MEMORANDUM

TO:                                Board of Trustees
THROUGH:                           Indra Winquest
                                   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.
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.

<table>
<thead>
<tr>
<th>Description of Improvements</th>
<th>BSA Scheme A (GFA(^1) = 3,400 SF)</th>
<th>BSA Scheme B (GFA(^1) = 3,100 SF)</th>
<th>IVGID Alternative #1 (GFA(^1) = 2,005 SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building and Site</td>
<td>$2,842,000</td>
<td>$2,593,000</td>
<td>$1,709,000</td>
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<tr>
<td>Bar</td>
<td>$227,000</td>
<td>$340,000</td>
<td>$340,000</td>
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<tr>
<td>Deck</td>
<td>$174,000</td>
<td>$188,000</td>
<td>$220,000</td>
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<tr>
<td>Food Service Equipment</td>
<td>$690,000</td>
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<tr>
<td>Site Furnishings</td>
<td>$118,000</td>
<td>$118,000</td>
<td>$118,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$4,051,000</strong></td>
<td><strong>$4,029,000</strong></td>
<td><strong>$3,077,000</strong></td>
</tr>
</tbody>
</table>

\(^1\)GFA: 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.