

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winqest
Interim General Manager

THROUGH: Joseph J. Pomroy, P.E.
Director of Public Works

FROM: Nathan Chorey, P.E.
Engineering Manager

SUBJECT: Review, discuss and possibly select a preferred alternative for the Incline Beach House – A Community Services Master Plan Priority Project to include in the 5-year Capital Improvement Plan Budget.

STRATEGIC PLAN: Long Range Principle #5 – Assets and Infrastructure

DATE: December 30, 2019

I. RECOMMENDATION

That the Board of Trustees moves to review, discuss and possibly select a preferred alternative for the Incline Beach House – A Community Services Master Plan Priority Project to include in the 5-year Capital Improvement Plan Budget.

II. DISTRICT STRATEGIC PLAN

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 activities.

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

III. **BACKGROUND**

The Incline Beach House has been identified as a Community Service Master Plan Priority Project (Top Tier Recommendation) by the District Board of Trustees. The Top Tier Recommendation from page 136 from the Community Services Master Plan includes the recommendations and priorities identified in The IVGID Beaches Recreation Enhancement Opportunities Plan Prepared for Incline Village General Improvement District February 2016 and is located on the website. The Project was last discussed at the November 13, 2019 Board Meeting and the preceding project history was documented in the associated Board Memorandum (Item I.6.General Business).

At the November 13, 2019 meeting, the Board of Trustees directed staff to revise the BSA's proposed Incline Beach House designs and present at a future meeting the revised designs. Specific input included:

- Enlarge the bathrooms over the existing condition but do not overbuild. Portables should still be utilized during the busiest periods.
- Enlarge the bar over the existing condition.
- Focus should be on the outdoor space with an emphasis on the bar with areas to gather, eat, and snack in the shade. Remove scramble area included on BSA's designs.

Based on the above input staff developed IVGID Alternative #1. The table below compares the net square footage of the existing Incline Beach House to BSA's Scheme A & B and IVGID Alternative #1. Net square footage is the actual occupied area not including interior and exterior walls.

Area Name	Existing Area (SF)	Proposed BSA Scheme A Area (SF)	Proposed BSA Scheme B Area (SF)	Proposed IVGID Alt. #1 Area (SF)
Scramble	-	857	836	-
Janitor Closet	-	17	-	-
Office	-	70	80	-
Family Restroom	-	179	143	141
Men's Restroom	240	323	270	235
Women's Restroom	240	323	263	229
Beer	-	70	79	80
Cooler	-	117	113	115
Dry Storage	90	90	106	109
Freezer	-	52	60	82
Kitchen	320	546	468	467
Liquor	-	88	45	45
Storage	88	117	87	87
Mechanical	46	63	45	43
Hall	-	147	147	104
Total	1,024	3,059	2,742	1,737

IV. FINANCIAL IMPACT AND BUDGET

The Incline Beach Facility Study has a budget of \$29,400 in the 2019-20 Capital Improvement Plan. No further funds have been allocated for this project. The following table presents the preliminary project cost estimates for the three alternatives.

Description of Improvements	BSA Scheme A (GFA ¹ = 3,400 SF)	BSA Scheme B (GFA ¹ = 3,100 SF)	IVGID Alternative #1 (GFA ¹ = 2,005 SF)
Building and Site	\$2,842,000	\$2,693,000	\$1,709,000
Bar	\$227,000	\$340,000	\$340,000
Deck	\$174,000	\$188,000	\$220,000
Food Service Equipment	\$690,000	\$690,000	\$690,000
Site Furnishings	\$118,000	\$118,000	\$118,000
Total	\$4,051,000	\$4,029,000	\$3,077,000

¹GFA: Gross Floor Area – Total building square footage as measured between the exterior walls of the structure.

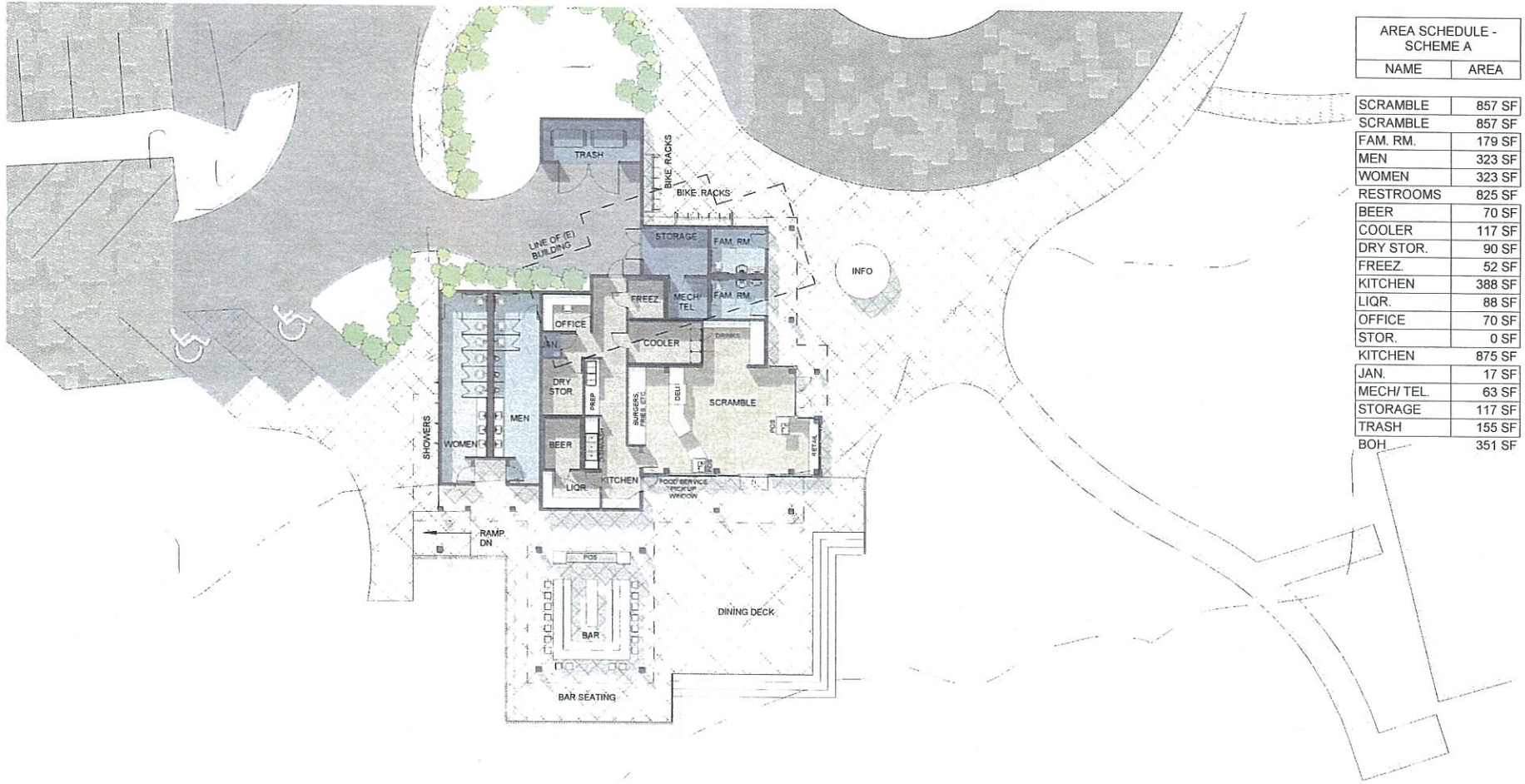
The construction cost estimates are based on Mack5's conceptual Design Cost Plan for Incline Beach House, dated February 2017. The construction budget allocated in a future capital budget should adjust the total cost estimate stated above to account for inflation based on the anticipated start date of construction.

V. ALTERNATIVES

This memo is requesting the Board to provide direction to Staff on the preferred alternative for the Incline Beach House Project.

VI. BUSINESS IMPACT

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



AREA SCHEDULE - SCHEME A	
NAME	AREA

SCRAMBLE	857 SF
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FAM. RM.	179 SF
MEN	323 SF
WOMEN	323 SF
RESTROOMS	825 SF
BEER	70 SF
COOLER	117 SF
DRY STOR.	90 SF
FREEZ.	52 SF
KITCHEN	388 SF
LIQR.	88 SF
OFFICE	70 SF
STOR.	0 SF
KITCHEN	875 SF
JAN.	17 SF
MECH/ TEL.	63 SF
STORAGE	117 SF
TRASH	155 SF
BOH	351 SF

AREA SUMMARY
 ENCLOSED BLDG AREA: 3,155 SF
 DINING DECK: 1,500 SF
 COVERED BAR & ASSOCIATED DECK: 700 SF
 TRASH: 190 SF

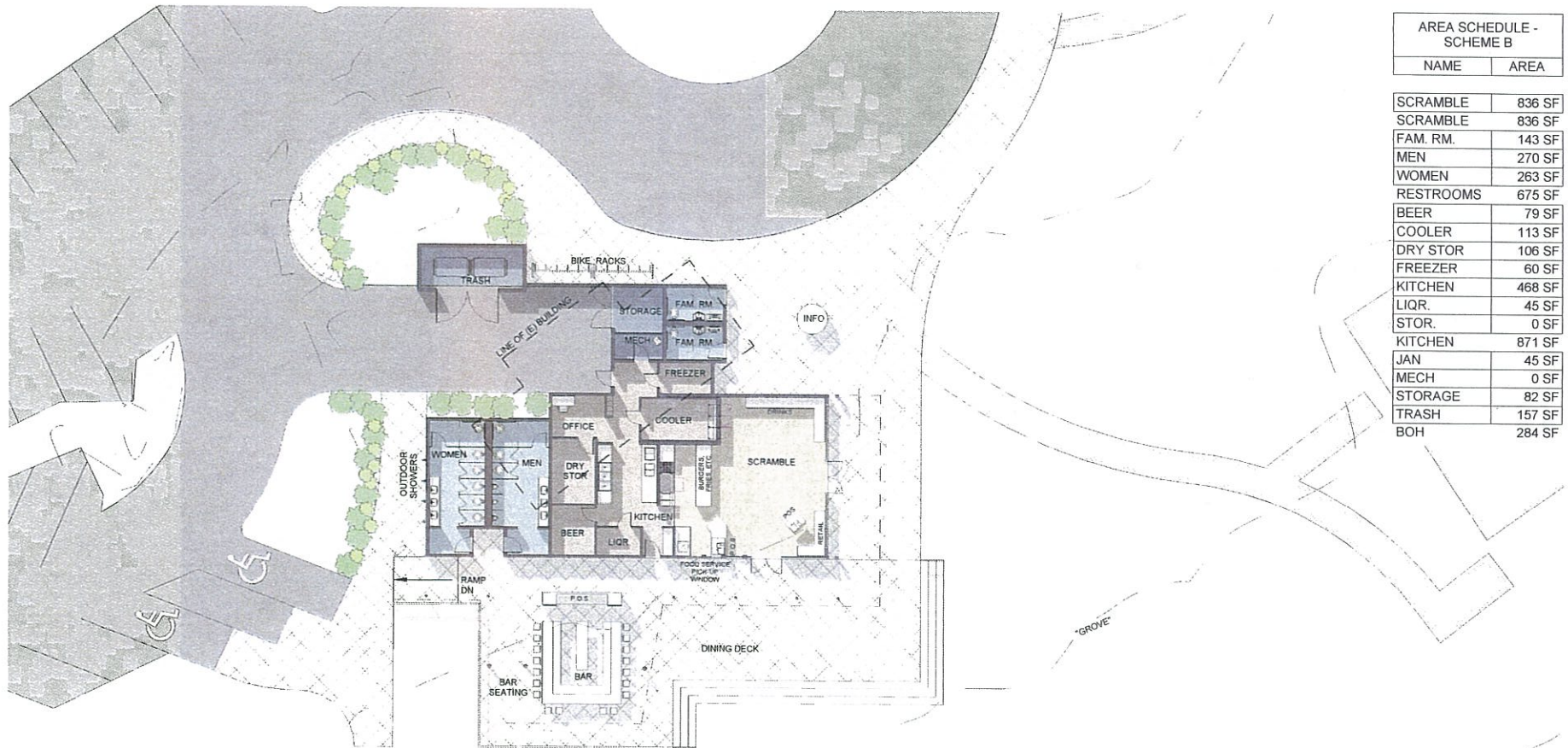


SCHEME A- FLOOR PLAN

INCLINE VILLAGE BEACH HOUSE
 JUNE 2017



bull stockwell allen
 ARCHITECTURE • PLANNING • INTERIORS



AREA SCHEDULE - SCHEME B

NAME	AREA
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SCRAMBLE	836 SF
SCRAMBLE	836 SF
FAM. RM.	143 SF
MEN	270 SF
WOMEN	263 SF
RESTROOMS	675 SF
BEER	79 SF
COOLER	113 SF
DRY STOR	106 SF
FREEZER	60 SF
KITCHEN	468 SF
LIQR.	45 SF
STOR.	0 SF
KITCHEN	871 SF
JAN	45 SF
MECH	0 SF
STORAGE	82 SF
TRASH	157 SF
BOH	284 SF

AREA SUMMARY

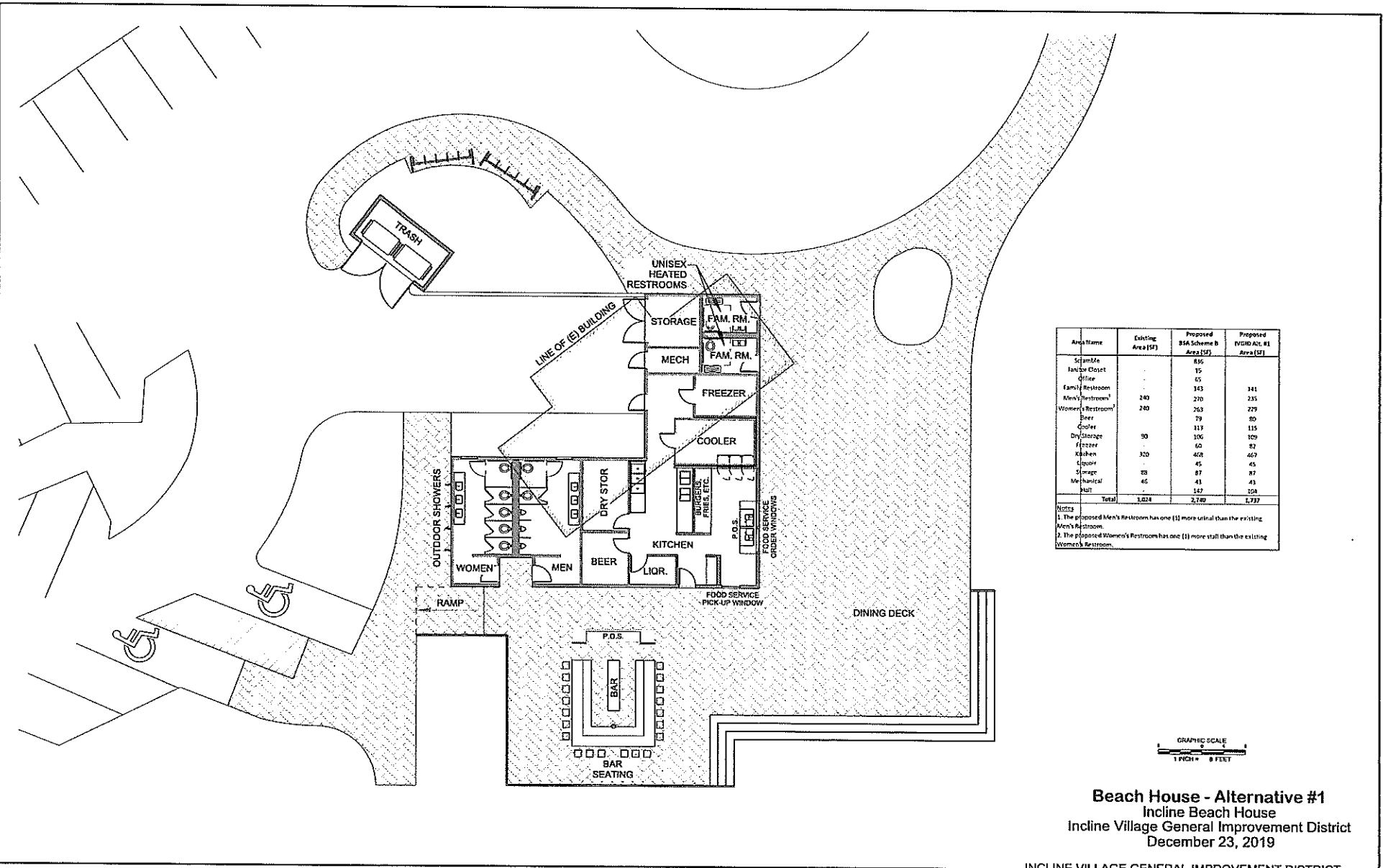
ENCLOSED BLDG AREA:	2,850 SF
BASE BLDG DECK:	800 SF
DINING DECK:	1,350 SF
COVERED BAR & ASSOCIATED DECK:	850 SF
TRASH:	180 SF



SCHEME B- FLOOR PLAN

INCLINE VILLAGE BEACH HOUSE
JUNE 2017

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Area Name	Existing Area (SF)	Proposed BSA Scheme B Area (SF)	Proposed (VDGD Act #1) Area (SF)
Servants	-	836	-
Lingerie Closet	-	15	-
Office	-	65	-
Family Restroom	-	143	141
Men's Restroom	240	270	235
Women's Restroom	240	263	229
Beer	-	79	80
Coffee	-	113	115
Dry Storage	50	106	109
Freezer	-	60	82
Kitchen	320	408	469
Liquor	-	45	45
Storage	88	87	87
Mechanical	45	41	41
Mat	-	147	104
Total	1,024	2,740	1,737

Notes
 1. The proposed Men's Restroom has one (1) more urinal than the existing Men's Restroom.
 2. The proposed Women's Restroom has one (1) more stall than the existing Women's Restroom.



Beach House - Alternative #1
 Incline Beach House
 Incline Village General Improvement District
 December 23, 2019

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT