

MEMORANDUM

TO: Board of Trustees

THROUGH: Bobby Magee, District General Manager

FROM: Kate Nelson, Interim Director of Public Works

SUBJECT: Review, Discuss, and Receive Direction for the Incline Beach House and Incline Beach Access Projects Budget and Building Programming (Requesting Staff Member: Interim Director of Public Works Kate Nelson).

RELATED FY 2023 STRATEGIC PLAN BUDGET INITIATIVE(S):

LONG RANGE PRINCIPLE #1 - SERVICE

The District will provide superior quality service through responsible stewardship of District resources and assets with an emphasis on the parcel owner and customer experience.

LONG RANGE PRINCIPLE #5 – ASSETS AND INFRASTRUCTURE

The District will practice perpetual asset renewal, replacement and improvement to provide safe and superior long term utility services and recreation venues, facilities, and services.

RELATED DISTRICT POLICIES, PRACTICES, RESOLUTIONS OR ORDINANCES

Board Policy 12.1.0 Multi-Year Capital Planning; 13.2.0 Capital Planning Expenditures

DATE: May 8, 2024

I. RECOMMENDATION

The Board of Trustees make a motion to:

1. Direct Staff to combine the Incline Beach House and Incline Beach Access Projects into one Capital Improvement Project; and,
2. Consider the available options based on previous Board directives and provide direction to Staff on how to proceed forward.

II. BACKGROUND

The Board of Trustees (Board) identified the Incline Beach House Project (Project) in the Community Services Master Plan, as a Priority project and a Top Tier Recommendation at the January 12, 2022 (Item G.4) Board meeting. Staff brought the historical timeline of the Project to the Board on July 27, 2022 (Item H.1) and then again on February 8, 2023 (Item F.8). At the February 8, 2023, Board meeting, the Board determined there was a need for further community input.

At the Special Board Meeting on April 5, 2023 (Item G2 – Fiscal Year 2023/24 Budget Workshop #3), the then General Manager Winquest informed the Board that, based on discussions of the Board, the placeholder for the budget was reduced for the Beach House from \$6,100,000 to \$4,000,000. There were opportunities for the Board to provide input; however, no comments were provided. The FY 2023/24 Budget was adopted on May 25, 2023, with the \$4,000,000 allocation for the Beach House Project.

Staff returned to the Board on July 26, 2023 (Item H.1), to clarify these results and to request specific direction. The Board gave Staff direction to release a request for qualifications (RFQ) for the Project for a Design-Build team for the 30% schematic design.

In order to release the RFQ, Staff requested direction from the Board and the following was given:

1. The design will include sufficient bathroom stalls to minimize the need for portable toilets during peak season (excluding holidays)
2. Maintain the same level of service and menu offerings that is currently provided.
3. Design of an expanded bar area.
4. Utilize the Design-Build Method for project execution.

The Board approved the Design-Build Contract with CORE Construction for the Incline Beach House and the Incline Beach Access Improvement Projects at the February 28, 2024 (Item G.2). At the Special Board meeting on March 28, 2024 (Item E.2) the Board gave direction to Staff to design and provide both a pedestrian and vehicular electronic gates at the entrance to Incline Beach.

On April 15, 2024 a Project milestone was to provide preliminary concept pricing. This milestone was established to facilitate the inclusion of the Beach Access Project budget in the Beach Capital Plan for FY 2024/25. Based on the information known at this time, additional direction is needed by the Board.

At the Fiscal Year 2023/24 Budget Workshop #3 held on April 5, 2023 (Item G.2), a placeholder of \$4,000,000 was approved for the Incline Beach House. Staff needs Board consensus that the \$4,000,000 placeholder budget is the hard cap budget for the Project. If the placeholder of \$4,000,000 is the hard cap budget

for the project, which of the following amenities does the Board wish to provide: increased restroom facility or kitchen facility? If the placeholder of \$4,000,000 is not a hard cap budget and the Board desires to increase funding for the project, then the following Board consensus is needed:

1. The Board still desires the Project to include sufficient bathroom stalls to minimize the need for portable toilets during peak season (excluding holidays); and,
2. The Board still desires to maintain the same level of service and menu offerings that is currently provided; and,
3. The Board still desires to include an expanded bar area.

Staff has also received feedback from some Trustees that the proposed architecture style should resemble the Burnt Cedar Pool Building. Staff is requesting Board consensus on the type of architecture desired.

1. The proposed architecture style is a fire hardened structure with the use of block, single sloped roof, limited wood accents, and lower construction and long-term maintenance costs; or,
2. The other option which is similar to Burnt Cedar Pool Building and previous 2016 design is the use of stucco, steep pitched roof, heavy timber accents, and higher construction and long-term maintenance costs.

III. BID RESULTS

Not applicable.

IV. FINANCIAL IMPACT AND BUDGET

At this time, Staff recommends that the Incline Beach House and Beach Access Project be combined into one capital project. The FY 2024/25 budget will be presented to the Board for consideration on May 20, 2024 and final approval on May 29, 2024.

Based on the Board direction received at this meeting, Staff will present the appropriate budget and proposed funding mechanism for the combined project at the upcoming budget hearing.

V. ALTERNATIVES

VI. COMMENTS

VII. BUSINESS IMPACT/BENEFIT

This item is not a "rule" within the Nevada Revised Statute, Chapter 237 and does not require a Business Impact Statement.

VIII. ATTACHMENTS

None

IX. DECISION POINTS NEEDED FROM THE BOARD OF TRUSTEES

1. Is the \$4,000,000 a hard cap Project budget?
2. If yes, then which amenity would the Board provide: Restroom Facility or Kitchen Facility?
3. If no, then which of the following amenities shall be included in the Project:
 - a. Sufficient bathroom stalls to minimize the need for portable toilets during peak season (excluding holidays) - Yes/No
 - b. Maintain the same level of service and menu offerings that is currently provided - Yes/No
 - c. Include an expanded bar area - Yes/No
4. Which architecture style does the Board want the Project to reflect:
 - a. Proposed Design
 - b. Similar to Burnt Cedar/2016 Design