

MEMORANDUM

TO: Board of Trustees

THROUGH: Bobby Magee, District General Manager

FROM: Kate Nelson, Interim Director of Public Works

SUBJECT: Review, Discuss, and Approve the Amendment to the Agreement for the 30% Schematic Design Contract for Incline Beach House Project - 2023/24 Capital Improvement Project; Fund: Community Services; Division: Beaches; Project #3973LI1302; Contractor: CORE West Inc. dba CORE Construction in the Amount of \$50,000, and the Amendment to the Agreement for the 30% Schematic Design for the Incline Beach Access Project - 2023/24 Capital Improvement Project; Fund: Community Services; Division: Beaches; Project #3972BD2102; Contractor: CORE West Inc. dba CORE Construction in the Amount of \$37,500. (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: June 12, 2024

I. RECOMMENDATION

The Board of Trustees make a motion to:

1. Approve the Amendment for the 30% Schematic Design for the Incline Beach House Project - 2023/24 Capital Improvement Project; Fund: Community Services; Division: Beaches; Project #3973LI1302; Contractor: CORE West Inc. dba CORE Construction for the amount of \$50,000; and,
2. Approve the Amendment for the 30% Schematic Design for the Beach Access Project - 2023/24 Capital Improvement Project; Fund: Community Services; Division: Beaches; Project #3972BD2102; Contractor: CORE West Inc. dba CORE Construction for the amount of \$37,500; and,
3. Direct the Chair and Secretary to sign and execute the Amendments.

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.

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. After the selection process was complete, 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. Staff returned to the Board on May 8, 2024 (Item G.5) for further clarification on the placeholder in the budget and whether the \$4,000,000 was a hard cap. At this meeting, the Board gave direction to Staff on the following items:

1. There is not a hard cap on the project budget.
2. Include Ski Beach in the 30% Incline Beach Access Project design.
3. Combine the Incline Beach House Project and the Incline Beach Access Project into one project in the FY 2024/25 Budget.
4. Obtain a proposal from the Design Build team to amend their contract to include the following:

- a. Provide a 30% Schematic Design for the Beach House, a second design, Option B that:
 - i. Embodies a "timeless Tahoe" style building
 - ii. Provides a separate storage for liquor, considering potential future hiring of concessionaires to sell liquor and/or food at the beach, possibly from different companies.
 - iii. The kitchen size will remain the same.
 - iv. Remove the overhead showers but retain a foot wash.
- b. Provide a 30% Schematic Design for the Incline Beach/Ski Beach Access Projects:
 - i. The design will encompass circulation options and safety considerations as outlined in the LSC Report, potentially involving encroachment into the Washoe County ROW and redesign of sidewalks and crosswalks.
 - ii. This will also include a coverage analysis, potential upgrades to drainage, and a new guard shack to match the design intended for Incline Beach.

III. BID RESULTS

N/A

IV. FINANCIAL IMPACT AND BUDGET

The FY 2023/24 approved budget included \$4,000,000 for the total Project Budget for the Incline Beach House Project, of which \$103,500 plus an additional \$50,000 will be used for the 30% Schematic Design. The FY 2023/24 approved budget for the Beach Access Project is \$100,000, of which \$18,000 plus an additional \$37,500 will be used for the 30% Schematic Design, which includes Incline Beach and Ski Beach accesses. The Amendment for the 30% Schematic Design for the Incline Beach House Project and the Amendment for the 30% Schematic Design for the Incline Beach Access Project with CORE Construction are included in Attachments #1 and #2 respectively.

V. ALTERNATIVES

N/A

VI. COMMENTS

The Owner and Design-Builder Amendments have been reviewed and approved by Silver State Law and District's Legal Counsel.

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

1. Amendment - Incline Beach House
2. Amendment - Incline Beach Access

IX. DECISION POINTS NEEDED FROM THE BOARD OF TRUSTEES

**AMENDMENT 1
to the
PRELIMINARY DESIGN-BUILD AGREEMENT BETWEEN OWNER
AND DESIGN-BUILDER**

**INCLINE BEACH HOUSE PROJECT
CIP 3973LI1302**

This Amendment, dated June 13th 2024, is to incorporate a design change to the 30% Schematic Design of the Incline Beach House (the Project), as defined in the Agreement dated February 28, 2024, between the Owner, Incline Village General Improvement District (IVGID), and the Design-Builder, CORE West Inc., dba CORE Construction.

At their meeting on May 8, 2024, IVGID's Board of Trustees directed Staff to have the design team deliver a new 30% schematic design.

The 30% Schematic Design Scope of Work includes;

- Revise design to include more wood and natural stone that embodies a "timeless Tahoe" style.
- Provide separate storage for liquor/beer kegs accessible from the bar area.
- Revise overhead showers to foot wash only.
- Include site plan, floor plans, roof plan, structural member sizes/quantities, exterior elevations, building sections, three-dimensional exterior views.
- Updated cost estimate.

Additional compensation as a result of this change will increase the original stipulated contract sum of One Hundred Three Thousand Five Hundred Dollars (\$103,500) to One Hundred Fifty-Three Thousand Five Hundred Dollars (\$153,500).

The Contract Time, Article 5 of the original contract, is amended to be September 1, 2024.

SIGNATURES ON FOLLOWING PAGE.

OWNER:
INCLINE VILLAGE G. I. D.
Agreed to:

Trustee Sara Schmitz, Chairperson

Date

Trustee Michaela Tonking, Secretary

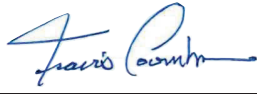
Date

Reviewed as to Form:

Sergio Rudin, District Legal Counsel

Date

CONTRACTOR:
CORE Construction
Agreed to:

By: 

Signature of Authorized Agent

Travis Coombs, Vice President

Print or Type Name and Title

June 5, 2024

Date



ADDITIONAL SERVICES PROPOSAL # 1 – Beach House Architectural Option B

CONTRACT: 24-10-003-001 IVGID Beach House Project

DATE: 05/23/2024

OWNER: Incline Village General Improvements District
 1220 Sweetwater Rd.
 Incline Village, NV 89451

ADDITIONAL SERVICE INFORMATION

Please Review the following change request(s) to this Contract:
 Incline Beach House Project: Provide additional architectural design option up to schematic design targeted towards “timeless Tahoe” style of building. Original base design scope includes Option A, this proposal introduced Option B. Option B will provide separate storage for liquor, considering potential future hiring of concessionaires to sell liquor and/or foot at the beach. The Kitchen size will remain the same. Overhead showers will be removed, retain foot wash.

ITEM #	DESCRIPTION	CONTRACT CHANGE
1	Beach House – Architectural Design Option	\$50,000.00

Total:	\$50,000.00
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Not valid until signed by both the Owner. Signature of the Contractor indicates the Contractor’s agreement herewith, including any adjustment in the Contract Sum.

The original Contract Sum was	\$103,500.00
The net change by previously authorized was	\$0.00
The Contract Sum prior to this Change Order Request as	\$103,500.00
The Contract Sum will be increased by this Additional Services Request.....	\$50,000.00
The new Contract Sum will be	\$153,500.00

**AMENDMENT 1
to the
PRELIMINARY DESIGN-BUILD AGREEMENT BETWEEN OWNER
AND DESIGN-BUILDER**

**INCLINE BEACH ACCESS PROJECT
CIP 3973LI1302**

This Amendment, dated June 13th 2024, is to incorporate a design change to the 30% Schematic Design of the Incline Beach Access Project (the Project), as defined in the Agreement dated February 28, 2024, between the Owner, Incline Village General Improvement District (IVGID), and the Design-Builder, CORE West Inc., dba CORE Construction.

At their meeting on May 8, 2024, IVGID's Board of Trustees indicated a desire to provide additional design, up to 30% schematic design, specific to Ski Beach.

The 30% Schematic Design Scope of Work includes:

- Base map refinements/updates.
- Pedestrian ADA access from Lakeshore Blvd.
- Minor intersection upgrades on Lakeshore Blvd.
- New entry fencing.
- Reconfiguration of unloading parking areas.
- Reconfiguration of pedestrian access to a new entry kiosk (Kiosk to be similar to Incline Beach).
- Preliminary locations for stormwater management/best management practices (BMP's) will be shown, in accordance with TRPA requirements.
- Patron drop-off, security protocol, delivery, and emergency vehicle access will be evaluated.
- Locate and provide the civil design for the entry kiosk building.
- Site: Prepare site access accommodation list and preferred space and/or vehicle movement requirements for each.
- Include site design criteria, space and vehicle movement requirements summary, pedestrian/vehicle circulation concept, schematic site plan, drawings and narrative related to civil and electrical etc.

Additional compensation as a result of this change will increase the original stipulated contract sum of Eighteen Thousand Dollars (\$18,000) to Fifty-Five Thousand Five Hundred Dollars (\$55,500).

The Contract Time, Article 5 of the original contract, is amended to be September 1, 2024.

SIGNATURES ON FOLLOWING PAGE.

OWNER:
INCLINE VILLAGE G. I. D.
Agreed to:

Trustee Sara Schmitz, Chairperson

Date

Trustee Michaela Tonking, Secretary

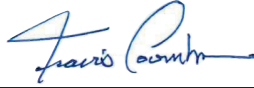
Date

Reviewed as to Form:

Sergio Rudin, District Legal Counsel

Date

CONTRACTOR:
CORE Construction
Agreed to:

By: 

Signature of Authorized Agent

Travis Coombs, Vice President

Print or Type Name and Title

June 5, 2024

Date



ADDITIONAL SERVICES PROPOSAL # 1 – Ski Beach Access Control

CONTRACT: 24-10-003-002 IVGID Beach Access Project

DATE: 05/23/2024

OWNER: Incline Village General Improvements District
 1220 Sweetwater Rd.
 Incline Village, NV 89451

ADDITIONAL SERVICE INFORMATION

Please Review the following change request(s) to this Contract:
 Incline Beach/Ski Beach Access Project: Provide additional design up to schematic design specific to Ski Beach. This will encompass circulation options and safety considerations as outlined in the LSC Report provided. The project will potentially involve encroachment into the Washoe County ROW and redesign of sidewalks and crosswalks. The project will also include a coverage analysis, potential upgrades to drainage, and a new guard shack to match the design intended for Incline Beach.

ITEM #	DESCRIPTION	CONTRACT CHANGE
1	Beach Entry – Design of Ski Beach Access	\$37,500.00

Total:	\$37,500.00
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Not valid until signed by both the Owner. Signature of the Contractor indicates the Contractor's agreement herewith, including any adjustment in the Contract Sum.

The original Contract Sum was	\$18,000.00
The net change by previously authorized was	\$0.00
The Contract Sum prior to this Change Order Request as	\$18,000.00
The Contract Sum will be increased by this Additional Services Request.....	\$37,500.00
The new Contract Sum will be	\$55,500.00