



**CITY OF WEST WENDOVER
CAPITAL IMPROVEMENT PROJECTS PLAN
THREE TO FIVE YEAR (2010-2015)
By Priority**

- 1. PHASE 1, EXPANSION OF WASTE WATER TREATMENT PLANT – COST (\$635,000)**
As the community continues to grow, we are approaching system capacity of the waste water reclamation facility. The City must initiate construction work of additional facilities to meet demand as well as comply with all State and Federal Regulations. New main course screens in the system are part of this needed expansion.

Progress Report: Engineering complete, project bid and construction underway. Funding by Sewer Enterprise Fund and State Revolving Fund 2010.
- 2. WEST WENDOVER MEDICAL CLINIC DIGITAL X-RAY – COST (\$185,000).**
Upgrade of the X-ray and related equipment at the West Wendover Medical Clinic. Acquisition and installation of Digital X-Ray and related components at the City owned facility, operated by Nevada Health Centers under contract.

Progress Report: Construction underway. Funding by City General Fund and Nevada CDBG 2010.
- 3. PEDESTRIAN ENHANCEMENT N. GENE L. JONES WAY – COST (\$135,000).**
The pedestrian enhancements to N. Gene L. Jones Way would complete the pedestrian facilities for this area linking up to Wendover Boulevard. This would include installation of 6-foot sidewalk and some small retaining walls in specific areas as well as some pedestrian railing.

Progress Report: Design complete and project out to bid. Bid Opening end of July 2010. Funding sources include General Fund, and Nevada Office of Energy Grant for Renewable Energy 2010.
- 4. SOLAR ARRAY WEST WENDOVER CITY HALL – COST (\$385,000).**
This project includes installation of a ground located solar array up to 50KW. The array would provide supplemental power to the City Hall thus providing a more energy efficient facility long-term as well as promote the use of renewable energy in the community by providing a noted pilot project.

Progress Report: Design complete and project out to bid. Bid Opening end of July 2010. Funding sources would include General Fund and Nevada Office of Energy Grant for Renewable Energy 2010.
- 5. PUBLIC WORKS BUILDING – COST (\$1,500,000).**
The current Public Works Building and associated property is limited in size. As the City continues to grow and expand, reviews are underway for constructing a new facility with a large enough footprint and yard area to accommodate the long-term needs of the City. This facility would be constructed on public use property.

Progress Report: Design complete, awaiting Property Lease approval from U.S.A.F., expected August 31, 2010. This project is funded through a conventional medium term obligation, repayment through the Water Enterprise Fund 2010-2011.

6. PHASE 2, EXPANSION OF WASTE WATER TREATMENT PLANT – COST (\$10,500,000).

As the community continues to grow, we are approaching system capacity of the water reclamation facility. The City must initiate the upgrades to the facility to meet demand as well as comply with all State and Federal Regulations. The upgraded facility will use newer technology through an MBR (Membrane Bio Reactor) process thus improving the waste water and its potential applications as well as providing needed de-nitrification in the process. The City has completed its water/sewer master plan and related PER as required under appropriate planning provisions for the facility.

Progress Report: Design underway and estimated to be complete by October 2010. Bidding estimated at November 2010 with construction first part of 2011. Funding for Expansion by USDA loan and Section 595 Army Corps of Engineer Grant Reimbursement 2010-2012.

7. PEDESTRIAN ENHANCEMENT CAMPER DRIVE TO WENDOVER BLVD PHASE 1 – COST (\$325,000).

The pedestrian enhancements to Camper Drive are one of the final remaining upgrade projects that the City has in relation to pedestrian enhancements that were not completed prior to the City's incorporation. Phase One would provide a vital pedestrian link between the current West Wendover Library and West Wendover Recreation District Facilities north to the southern property line of the Rainbow Hotel. The project would also include some storm drainage components that are in relation to the needed pedestrian facilities.

Progress Report: Construction underway. Funding sources are Private Resources 2010.

8. WENDOVER BOULEVARD ENHANCEMENT PROJECT (PUEBLO BOULEVARD EAST TO NORTH GENE L. JONES WAY) – COST (\$1,380,000).

As part of the City's continuing efforts toward enhancement of existing street, pedestrian and bicycle facilities, enhancements/redesign/upgrades would be completed on the entirety of Wendover Boulevard. The initial phase of these improvements would be a continuation of the completion of an enhancement project located on Pueblo Boulevard that was completed in 2006. This continuation would begin at the intersection of Pueblo Boulevard/Wendover Boulevard and continue eastward to Red Garter Street. Subsequent phases would continue similar enhancement improvements east down Wendover Boulevard. The project would include travel lanes, additional curb/gutter/sidewalk, lighting and striping in addition to any necessary storm drainage improvements.

Progress Report: Estimates and Master Planning Complete. The project has been awarded funding by NDOT. Design estimated to begin December 2010 with bidding and construction mid 2011. Funded through the City's RTC Funds, General Fund in addition to Nevada DOT Enhancement Funds 2010-2011.

9. WEST WENDOVER MEDICAL CLINIC FACILITY REMODEL AND ADDITION – COST (\$306,900).

Upgrade of the West Wendover Medical Clinic Facility owned by the City of West Wendover and operated by Nevada Health Centers, Inc. The upgrade includes room additions, remodels as well as equipment acquisition for the facility.

Progress Report: Funding provided by Health Resources Services Administration (HRSA). Grant Award expected September 2010. 2010-2011.

10. INFRASTRUCTURE NORTH INTERSTATE 80 EXIT #410, PHASE 1 – COST (\$400,000).

The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector street and utility services) on the north side of Exit #410 of Interstate 80. This area includes retail development such as box retail stores, restaurants and gas service stations in addition to hotel/motel construction. The infrastructure would establish necessary public improvements for this area. In particular Phase 1 deals with street and Exit 410 intersection improvements at this location. Currently the Rusty Palm Phase 1 project is underway with scheduled completion fall of 2010.

Progress Report: Project underway. Funding sources are Private Resources 2010.

11. INFRASTRUCTURE WENDOVER BOULEVARD, INTERSTATE 80 EXIT #410 SIDEWALK PHASE 1 – COST (\$120,000).

The City of West Wendover released its ARRA Funds to NDOT to complete construction on this particular project. The project area is from Wendover Boulevard to the West Bound Off Ramp of Interstate 80 Exit 410 along the east side of the Right of Way adjacent Peppermill Casino. The project includes curb, gutter and sidewalk and would provide pedestrian access from Wendover Boulevard to the north side of Interstate 80 Exit 410.

Progress Report: Project designed by NDOT and bidding. Funding sources include ARRA Funds NDOT 2010-2011.

12. REHABILITATION OF WENDOVER BOULEVARD (RAINBOW SEMAPHORE TO EXIT 410) – COST (\$350,000).

As traffic frequency and load increase with the growth of the community, areas of Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping.

Progress Report: Estimates complete. This project to be funded through General Fund and/or RTC Funds 2012.

13. STORM DRAINAGE IMPROVEMENTS – COST (\$35,000).

During early city development a drainage master plan was not developed. This will give the city a workable master plan for city development including proper requirements on new developments as well as the ability to correct current problems in several locations throughout the city.

Progress Report: General Fund/Sewer Fund in addition to possible CDBG Planning Grant 2012.

14. LANDFILL CELL EXPANSION, PHASE 1 – COST (\$2,000,000).

The proposed facility will include the construction of one new MSW cell and one C&D cell. These cells are approximately 500 feet long, 300 feet wide and 25 feet high. Each new cell has an approximate life expectancy of 3 to 5 years. In addition to the actual cell construction litter control fencing would also be included.

Progress Report: Funding sources would be Landfill Enterprise Funds in addition to potential Grant Funds from other sources 2012.

15. PEDESTRIAN ENHANCEMENT CAMPER DRIVE TO WENDOVER BLVD PHASE 2 – COST (\$325,000).

The pedestrian enhancements to Camper Drive are one of the final remaining upgrade projects that the City has in relation to pedestrian enhancements that were not completed prior to the City's incorporation. Phase Two would provide pedestrian link from Phase One to Wendover Boulevard.

Progress Report: Funding sources would include City General Fund and Nevada CDBG 2013-2014.

16. FIRE STATION FACILITY – COST (\$2,860,000).

The current Fire Station is located on private land, which the City leases on a yearly basis. The existing facility is limited in size and capability given its initial size and related construction. The community since the construction of this facility has more than quadrupled in size and thus the current and long-term needs of the facility are not being met. The City cannot improve the existing facility given its private ownership. The City has a site prepared next to the new City Hall to accommodate the fire station facility.

Progress Report: Study complete, ready for final design. This project to be funded through a conventional medium term obligation, grant resources and potential private funds 2013-2014.

17. ACQUIRE AERIAL PLATFORM CLASS 1 ENGINE 2000 GPM PUMP – COST (\$750,000).

At this time, with our existing equipment, it is difficult to reach 30 foot buildings or higher. Evacuation from such roofs of buildings may be necessary in the future and this equipment would facilitate such evacuations. An added benefit to this type of unit is a substantial decrease in insurance.

Progress Report: Study Complete. This project is to be funded through the General Fund, Grant Funds or potential Private Sources 2014.

18. TRAFFIC LIGHTS ON WENDOVER BOULEVARD (3 UNITS) – COST (\$950,000).

Continued growth of the city has produced the need for traffic lights to be installed on several busy intersections for the effective, efficient and safe flow of traffic. It will be necessary for traffic lights to be placed at the intersections of: Wendover Boulevard/Florence Way, Pueblo Boulevard/Wendover Boulevard and Wendover Boulevard/U.S. Highway 93A.

Progress Report: Survey work complete. Funding by Private and General Fund 2013-2014.

19. INFRASTRUCTURE NORTH INTERSTATE 80 EXIT #410, PHASE 2 – COST (\$870,000).

The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector street and utility services) on the north side of Exit #410 of Interstate 80. This area includes retail development such as box retail stores, restaurants and gas service stations in addition to hotel/motel construction. The infrastructure would establish necessary public improvements for this area in particular Phase 2 includes Frontage Road Improvements. Currently the Rusty Palm Phase 1 project is underway with scheduled completion fall of 2010.

Progress Report: Funding sources would include General Fund, City RTC Funds as well as NDOT Grant Funds and Private Resources 2014.

20. REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 1) – COST (\$640,000).

As traffic frequency and load increase with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation complete. This project to be funded through General Fund and RTC Funds 2014.

21. CONSTRUCT NEW ANIMAL SHELTER – COST (\$225,000).

The current Dog Pound facility does not meet the long-term requirements for our growing community in relation to animal services including veterinarian, boarding, and other pet services. The project will include construction of a new facility on City property, which potentially could include additional public/private partnerships in relation to operation of the facility.

Progress Report: Study complete. Project funded through Ad Valorem Capital Projects Fund and General Fund 2014.

22. WENDOVER BOULEVARD ENHANCEMENT PROJECT PHASE 2 (N. GENE L. JONES WAY EAST TO CAMPER DRIVE) – COST (\$1,600,000).

As part of the City's continuing efforts toward enhancement of existing street, pedestrian and bicycle facilities, enhancements/redesign/upgrades would be completed on the entirety of Wendover Boulevard. The initial phase of these improvements would be a continuation of the completion of an enhancement project located on Pueblo Boulevard that was completed in 2006. This continuation would begin at the intersection of Pueblo Boulevard/Wendover Boulevard and continue eastward to Red Garter Street. Subsequent phases would continue similar enhancement improvements east down Wendover Boulevard. The project would include travel lanes, additional curb/gutter/sidewalk, lighting and striping in addition to any necessary storm drainage improvements.

Progress Report: Estimates and Master Planning Complete. The project to be funded through the City's RTC Funds, General Fund in addition to Nevada DOT Enhancement Funds 2014.

23. FLORENCE WAY UPGRADE AND RELOCATION (SOUTH FLORENCE WAY) PHASE 2 (CAMPER DRIVE TO MESA STREET) – COST (\$1,150,000).

This project consists of relocating Florence Way to the boundary of the right-of-way of the Union Pacific Railroad (UPRR). This project would remedy several serious situations with regard to the current condition and placement of Florence Way as a major arterial street. The new Florence Way would be constructed in four phases. Completion would be four travel lanes, two bike lanes, appropriate curb, gutter and sidewalk and a protective fence along recreational properties; currently non-existent.

Progress Report: Study complete, preliminary design complete. Funded through General Fund, CDBG and RTC Funds 2014.

24. LAND ACQUISITION OF BLM LAND FOR CITY CENTER/DOWNTOWN DEVELOPMENT – COST (\$3,000,000).

As continued development of the City Center/Downtown Area, the City's master plan would call for commercial uses to be introduced into this area adding diversity to the communities commercial make-up and the ability for additional commercial and residential growth. This would require the City to purchase the City Center land currently held through a Recreation and Public Purposes Lease with the Bureau of Land Management (BLM). This acquisition would be based upon completion of appropriate BLM processes including an appraisal establishing the fair market value of the land setting forth the purchase price with the BLM. Once the land is acquired, the City would be able to conduct long-term leases and/or property sales for commercial development of appropriate locations in the City Center area, thus continuing with the master plan for the area.

Progress Report: Planning Completed for Land Use. Funding by General Fund and/or Public –Private Partnerships 2014.

25. WENDOVER BOULEVARD REALIGNMENT AND ENHANCEMENT PROJECT (U.S. HIGHWAY 93A EAST TO THE UTAH/NEVADA STATE LINE) – COST \$3,500,000.

In 2007, the City approved a realignment of Wendover Boulevard as part of a new commercial development that included retail and casino/hotel components. This realignment would be performed on Wendover Boulevard from the current intersection with U.S. Highway 93A east to the Utah/Nevada state line. The project would include a complete new design and construction of Wendover Boulevard as a major arterial street including: Pavement and associated striping; curb/gutter/sidewalk; center islands and associated lighting; landscaping; storm drainage and storm water detention/retention facilities; water, sewer and other utility improvements.

Progress Report: Estimates complete, Preliminary Engineering complete. This project to be funded through private funds with new infrastructure facilities to be dedicated to the City. Project funding/construction estimated 2015.

26. LEPPY HILLS TRAILS ADDITION (EXPANSION OF EXISTING TRAIL SYSTEM) – COST (\$650,000).

The City has completed the construction of the initial Leppy Hills Trail System containing three loops of hardpack trail for public non-motorized recreation use. These three loops contain approximately 10 miles of trail. Through the existing Recreation and Bicycle Plan expansion of the trail would be considered in the future. Since the initial trail construction, great use by the public has been made of the trail leading to the potential of continuing with the recreation plan by expanding the existing trail with an additional loop containing approximately 5 miles of hardpack trail.

Progress Report: Initial Planning Complete, Grant Fund Submittal Pending. The project would be funded through the General Fund and a Grant from Nevada State Lands 2015.

27. CITY PUBLIC FACILITIES (MEDICAL, EDUCATIONAL, AMPHITHEATER, PARKS, ENTERTAINMENT, TOURISM AND COMMERCIAL RELATED (MULTI-PHASING) – TOTAL COST (\$20,540,000).

The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector and arterial streets and utility services) and facilities as part of the City's Downtown Plan and tourism development/expansion as well as Community Service Needs. This area would include additional public facilities and attractions for the future while meeting the needs of the growing community and business district. The property is part of the "City Center/Downtown Area" containing approximately 125 acres along Wendover Boulevard.

Progress Report: The City has completed studies for the provisions of future public infrastructure and facility projects that may be located in the City Center/Downtown Area. Construction of the new City Hall is complete in this area along with the City Center Monument and the Victory Highway Historic Interpretive Walking Trail. A community needs survey and related preliminary architectural work has been completed on a Community Center Facility that would contain: Library, senior center, youth facilities and public meeting spaces. This work was funded through a private grant. As well expansion of current medical facilities is being considered along with other public facilities, which may in part be funded through private sources in addition to several bonding sources and/or grant/loan funds such as USDA-RD 2015.

28. REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 2) – COST (\$720,000).

As traffic frequency and load increase with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project in Phase 2 would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation complete. This project to be funded through General Fund and RTC Funds 2015.

29. REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 3) – COST (\$803,000).

As traffic frequency and load increase with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project, Phase 3, would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation complete. This project to be funded through General Fund and RTC Funds 2015.

30. INFRASTRUCTURE WENDOVER BOULEVARD, INTERSTATE 80 EXIT #410 SIDEWALK PHASE 2 – COST (\$120,000).

The City of West Wendover released its ARRA Funds to NDOT to complete construction on this particular project. The project area is from Wendover Boulevard to the West Bound On Ramp of Interstate 80 Exit 410 along the west side of the Right of Way adjacent Peppermill Truckers Parking Lot. The project includes curb, gutter and sidewalk and would provide pedestrian access from Wendover Boulevard to the north side of Interstate 80 Exit 410.

Progress Report: Funding sources include City General Funds and NDOT 2015.

31. INFRASTRUCTURE NORTH INTERSTATE 80 EXIT #410, PHASE 3 – COST (\$450,000).

The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector street and utility services) on the north side of Exit #410 of Interstate 80. This area includes retail development such as box retail stores, restaurants and gas service stations in addition to hotel/motel construction. The infrastructure would establish necessary public improvements for this area. In particular Phase 3 includes pedestrian enhancements for the Exit 410 area including to Wendover Boulevard. Currently the Rusty Palm Phase 1 project is underway with scheduled completion fall of 2010.

Progress Report: Funding sources would include General Fund, City RTC Funds as well as NDOT Grant Funds and Private Resources 2015.

32. ACQUISITION OF AF PROPERTY PHASE 1 (PORT OF WEST WENDOVER) INCLUDING ANNEXATION– COST (\$6,100,000).

The City of West Wendover has adopted the development plan for the first 3,000 of 15,000 acres of U.S.A.F. Property to be developed as the Port of West Wendover. This will be an economic diversification project for the City and will include: Manufacturing, aeronautical, warehousing, foreign trade zone, commercial and overlay zones. The City has adopted plans for the enlargement of its boundaries. The new boundaries will incorporate properties currently under acquisition as part of this project as well as other private property. The new City Limits would incorporate some 22,000 acres. This project also includes the necessary environmental work needed by the Air Force, for conveyance of the property.

Progress Report: U.S. Public Law 107-314 signed into law on December 2, 2002 authorizes the conveyance of approximately 15,000 acres of property to the City of West Wendover, Nevada and Tooele County, Utah. The 15,000-acre conveyance is now in process with the Department of Defense and Department of Interior. There are 3 Phases to the process: Phase 1 of the Air Force Clearing process is complete; Phase 2 investigation and assessment is now complete; Phase 3 clearance is scheduled for completion by the end of calendar year 2010 on 13,900 acres. The remaining 1,100 acres will take an additional 5 to 7 years to complete. The City Council has adopted an annexation plan. Funding by the United States Government and General Fund 2015.

33. INFRASTRUCTURE PUEBLO BOULEVARD/TIBBETS BOULEVARD EXTENSIONS – COST (\$7,800,000).

The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector and arterial streets and utility services) for the extension of Tibbets Boulevard and Pueblo Boulevard. This area includes commercial development such as hotel/resorts, general retail and residential development in addition to ancillary commercial services. The infrastructure would establish necessary public improvements for this area including the linking of residential development in the southern portion of the city to those in the north.

Progress Report: The City has completed the studies necessary to identify the infrastructure required for future development in the western portions of the City Limits. Funding sources would include several bonding sources as well as private partnerships 2015.

34. PORT OF WEST WENDOVER, PHASE 1 INFRASTRUCTURE – COST (\$14,000,000).

The Port of West Wendover is currently being created through the acquisition of over 15,000 acres of property currently under control of the United States Air Force. A current timeline projects acquisition and initial development of this property to begin occurring in the next two years. This project will include a first phase of infrastructure needed for development of the properties located within the port, which include: Commercial, Manufacturing, Foreign Trade Zone, Bonded Warehousing and others. The master plan for the port was completed in 2001.

Progress Report: Under Study for funding by City Bond, Developers, RTC, NDOT, FAA and others 2015.

35. FLORENCE WAY UPGRADE AND RELOCATION (SOUTH FLORENCE WAY) PHASE 3 (MESA STREET TO LAGUNA DRIVE) – COST (\$750,000).

This project consists of relocating Florence Way to the boundary of the right-of-way of the Union Pacific Railroad (UPRR). This project would remedy several serious situations with regard to the current condition and placement of Florence Way as a major arterial street. The new Florence Way would be constructed in four phases. Completion would be four travel lanes, two bike lanes, appropriate curb, gutter and sidewalk and a protective fence along recreational properties; currently non-existent.

Progress Report: Under Study for City Bond, RTC Funding 2015.

36. FLORENCE WAY UPGRADE AND RELOCATION (SOUTH FLORENCE WAY) PHASE 4 (LAGUNA DRIVE WEST 3,000 FEET) – COST (\$650,000).

This project consists of relocating Florence Way to the boundary of the right-of-way of the Union Pacific Railroad (UPRR). This project would remedy several serious situations with regard to the current condition and placement of Florence Way as a major arterial street. The new Florence Way would be constructed in four phases. Completion would be four travel lanes, two bike lanes, appropriate curb, gutter and sidewalk and a protective fence along recreational properties; currently non-existent.

Progress Report: Under Study for City Bond, RTC Funding 2015.

37. ANNEXATION OF BLM PROPERTY – COST (\$250,000)

The City of West Wendover has adopted the plans for the enlargement of the City's boundaries. The new City boundaries will incorporate current federal lands into the City boundary. The new City Limits would incorporate some 96,000 acres of property.

Progress Report: City Council approved annexation plan 2000. Projected funded through the General Fund 2015.