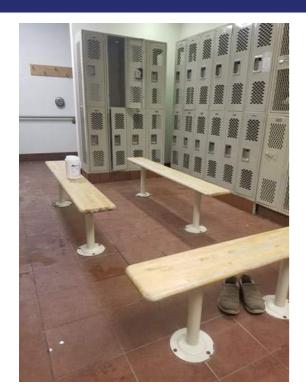


2025 NCRC Locker Room Refurbish \$50,000





Locker Room

The locker rooms at
 FiftyNorth are in poor
 condition. The flooring,
 partitions, sinks and
 benches are in poor
 condition and have outlived
 their useful life.

2026 NCRC Public Restroom Refurbishment \$110,000





Restroom

- The restrooms throughout the NCRC are in poor condition. The partition, sinks, counters and tile are beyond repair in some cases. They are all original to the building and are past their useful life.

2026 NCRC AHU Phase 2 replacement \$473,000





Air Handling Unit (AHU)

The original equipment to the facility and have far exceeded their useful life.
The repair costs are increasing yearly.

2026 NCRC Chiller Replacement \$188,000





Chiller

- The chiller provides air conditioning for the entire facility. The unit is original to the building and is past it's useful life. The repair costs have been increasing and the unit needs to be reliable.

2026 NCRC Terrazzo Floor Polishing \$75,000





Flooring

- The terrazzo flooring finish is in poor condition. The surface is scratched and dull. The poor finish leaves the flooring susceptible to damage from water infiltration and is visually unappealing.

2026 NCRC Replace Vinyl Composite (VCT) Tile \$65,000



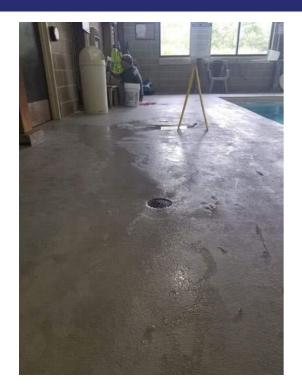


Tile Replacement

- The VCT in the Youth Wing is original to the building and is in poor condition. The VCT would be replaced with Luxury Vinyl Plank (LVP) flooring.

2026 NCRC Replace Pool Deck \$68,000





Pool

 The pool deck at FiftyNorth is in poor condition. The deck holds water and creates safety and sanitary concerns

2026 NCRC Replace FiftyNorth Lobby Carpet \$21,000





Lobby Carpet

- The lobby carpet in the FiftyNorth lobby is near the end of its useful life. The carpet is stained and is becoming increasingly difficult to clean

2026 NCRC Patch and Paint interior \$75,000





Paint

- The common area walls have not been painted in a number of years. The chair rail and wallpaper in most of the complex will be removed patched and painted. The removal of these items will give the building a more modern look and a fresh coat of paint will breathe new life into the complex.

2026 NCRC Ceiling Tile replacement \$75,000





Ceiling

- The current acoustic ceiling tile is in poor condition and is at the end of its useful life. The current tile is no longer available and we are nearly out of attic stock for replacements. The design of the current tile is also difficult to keep clean.

2026 NCRC Exterior Painting \$10,000





Paint

 The paint on the fascia boards is faded and peeling. Some of the fascia boards are rotten and will need to be replaced.

2026 NCRC Boiler Replacement \$53,000





HVAC

 The current boilers are nearing the end of their useful life and should be replaced to avoid down time and costly repairs. The boilers provide all of the radiant heat in the complex.

2030 NCRC Complete Solar Buildout \$950,000



Energy

- A 40 kw array was installed as part of the solar on public buildings program through the State of Minnesota. The NCRC requires a 350 kw array in order to be fully supplied with the electricity necessary to support the tacitly. The project falls in line with the Climate Action Plan and sustainable building policy. (Exploring Grant Funding)

2030 NCRC Access control and security \$150,000



Security

- There is currently no electronic access control or security system in place at the NCRC. The tenants have varying hours and it is difficult to manage the differing security and access needs for each individual wing of the complex. Electronic access control would also reduce or eliminate most of the physical keys that are required for the tenants. There are a large number of volunteers that also require access to different parts of the complex. Maintain security is much easier and less costly with the electronic access system. Badges can be turned on and off as required and access is limited to specific areas.





NCRC Levy

- Current draft is to maintain the 2025 levy of \$328,156 for 2026
- Project identified in the CIP would be funded by the City but would be covered by proposed tenant rent increases.