



**NCRC**

**2026-2030 CIP**

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 its 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 facility. 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 Fund



- **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.