:** Mountain View Cemetery office building needs a ramped entrance; wider entrance door and properly designated disabled parking.

Estimated Costs: \$3,000

Funding Source(s): Cemetery Budget

Timeframe: FY94

**Parks Equipment:** Provide one (1) wheelchair accessible picnic table per shelter.

Estimated Costs: \$7,000

Funding Source(s): Parks Budget

Timeframe: FY94

**Swimming Pools:** The City of Rapid City is currently evaluating the need for renovation or replacement of the four (4) existing community pools. By the end of FY94, the City's goal is to have completed either a new swimming pool or an aquatic park facility. Additionally, disabled parking issues and accessible routes will be identified at all existing pool facilities. The City currently has a lift that can be used to lower disabled persons into existing pools.

Estimated Costs: Renovation of existing pools has not been identified as of this date. Replacement pool or aquatic park: \$2 million - \$2.5 million.

Funding Source(s): Mill Levy funds or Capital Improvement Funds;

Timeframe: FY93 and FY94

**Civic Center:** Arena seating--wheelchair locations--egress issues; assistive listening system--Theater; detectable warnings at entrances; provide door openers for exterior entrances and modify thresholds; visual and audible fire alarms must be installed; concession areas will provide a lower counter.

Estimated Costs: \$75,000

Funding Source(s): Civic Center Operational Budget

Timeframe: FY93 and FY94

*Civic Center  
Grand facade  
inv - new const  
only*

**Ramped Sidewalks:** Ramped intersections will be completed as existing streets are reconstructed; subdivision improvements are completed by developers; and, major streets are reconstructed by other government agencies.

Estimated Costs: \$900,000 over ten (10) years;

Funding Source(s): Capital Improvements funds, 1/2 cent sales tax dollars and, Intermodal Surface Transportation Efficiency Act (ISTEA) funding for streets; subdivision improvements funded by private developers;

Timeframe: 1993 - 2003

**ADA Grievance Procedures  
City of Rapid City, South Dakota  
Title II – Public Services**

*The City of Rapid City, South Dakota has adopted an internal grievance procedure providing for prompt and equitable resolution of complaints alleging any action prohibited in Subpart B (Sections 35.177) of 28 CFR Part 35, Title II of the Americans with Disabilities Act of 1990. Any individual who believes that he or she has been discriminated against by the Rapid City municipality, on the basis of disability (or the individual's authorized representative) may file a complaint.*

*Complaints should be addressed to the following person who has been designated to coordinate complaints for the ADA compliance efforts for the City of Rapid City:*

*Kay Rippentrop, Executive Assistant to the Mayor  
Office of the Mayor  
300 6<sup>th</sup> Street, Rapid City, South Dakota 57701  
605-394-4110 – TTY – 605-394-6010*

- 1) A complaint should be filed in writing and contain the name, address and telephone number of the person filing the complaint and a brief description of the alleged violation of the regulation for Title II.*
- 2) A complaint must be filed no later than 30 days from the date of alleged discrimination. A complaint will be treated as filed on the date it is first filed with the city.*
- 3) An investigation, as appropriate, shall follow a filing of a complaint. The investigation will be conducted by the designated official and a written determination as to the validity of the complaint will follow no later than 30 days after filing.*
- 4) The ADA Coordinator shall maintain the files and records of the City relating to the complaints filed.*

*Adopted by the Rapid City Council 3/3/92*

City of Rapid City, South Dakota  
ADA Grievance Form

- 1) Type of Complaint –
- Facility \_\_\_ Program \_\_\_ Sidewalk \_\_\_ Curb  
Cut \_\_\_ Other: \_\_\_\_\_
  - Department/Program: \_\_\_\_\_
- 2) Name: \_\_\_\_\_
- 3) Address: \_\_\_\_\_
- 4) Phone: \_\_\_\_\_

Complaint: \_\_\_\_\_

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Investigation: \_\_\_\_\_

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Action: \_\_\_\_\_

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Date Received: \_\_\_\_\_

Date Completed: \_\_\_\_\_

Council Action: \_\_\_\_\_

# Exhibit C

| STATEMENT OF VALUES                |  |      |               |                 |      |                    |                | Legend: |           |           |
|------------------------------------|--|------|---------------|-----------------|------|--------------------|----------------|---------|-----------|-----------|
| January 1, 2005 to January 1, 2006 |  |      |               |                 |      |                    |                | Blues   | Additions |           |
| City of Rapid City                 |  |      |               |                 |      |                    |                | Reds    | Deletions |           |
| 300 6th St.                        |  |      |               |                 |      |                    |                |         |           |           |
| Rapid City SD 57701                |  |      |               |                 |      |                    |                |         |           |           |
| Updated 12/21/04                   |  |      |               |                 |      |                    |                |         |           |           |
| NO.                                | ITEM DESCRIPTION                             | COV  | VALUE         | CONSTRUCTION    | Age  | SQ FT<br>PER FLOOR | TOTAL<br>SQ FT | SPRK    | C/A       | Premium   |
| <b>LANDFILL</b>                    |  |      |               |                 |      |                    |                |         |           |           |
| 1                                  | Landfill-Storage Shop, Hwy 79 S              | Bldg | \$ 42,800     | Frame           | 1979 |                    | 2376           |         |           |           |
|                                    |  | BPP  | \$ 5,000      |                 |      |                    |                |         |           |           |
| 2                                  | Landfill Office/Scales, Hwy 79 S             | Bldg | \$ 53,500     | Frame           | 1990 |                    | 700            |         |           |           |
|                                    |  | BPP  | \$ 20,000     |                 |      |                    |                |         |           |           |
| 3                                  | Work Shop, Hwy 79 S                          | Bldg | \$ 64,200     | Frame           | 1996 |                    | 2560           |         |           |           |
|                                    |  | BPP  | \$ 10,000     |                 |      |                    |                |         |           |           |
| 4                                  | MRF Bldg., 5165 Hwy 79 S                     | Bldg | \$ 9,698,000  | Non-Combustible | 1996 |                    | 62150          | YES     | YES       |           |
|                                    |  | BPP  | \$ 57,000     |                 |      |                    |                |         |           |           |
| 4a                                 | MSW Compost Facility, 5055 Hwy 79 S          | Bldg | \$ 4,000,000  | Non-Combustible | 2003 |                    | 49200          | YES     | YES       |           |
| 4b                                 | MSW Secondary Building, 5049 Hwy 79 S        | Bldg | \$ 1,000,000  | Non-Combustible | 2003 |                    | 20400          |         |           |           |
| 4c                                 | MSW Screening Building, 5051 Hwy 79 S        | Bldg | \$ 2,000,000  | Non-Combustible | 2003 |                    | 2850           | YES     | YES       |           |
|                                    |  |      |               |                 |      |                    |                |         |           |           |
|                                    | <b>TOTAL LANDFILL</b>                        |      | \$ 16,950,500 |                 |      |                    |                |         |           | \$ 13,899 |
| <b>FIRE DEPARTMENT</b>             |  |      |               |                 |      |                    |                |         |           |           |
| 5                                  | Fairmont Fire Station, 700 E. Fairmont Blvd. | Bldg | \$ 444,800    | Frame           | 1994 |                    | 5083           |         |           |           |
|                                    |  | BPP  | \$ 27,000     |                 |      |                    |                |         |           |           |
| 6                                  | N. Maple Fire Station, 1205 N. Maple         | Bldg | \$ 509,500    | Masonry noncomb | 1960 | 4360 up/2913 dn    | 7273           |         |           |           |
|                                    |  | BPP  | \$ 27,000     |                 |      |                    |                |         |           |           |
| 8                                  | Fire Station - Main, 10 Main St.             | Bldg | \$ 2,334,000  | Masonry noncomb | 1975 |                    | 21933          |         |           |           |
|                                    |  | BPP  | \$ 91,000     |                 |      |                    |                |         |           |           |
| 9                                  | Airport Fire Station,                        | Bldg | \$ 700,000    | Masonry noncomb | 1978 |                    | 4610           | YES     |           |           |
|                                    |  | BPP  | \$ 20,000     |                 |      |                    |                |         |           |           |
| 10                                 | Southwest Fire Station, 2902 Park Dr.        | Bldg | \$ 415,000    | Masonry/Frame   | 1979 |                    | 4139           |         |           |           |
|                                    |  | BPP  | \$ 25,000     |                 |      |                    |                |         |           |           |
| 11                                 | Fire Station #6 1930 Promise Dr.             | Bldg | \$ 650,000    | Frame           | 2003 | 5934 up/1778 dn    | 7712           | YES     | YES       |           |
|                                    |  | BPP  | \$ 75,000     |                 |      |                    |                |         |           |           |
| 11a                                | Fire Station, 102 Federal                    | Bldg | \$ 900,000    | Frame           | 2004 |                    | 7000           | YES     | YES       |           |
|                                    |  | BPP  | \$ 50,000     |                 |      |                    |                |         |           |           |
|                                    | <b>TOTAL FIRE DEPARTMENT</b>                 |      | \$ 6,268,300  |                 |      |                    |                |         |           | \$ 5,140  |

| NO.                      | ITEM DESCRIPTION                             | COV  | VALUE         | CONSTRUCTION              | Age  | SQ FT<br>PER FLOOR | TOTAL<br>SQ FT | SPRK | C/A | Premium  |
|--------------------------|--|------|---------------|---------------------------|------|--------------------|----------------|------|-----|----------|
| <b>STREET DEPARTMENT</b> |  |      |               |                           |      |                    |                |      |     |          |
| 12                       | Sign Shop, 709 Steele St.                    | Bldg | \$ 250,000    | Masonry Veneer            | 1978 |                    | 10894          |      |     |          |
|                          |  | BPP  | \$ 174,000    |                           |      |                    |                |      |     |          |
| 13                       | Maint. Street Dept., 605 Steele St.          | Bldg | \$ 289,970    | Masonry                   | 1952 |                    | 3840           |      |     |          |
|                          |  | BPP  | \$ 20,000     |                           |      |                    |                |      |     |          |
| 14                       | Water Maint Street Shop, 609 Steele St.      | Bldg | \$ 350,000    | Masonry                   | 1981 |                    | 10000          |      |     |          |
| 15                       | Sweeper Shed, 607 Steele St.                 | Bldg | \$ 50,000     | Wood frame/metal exterior | 1980 |                    | 3360           |      |     |          |
| 16                       | Salt Storage #1, 602 Steele St.              | Bldg | \$ 150,000    | Joisted masonry           | 1996 |                    | 7854           |      |     |          |
|                          | Salt Storage #2                              | Bldg | \$ 150,000    | Joisted masonry           | 1998 |                    | 7854           |      |     |          |
|                          | Salt Storage #3                              | Bldg | \$ 150,000    | Concrete/metal/fabric     | 2004 |                    | 8000           |      |     |          |
|                          | Equipment Storage Bldg, 606 Steele           | Bldg | \$ 60,000     | Wood pole/metal sided     | 1998 |                    | 3200           |      |     |          |
|                          | Sand Salt Storage Bldg, #3 325 E Main N      | Bldg | \$ 120,000    | Non Combustible           | 2004 |                    | 8000           | No   |     |          |
|                          | <b>TOTAL STREET DEPARTMENT</b>               |      | \$ 1,763,970  |                           |      |                    |                |      |     | \$ 1,446 |
| <b>WATER DEPARTMENT</b>  |  |      |               |                           |      |                    |                |      |     |          |
| 17                       | Water Filtration Plant, 1111 Mt. View        | Bldg | \$ 31,570,600 | Masonry noncomb           | 1961 | 59339 up/23073 dn  | 82412          |      |     |          |
|                          |  | BPP  | \$ 1,159,000  |                           |      |                    |                |      |     |          |
| 18                       | Booster Station Kepp, 1200 St. Pat.          | Bldg | \$ 225,000    | Masonry                   |      |                    | 173            |      |     |          |
| 19                       | Booster Mt. View                             | Bldg | \$ 66,300     | Fire Resistive            | 1960 |                    | 698            |      |     |          |
| 20                       | Booster Station, 8 Anamosa                   | Bldg | \$ 24,610     | Fire Resistive            |      |                    | 213            |      |     |          |
| 21                       | Booster Station, 2800 Canyon Lake            | Bldg | \$ 225,000    | Masonry                   |      |                    | 207            |      |     |          |
| 22                       | Booster Pinedale 1, 634 City Springs         | Bldg | \$ 225,000    | Fire Resistive            | 1964 |                    | 160            |      |     |          |
| 23                       | Pump House Girl Scout Camp, Jackson Blvd     | Bldg | \$ 225,000    | Masonry                   | 1960 |                    | 160            |      |     |          |
| 24                       | W. Pump House Girl Scout Camp, Jackson Blvd. | Bldg | \$ 380,000    | Masonry                   | 1987 |                    | 175            |      |     |          |
| 25                       | Meadowbrook Pump House                       | Bldg | \$ 251,400    | Fire Resistive            | 1951 |                    | 1813           |      |     |          |
| 26                       | Pump House                                   | Bldg | \$ 225,000    | Fire Resistive            | 1951 |                    | 840            |      |     |          |
| 27                       | Main Pump House                              | Bldg | \$ 665,000    | Fire Resistive            | 1951 |                    | 576            |      |     |          |
| 28                       | Pump House 4, 3650 Sunnyvale                 | Bldg | \$ 225,000    | Frame                     |      |                    | 432            |      |     |          |
| 29                       | North Pump House 1, Canyon Lake Park         | Bldg | \$ 225,000    | Fire Resistive            |      |                    | 175            |      |     |          |
| 30                       | Jackson Springs Pump House                   | Bldg | \$ 1,500,000  | Masonry                   | 1973 |                    | 720            |      |     |          |
| 31                       | Well House 3, 1800 Hillview                  | Bldg | \$ 225,000    | Fire Resistive            |      |                    | 252            |      |     |          |
| 32                       | West St. Booster, West & St. Joe             | Bldg | \$ 225,000    | Fire Resistive            |      |                    | 190            |      |     |          |
| 33                       | Cedar Hill Booster, Canyon Lk. & Minneka     | Bldg | \$ 225,000    | Fire Resistive            |      |                    | 128            |      |     |          |
| 34                       | Pinedale Booster 2, 1800 Hillview            | Bldg | \$ 225,000    | Masonry                   |      |                    | 184            |      |     |          |
| 35                       | Robbinsdale Booster, Parkview & Nebraska     | Bldg | \$ 225,000    | Masonry                   |      |                    | 83             |      |     |          |
| 36                       | Parkridge Pump Station                       | Bldg | \$ 25,000     | Masonry                   |      |                    | 532            |      |     |          |
| 37                       | Westview Booster, Pinetree Dr.               | Bldg | \$ 309,765    | Masonry                   |      |                    | 252            |      |     |          |
| 38                       | Southwest Booster, Sheridan Lk Rd.           | Bldg | \$ 225,000    | Masonry                   |      |                    |                |      |     |          |



| NO.                         | ITEM DESCRIPTION                     | COV  | VALUE                | CONSTRUCTION        | Age  | SQ FT<br>PER FLOOR  | TOTAL<br>SQ FT | SPRK | C/A | Premium    |
|-----------------------------|--------------------------------------|------|----------------------|---------------------|------|---------------------|----------------|------|-----|------------|
| <b>POLICE DEPARTMENT</b>    |                                      |      |                      |                     |      |                     |                |      |     |            |
| 71                          | Rapid City Police, 300 Kansas City   | BPP  | \$ 570,000           | Masonry Veneer      |      |                     |                |      |     |            |
| 72                          | Evidence Building, 129 St. Joe       | BPP  | \$ 150,000           | Masonry/Steel Frame | 1995 | 500 ea for 2 floors | 15,000         | YES  | YES |            |
|                             |                                      | PPO  | \$ 50,000            |                     |      |                     |                |      |     |            |
| 73                          | Police Storage, 710 Steele           | Bldg | \$ 29,000            | Metal bldg          |      |                     |                |      |     |            |
|                             | <b>TOTAL POLICE DEPARTMENT</b>       |      | \$ <b>799,000</b>    |                     |      |                     |                |      |     | \$ 655     |
| <b>GOVERNMENT BUILDINGS</b> |                                      |      |                      |                     |      |                     |                |      |     |            |
| 74                          | Dahl, 713 7th St.                    | Bldg | \$ 1,480,445         | Superior/Res        |      | 7500 up/3300 dw     | 10800          |      |     | 1214       |
| 75                          | Minneleuzahan Center, 315 W. 4th St. | Bldg | \$ 800,000           | Frame               | 1976 |                     | 5240           |      |     | 656 + 56   |
| 77                          | Youth & Fam. Services, 410 E. Monroe | Bldg | \$ 710,000           | Masonry             | 1977 |                     | 10000          |      |     | 58 2x50    |
| 78                          | Barber Trans. Center, 333 6th St.    | Bldg | \$ 861,721           | Frame               |      |                     | 9200           |      |     | 707        |
| 79                          | Friendship House, 211 W. Blvd N.     | Bldg | \$ 283,550           | Frame               |      |                     |                |      |     | 23 2x10    |
| 80                          | City/School Admin., 300 6th St.      | Bldg | \$ 6,243,450         | Masonry Veneer      | 1983 | 20,000/18,000/12,0  | 63500          |      |     | 5120 + 431 |
|                             |                                      | BPP  | \$ 547,000           |                     |      |                     |                |      |     | 448        |
| 82                          | Visitor Info Center, 3601 Mall Dr    | Bldg | \$ 1,770,000         | Frame               | 1997 |                     | 12480          |      |     | 1451       |
| 83                          | Parking Ramp, 410 6th St.            | Bldg | \$ 2,000,000         | Concrete/Steel      | 2001 |                     |                |      |     | 1640       |
| 84                          | 703 Kansas City                      | Bldg | \$ 500,000           |                     |      |                     |                |      |     | 410 + 35   |
|                             | <b>TOTAL GOVERNMENT BUILDINGS</b>    |      | \$ <b>15,196,166</b> |                     |      |                     |                |      |     | \$ 12,461  |
| <b>WATER RECLAMATION</b>    |                                      |      |                      |                     |      |                     |                |      |     |            |
| 85                          | Preliminary Treatment Bldg.          | Bldg | \$ 1,049,000         | Masonry non comb    | 1967 |                     | 3059           |      |     |            |
| 86                          | Sludge Pump Pit                      | Bldg | \$ 122,515           | Masonry non comb    | 1967 |                     |                |      |     |            |
| 87                          | Operations Bldg, 7960 County Rd 239  | Bldg | \$ 925,000           | Joist masonry       | 1967 |                     | 3456           |      |     |            |
| 88                          | Trickling Filter Dome                | Bldg | \$ 1,558,005         | Metal dome/concrete | 1992 |                     |                |      |     |            |
| 89                          | Trickling Filter Dome Cover          | Bldg | \$ 1,558,005         | Metal dome/concrete |      |                     |                |      |     |            |
| 90                          | Digester Complex                     | Bldg | \$ 768,260           | Masonry non comb    | 1967 |                     |                |      |     |            |
| 91                          | Wastewater Shop                      | Bldg | \$ 367,010           | Masonry non comb    | 1967 |                     | 3395           |      |     |            |
| 92                          | Water Treatment, 7910 County Rd. 239 | Bldg | \$ 56,710            | Joist masonry       | 1967 |                     | 560            |      |     |            |
| 93                          | Primary Clarifier                    | Bldg | \$ 1,288,900         | Masonry             | 1967 |                     | 4800 x 4       |      |     |            |

Box 2813





| NO.                 | ITEM DESCRIPTION                               | COV  | VALUE                | CONSTRUCTION | Age  | SQ FT     | TOTAL  | SPRK | C/A | Premium   |
|---------------------|--|------|----------------------|--------------|------|-----------|--------|------|-----|-----------|
|                     |  |      |                      |              |      | PER FLOOR | SQ FT  |      |     |           |
| <b>CIVIC CENTER</b> |  |      |                      |              |      |           |        |      |     |           |
| 110                 | Civic Center, 444 Mt. Rushmore Rd.             | Bldg | \$ 74,086,400        | Superior/Res | 1977 |           | 446490 | YES  | YES |           |
|                     |  | BPP  | \$ 1,500,000         |              |      |           |        |      |     |           |
|                     | <b>TOTAL CIVIC CENTER</b>                      |      | <b>\$ 75,586,400</b> |              |      |           |        |      |     | \$ 61,981 |
| <b>PARKS</b>        |  |      |                      |              |      |           |        |      |     |           |
| 111                 | Sioux Indian Halley Park Mus., 515 W. Blvd.    | Bldg | \$ 344,540           | Superior/Res | 1935 |           | 2500   |      |     |           |
| 112                 | Office Bldg. - Sioux Park, 2915 Canyon Lk.     | Bldg | \$ 100,000           | Frame        | 1976 | 1250/1250 | 2500   |      |     |           |
| 113                 | Head & Green House, 2931 Canyon Lk.            | Bldg | \$ 70,000            | Frame        | 1994 |           | 960    |      |     |           |
| 114                 | Caretakers House, 2913 Canyon Lk.              | Bldg | \$ 80,000            | Frame        | 1957 |           | 1176   |      |     |           |
| 115                 | Auto Repair Shop, 2917 Canyon Lk               | Bldg | \$ 100,000           | Frame        | 1959 |           | 2600   |      |     |           |
| 116                 | Picnic Shelter Sioux Park, 2911 Canyon Lk.     | Bldg | \$ 100,000           | Masonry      | 1979 |           | 1125   |      |     |           |
| 117                 | Restroom Wilson Park, 1701 Mt. Rushmore        | Bldg | \$ 60,000            | Masonry      | 1992 |           | 576    |      |     |           |
| 118                 | Wilderness Park Restroom, 514 City Springs Rd. | Bldg | \$ 60,000            | Masonry      | 1966 |           | 396    |      |     |           |
| 119                 | Sioux Park Restroom, 1012 Sheridan Lk. Rd.     | Bldg | \$ 100,000           | Masonry      | 1992 |           | 850    |      |     |           |
| 120                 | Robbinsdale Shelter/Restrooms, 641 E. Oakland  | Bldg | \$ 100,000           | Masonry      | 1961 |           | 1104   |      |     |           |
| 121                 | Robbinsdale Restroom/Shelter, 631 E. Oakland   | Bldg | \$ 100,000           | Masonry      | 1961 |           | 1104   |      |     |           |
| 122                 | Canyon Lake Shelter, 4011 Jackson Blvd         | Bldg | \$ 100,000           | Masonry      | 1976 |           | 1125   |      |     |           |
| 123                 | Canyon Lake Shelter, 4021 Jackson Blvd.        | Bldg | \$ 100,000           | Masonry      | 1976 |           | 1125   |      |     |           |
| 124                 | Canyon Lake Shelter, 4111 Jackson Blvd.        | Bldg | \$ 100,000           | Masonry      | 1976 |           | 1125   |      |     |           |
| 125                 | Cemetery Office/Shop/Storage, 1901 Mt. View    | Bldg | \$ 100,000           | Masonry      | 1964 |           | 1400   |      |     |           |
| 126                 | Thompson Shelter Sioux Park, 880 E. Meadowlark | Bldg | \$ 100,000           | Masonry      | 1976 |           | 1125   |      |     |           |
| 127                 | Parks Dept. Maint., 2919 Canyon Lk. Rd.        | Bldg | \$ 246,100           | Masonry      | 1978 |           | 6000   |      |     |           |
|                     |  | BPP  | \$ 65,000            |              |      |           |        |      |     |           |
| 128                 | Paddle Ball Court, Necessary to insure this?   | Bldg | \$ 57,780            | Masonry      |      |           |        |      |     |           |
| 129                 | Meadowbrook Golf Course, 3625 Jackson Blvd     | Bldg | \$ 1,100,000         | Frame        | 2002 |           | 4600   |      |     |           |
|                     |  | BPP  | \$ 70,000            |              |      |           |        |      |     |           |
| 130                 | Meadowbrook GC Starter Bldg 3431 Jackson Blvd  | Bldg | \$ 44,940            | Frame        | 1977 |           | 280    |      |     |           |
| 131                 | College Park Restrooms, 220 College            | Bldg | \$ 60,000            | Masonry      | 1990 |           | 468    |      |     |           |
| 132                 | Concession Dinosaur, 940 Skyline Dr.           | Bldg | \$ 170,130           | Masonry      | 1963 |           | 4000   |      |     |           |
| 133                 | Cemetery Storage, 1949 Mt. View                | Bldg | \$ 20,000            | Frame        | 1992 |           | 720    |      |     |           |
| 134                 | Meadowbrook Pole Barn Shop, 2507 Arrowhead Dr  | Bldg | \$ 34,775            | Frame        |      |           | 2400   |      |     |           |
| 135                 | Pro Shop Exec., 200 12th St.                   | Bldg | \$ 44,940            | Frame        | 1979 |           | 2160   |      |     |           |
|                     |  | BPP  | \$ 40,000            |              |      |           |        |      |     |           |
|                     | Exec GC Maintenance, 210 12th St               | Bldg | \$ 50,000            | Frame        | 1994 |           | 1600   |      |     |           |
| 136                 | Bandshell                                      | Bldg | \$ 310,000           | Masonry      | 1994 |           | 4016   |      |     |           |
| 137                 | Old Pro Shop Arrowhead, 2503 Arrowhead Dr.     | Bldg | \$ 80,250            | Frame        |      |           |        |      |     |           |
|                     |  | BPP  | \$ 500,000           |              |      |           |        |      |     |           |
| 138                 | Lacroix Links Pro Shop, 3820 Odde St           | Bldg | \$ 89,550            | Frame        | 1983 |           | 1500   |      |     |           |
|                     |  | BPP  | \$ 43,000            |              |      |           |        |      |     |           |

| NO.  | ITEM DESCRIPTION                                | COV  | VALUE      | CONSTRUCTION  | Age  | SQ FT<br>PER FLOOR      | TOTAL<br>SQ FT | SPRK | C/A | Premium |
|------|---|------|------------|---------------|------|-------------------------|----------------|------|-----|---------|
| 139  | Lacroix Pump House, 830 E. Minnesota St.        | Bldg | \$ 10,700  | Frame         | 1983 |                         | 170            |      |     |         |
|      |   | BPP  | \$ 50,000  |               |      |                         |                |      |     |         |
| 140  | Cold Storage Building, 2933 Canyon Lk. Rd       | Bldg | \$ 34,240  | Frame         | 1992 |                         | 5000           |      |     |         |
| 141  | Sioux Park Tennis Courts                        | Bldg | \$ 400,000 | Masonry       | 2001 |                         |                |      |     |         |
| 142  | Sioux Park Soccer Field                         | Bldg | \$ 450,000 |               | 2001 |                         |                |      |     |         |
| 143  | Sioux Park Concessions, 940 Sheridan Lk Rd.     | Bldg | \$ 290,000 | Frame         | 2001 |                         | 2482           |      |     |         |
| 144  | Meadowbrook Cart Storage #1, 2501 Arrowhead Dr. | Bldg | \$ 85,250  | Frame         |      |                         | 6900           |      |     |         |
| 144a | Meadowbrook Cart Storage #2, 2505 Arrowhead Dr. | Bldg | \$ 63,300  | Frame         | 2004 |                         | 6900           |      |     |         |
| 145  | United Girls Softball, Rushmore LL 280 E. Main  | Bldg | \$ 65,000  | Masonry       | 1999 |                         | 816            |      |     |         |
| 146  | Star of the West Concessions N, 1515 Sedivy Ln. | Bldg | \$ 60,000  | Masonry       | 1996 | <i>RS Softball</i>      | 700            |      |     | 49+4    |
| 146a | Parkview Softball Complex 4415 Parkview Dr.     | Bldg | \$ 202,000 | Masonry       | 2004 | <i>Tim Wilahan, Res</i> | 2664           |      |     | 166+14  |
| 50   | Meadowbrook Golf Course Well House              | Bldg | \$ 225,000 | Masonry       |      |                         |                |      |     |         |
|      |   | BPP  | \$ 75,000  |               |      |                         |                |      |     |         |
|      | Pete Lien Field Concess/RR, 2601 C.L. Drive     | Bldg | \$ 120,000 | Masonry       | 2002 |                         | 840            |      |     |         |
|      | Robbinsdale Park Shelter (south)                | Bldg | \$ 20,000  | Frame         | 2001 |                         | 320            |      |     | 98+8    |
|      | Roosevelt Park Restrooms, 203 E St Louis        | Bldg | \$ 60,000  | Masonry       | 1995 |                         | 384            |      |     |         |
|      | Rushmore LL Concess/RR, 131 E New York          | Bldg | \$ 100,000 | Masonry       | 1998 |                         | 864            |      |     |         |
|      | Rushmore LL Softball Storage, 109 E New York    | Bldg | \$ 30,000  | Frame         | 1990 |                         | 3731           |      |     |         |
|      | Rushmore Pony Field, 730 Anamosa St             | Bldg | \$ 50,000  | Masonry       | 1972 |                         | 414            |      |     |         |
|      | Sioux Park Shelter, 1020 Sheridan Lk Rd         | Bldg | \$ 15,000  | Frame         | 2000 |                         | 280            |      |     |         |
|      | Sioux Park Track, 960 Sheridan Lk Rd            | Bldg | \$ 100,000 | Masonry       | 2001 |                         | 847            |      |     |         |
|      | Timberline LL Concess, 1450 32nd St             | Bldg | \$ 60,000  | Masonry       | 1976 |                         | 576            |      |     |         |
|      | United Girls Softball Concess, 1710 32nd St     | Bldg | \$ 50,000  | Masonry       | 1977 |                         | 368            |      |     | 81+4    |
|      | Whitehead Field RR/Shelter 3105 C.L. Drive      | Bldg | \$ 135,000 | Masonry       | 2004 |                         | 1300           |      |     |         |
|      | Whitehead Softball Complex 3101 C.L. Drive      | Bldg | \$ 50,000  | Masonry       | 1970 |                         | 352            |      |     |         |
|      | Wilson Park Gazebo, Mt Rushmore Rd              | Bldg | \$ 25,000  | Frame         | 1995 |                         | 900            |      |     |         |
|      | Boxing Bldg, 301 North 5th                      | Bldg | \$ 300,000 | Frame         | 2002 |                         | 4016           |      |     |         |
|      | Canyon Lake Gazebo                              | Bldg | \$ 25,000  | Frame         | 1997 |                         | 400            |      |     |         |
|      | Canyon Lake LL Concess, 1610 32nd St            | Bldg | \$ 100,000 | Masonry       | 1998 |                         | 1767           |      |     | 82+7    |
|      | Canyon Lake Pump House, 4181 Jackson Blvd       | Bldg |            | Masonry       |      |                         | 320            |      |     |         |
|      | Canyon Lake Shelter (west) 4515 Jackson         | Bldg | \$ 50,000  | Log/Frame     | 2003 |                         | 894            |      |     |         |
|      | Canyon Lake Storage Bldg, 4161 Jackson          | Bldg | \$ 25,000  | Masonry       | 1977 |                         | 320            |      |     |         |
|      | College Park Shelter, 224 College Ave           | Bldg | \$ 40,000  | Frame         | 1970 |                         | 988            |      |     |         |
|      | Star of West Concess/RR 1515 Sedivy             | Bldg | \$ 160,000 | Masonry       | 1992 |                         | 1195           |      |     | 131+11  |
|      | Dinosaur Park Concess, 940 Skyline Dr           | Bldg | \$ 170,130 | Masonry       | 1963 |                         | 4000           |      |     | 140+12  |
|      | Fitzgerald Concess & RR, 2721 C.L. Drive        | Bldg | \$ 200,000 | Masonry/Frame | 1960 | two bldgs               | 1008/900       |      |     | 164+14  |
|      | Halley Park Historic Cabin, 1210 St Joe St      | Bldg | priceless  | Log           | 1876 |                         | 180            |      |     |         |
|      | Harney LL Concess/RR, 620 E Fairmont            | Bldg | \$ 100,000 | Masonry       | 1992 |                         | 560            |      |     | 82+7    |
|      | Horace Mann Shelter, 8724 Anamosa               | Bldg | \$ 50,000  | Frame         | 1992 |                         | 800            |      |     |         |

| NO.  | ITEM DESCRIPTION                                 | COV           | VALUE          | CONSTRUCTION    | Age    | SQ FT<br>PER FLOOR | TOTAL<br>SQ FT | SPRK | C/A | Premium    |
|------|--|---------------|----------------|-----------------|--------|--------------------|----------------|------|-----|------------|
|      | Jackson Park Shelter, 3040 Jackson Blvd          | Bldg          | \$ 50,000      | Masonry         | 1976   |                    | 589            |      |     |            |
|      | J Johnson Pony League, 1720 32nd St              | Bldg          | \$ 60,000      | Frame/Masonry   | 1976   |                    | 1320           |      |     |            |
|      | McKeague Field Concess/RR, 2817 C.L.Drive        | Bldg          | \$ 60,000      | Masonry         | 1998   |                    | 416            |      |     |            |
|      | Parks Auto Repair Shop, 2917 C.L.Drive           | Bldg          | \$ 100,000     | Frame           | 1959   |                    | 2600           |      |     |            |
|      | Parks Dept Garage (2 stall), 2923 C.L.Drive      | Bldg          | \$ 20,000      | Frame           | 1998   |                    | 600            |      |     |            |
|      | Parks Dept Washbay, 2929 C.L.Drive               | Bldg          | \$ 60,000      | Frame           | 1997   |                    | 1950           |      |     |            |
| 146b | Storage Bulding 4315 Parkview Dr                 | Bldg          | \$ 48,000      | Frame           | 2004   |                    | 2400           |      |     |            |
| 146c | Lighting for Complex                             |               | \$ 280,000     |                 |        |                    |                |      |     |            |
| 146d | Fencing for Complex                              |               | \$ 200,000     |                 |        |                    |                |      |     |            |
| 147  | Star of the West Complex Offices, 1511 Sedivy    | Bldg          | \$ 50,000      | Masonry         | 1992   |                    | 1202           |      |     |            |
| 148  | Midget Football Storage, 1509 Sedivy (Star/West) | Bldg          | \$ 30,000      | Masonry         | 1994   |                    | 900            |      |     |            |
| 149  | Rushmore Softball Complex Rest/Concess.          | Bldg          | \$ 65,000      | Masonry         | 1999   |                    | 816            |      |     |            |
| 150  | Canyon Lake New Rest. 4501 Jackson Blvd          | Bldg          | \$ 60,000      | Masonry         | 1999   |                    | 504            |      |     |            |
| 151  | Memorial Park Tennis Ct RR 201 Mt Rushmore Rd    | Bldg          | \$ 60,000      | Masonry         | 1979   |                    | 475            |      |     |            |
| 152  | Sioux Park Pavillion, 980 Sheridan Lk Rd.        | Bldg          | \$ 190,000     | Joisted masonry | 2001   |                    | 2660           |      |     |            |
| 153  | Ice Rink, 235 Waterloo                           | Bldg          | \$ 3,710,000   | Masonry noncomb | 2000   |                    | 45,575         | YES  | YES |            |
|      |  | BPP           | \$ 100,000     |                 |        |                    |                |      |     |            |
|      | <b>TOTAL PARKS</b>                               |               | \$ 13,909,625  |                 |        |                    |                |      |     | \$ 11,406  |
|      | <b>LIBRARY</b>                                   |               |                |                 |        |                    |                |      |     |            |
| 154  | Library, 610 Quincy                              | Bldg          | \$ 9,861,741   | Masonry         | 1972/2 | 2,600 up/34,400 d  | 47,000         | YES  | YES |            |
|      |  | BPP           | \$ 5,142,741   |                 |        |                    |                |      |     |            |
|      |  | PPO           | \$ 5,000       |                 |        |                    |                |      |     |            |
|      | <b>TOTAL LIBRARY</b>                             |               | \$ 15,009,482  |                 |        |                    |                |      |     | \$ 12,308  |
|      | <b>STORY BOOK ISLAND</b>                         |               |                |                 |        |                    |                |      |     |            |
| 155  | Storybook Island Train Station                   | Bldg          | \$ 45,000      | Frame           | 1974   |                    | 1296           |      |     |            |
|      | Blanket BPP                                      | BPP           | \$ 100,000     |                 |        |                    |                |      |     |            |
|      | Figurines and Structures                         | BPP           | \$ 700,000     |                 |        |                    |                |      |     |            |
| 156  | Storybook Maintenance Shop, 1301 Sheridan Lk. Rd | Bldg          | \$ 30,000      | Frame           | 1974   |                    | 968            |      |     |            |
| 157  | Storybook Restrooms South, 1301 Sheridan Lk. Rd. | Bldg          | \$ 97,000      | Frame           |        |                    | 840            |      |     |            |
| 158  | Storybook Entrance RR, 1301 Sheridan Lk. Rd.     | Bldg          | \$ 50,000      | Masonry         |        |                    | 352            |      |     |            |
| 159  | Storybook Island Gift Shop, 1301 Sheridan Lk Rd. | Bldg          | \$ 450,000     | Frame           |        |                    | 2242           |      |     |            |
|      | Birthay House                                    | Bldg          | \$ 40,000      | Frame           | 2004   |                    | 1500           |      |     |            |
|      | Concessions (outside entrance)                   | Bldg          | \$ 50,000      | Masonry         |        |                    | 336            |      |     |            |
|      | Theatre  | Bldg          | \$ 60,000      | Frame           |        |                    | 3096           |      |     |            |
|      | <b>TOTAL STORY BOOK ISLAND</b>                   |               |                |                 |        |                    |                |      |     |            |
|      |  |               | \$ 1,622,000   |                 |        |                    |                |      |     | \$ 1,330   |
|      |  | Blanket B/IEE | \$ 1,000,000   |                 |        |                    |                |      |     | \$ 820     |
|      | <b>TOTAL PROPERTY</b>                            |               | \$ 265,989,774 |                 |        |                    |                |      |     | \$ 218,112 |

+ 113 ✓

*Parks Dept.*

## **PARKS DEPARTMENT: BUILDING AND STRUCTURE ADDRESSES**

### Canyon Lake Park:

|                           |                        |
|---------------------------|------------------------|
| #1 Shelter & Restroom (S) | 4111 Jackson Boulevard |
| #2 Shelter & Restroom (E) | 4021 Jackson Boulevard |
| #3 Shelter & Restroom (N) | 4011 Jackson Boulevard |
| New Restroom (W)          | 4501 Jackson Boulevard |
| New Shelter (Log)         | 4515 Jackson Boulevard |
| Pump House                | 4181 Jackson Boulevard |
| Storage Building          | 4161 Jackson Boulevard |

### College Park:

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|          |                    |
|----------|--------------------|
| Restroom | 220 College Avenue |
| Shelter  | 224 College Avenue |

### Dinosaur Park:

|                     |                   |
|---------------------|-------------------|
| Concession Building | 940 Skyline Drive |
|---------------------|-------------------|

### Executive Golf Course:

|                      |                             |
|----------------------|-----------------------------|
| Maintenance Building | 210 12 <sup>th</sup> Street |
| Pro Shop             | 200 12 <sup>th</sup> Street |

### Halley Park:

|                           |                        |
|---------------------------|------------------------|
| Historic Building (Cabin) | 1210 St. Joseph Street |
| Sioux Museum              | 515 West Boulevard     |

### Hockey Rink: (Braeburn Addition)

3350 Idlehurst Lane

### Horace Mann Park:

|                    |                    |
|--------------------|--------------------|
| Pool and Bathhouse | 818 Anamosa Street |
| Shelter            | 824 Anamosa Street |

### Jackson Park:

|         |                        |
|---------|------------------------|
| Shelter | 3040 Jackson Boulevard |
|---------|------------------------|

LaCroix Links Course:

|            |                         |
|------------|-------------------------|
| Pro Shop   | 3820 Odde Drive         |
| Pump House | 830 E. Minnesota Street |

Mary Hall Park

3220 W. South Street

Meadowbrook Golf Course:

|                       |                        |
|-----------------------|------------------------|
| Cart Storage Building | 2501 Arrowhead Drive   |
| Garage                | 2509 Arrowhead Drive   |
| Maintenance Shop      | 2505 Arrowhead Drive   |
| Pole Building         | 2507 Arrowhead Drive   |
| Pro Shop              | 3625 Jackson Boulevard |
| Pump House            | 3435 Jackson Boulevard |
| Starter Shack         | 3431 Jackson Boulevard |
| Storage Building      | 2503 Arrowhead Drive   |

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Memorial Park:

|                  |                        |
|------------------|------------------------|
| Bandshell        | 301 North Fifth Street |
| Tennis Restrooms | 201 Mount Rushmore Rd. |

Mountain View Cemetery:

|                          |                        |
|--------------------------|------------------------|
| Office/Shop Building     | 1901 Mountain View Rd. |
| Steel Storage Bldg. (NW) | 1949 Mountain View Rd. |

Parks Office and Shops:

|                       |                        |
|-----------------------|------------------------|
| Caretaker's Home      | 2913 Canyon Lake Drive |
| Cold Storage          | 2933 Canyon Lake Drive |
| Garage (2 stall)      | 2923 Canyon Lake Drive |
| Garage (Washbay)      | 2929 Canyon Lake Drive |
| Greenhouse            | 2931 Canyon Lake Drive |
| Maintenance Shop (E)  | 2917 Canyon Lake Drive |
| Maintenance Shop (W)  | 2919 Canyon Lake Drive |
| Park Office           | 2915 Canyon Lake Drive |
| Shelter and Restrooms | 2911 Canyon Lake Drive |

Parkview Pool

4221 Parkview Drive

Robbinsdale Park:

|                        |                        |
|------------------------|------------------------|
| BMX Track              | 626 Fairmont Boulevard |
| Shelter & Restroom (E) | 641 E. Oakland Street  |
| Shelter & Restroom (W) | 631 E. Oakland Street  |

Roosevelt Park:

|                                  |                      |
|----------------------------------|----------------------|
| Ice Rink (Arena)                 | 235 Waterloo St.     |
| New Restroom (W)                 | 203 E. St. Louis St. |
| Softball Storage (Rushmore L.L.) | 320 E. St. Louis St. |
| Swim Center                      | 125 Waterloo St.     |

Sioux Park:

|                       |                        |
|-----------------------|------------------------|
| Concession Bldg.      | 940 Sheridan Lake Rd.  |
| Pavillion (2000-2001) | 980 Sheridan Lake Rd.  |
| Pool Maintenance      | 900 Sheridan Lake Rd.  |
| Pool & Bathhouse      | 940 Sheridan Lake Rd.  |
| Restrooms (1992)      | 1012 Sheridan Lake Rd. |
| Shelter (2000)        | 1020 Sheridan Lake Rd. |
| Track                 | 960 Sheridan Lake Rd.  |

Skate Park

221 New York Street

Soccer Fields:

|                       |                     |
|-----------------------|---------------------|
| Cambell Street        | 1835 Cambell St.    |
| Denver Street         | 551 E. Blvd. North  |
| Fairmont              | 820 E. Fairmont St. |
| Minnesota Street      | ?                   |
| Mountain View & Omaha | 1801 W. Omaha       |
| Star of the West      | 1651 Sedivy Lane    |

Storybook Island:

|           |                        |
|-----------|------------------------|
| Complex   | 1301 Sheridan Lake Rd. |
| Restrooms | 1301 Sheridan Lake Rd. |

Thomson Park:

|                     |                       |
|---------------------|-----------------------|
| Shelter & Restrooms | 880 E. Meadowlark Dr. |
|---------------------|-----------------------|

Wilderness Park:

|           |                      |
|-----------|----------------------|
| Restrooms | 514 City Springs Rd. |
|-----------|----------------------|

Wilson Park:

Restrooms

1701 Mt. Rushmore Rd.

Base/Softball Complex Addresses

|   |                              |
|---|------------------------------|
| Boxing Bldg.                            | 200 E. Main North            |
| Canyon Lake Little League               | 1610 32 <sup>nd</sup> Street |
| Floyd Fitzgerald Field                  | 2721 Canyon Lake Dr.         |
| Harney Baseball Complex                 | 610 E. Fairmont Blvd.        |
| Jamie Johnson Pony League               | 1720 32 <sup>nd</sup> Street |
| McKeague Colt                           | 2817 Canyon Lake Dr.         |
| Midget Football Building                | 1509 Sedivy Lane             |
| Parkview Softball Complex/Concession    | 4415 Parkview Drive          |
| Storage Building                        | 4315 Parkview Drive          |
| Pete Lien Field Concession              | 2601 Canyon Lake Dr.         |
| Robbinsdale Softball Complex            | 830 E. Fairmont Blvd.        |
| Rushmore Girls Complex Concession Bldg. | 260 E. Main North            |
| Rushmore Girls Softball Complex         | 280 E. Main St.              |
| Rushmore Little League Field            | 131 E. New York St.          |
| Rushmore Pony Field                     | 730 Anamosa Street           |
| Star of the West Softball Comp.         | 1511 Sedivy Lane             |
| Score Board                             | 1515 Sedivy Lane             |
| Maintenance Shop                        | 1511 Sedivy Lane             |
| Concession                              | 1515 Sedivy Lane             |
| Timberline Little League                | 1450 32 <sup>nd</sup> Street |
| United Girls Softball                   | 1710 32 <sup>nd</sup> Street |
| Restrooms                               | 1710 32 <sup>nd</sup> Street |
| Whitehead Softball Complex              | 3101 Canyon Lake Dr.         |
| Whitehead Restrooms & Shelter           | 3105 Canyon Lake Dr.         |