2017/2018 Capital Improvement Budget District "Legacy" Project Discussion
February 8, 2017

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District Strategic Plan

Long Range Principle 2 – Finance

The District will ensure fiscal responsibility and sustainability of service capacities by maintaining effective financial policies for operating budgets, fund balances, capital improvement and debt management.

- Develop and maintain a long term plan to sustain financial resources.
  - With allocated resources, equate service expectations and the capability to deliver.
  - Prepare a five year projection of financial results and performance measures for operations, capital improvement and debt service as a part of budget deliberations.
District Strategic Plan

Long Range Principle 5 – Assets & Infrastructure
The District will practice perpetual asset renewal, replacement and improvement to provide safe and superior long term utility services and recreation activities.

• Maintain, renew, expand and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
• Maintain, procure and construct District assets to ensure safe and accessible operations for the public and the District’s workforce.
• Maintain a 5-Year and 20-Year capital improvement plan.
• Conduct planning and design, in advance of undertaking projects or procurement, to ensure new District assets meet operational requirements and enhance the customer experience.
• Comply with regulatory requirements and industry standards.
District “Legacy” Projects

- Five* remaining non-Utility Existing Facilities Major Projects (as defined in Board Policy 12.1.0)
  - Incline Beach House
  - Administration Building
  - Ski Way Pavement
  - Diamond Peak Culvert
  - Mountain Golf Course Clubhouse and Maintenance Building

*Snowflake Lodge is addressed as a component of the Diamond Peak Master Plan
Past Board Planning Discussions

- November 2011 – Undertake planning necessary for the larger projects and slow implementation, where possible, to allow funding flexibility to ensure Recreation Fee stability
- November 2013 – Approach re-affirmed
- April 2015 – Approach re-affirmed with greater discussion on funding strategies
- October 2015 – Debt versus Pay-As-You-Go Capital Improvement Plan (CIP) funding
- January 2016 – CIP project types and funding mix
- February 2016 – CIP project prioritization
- May 2016 – District cash flow for CIP
Incline Beach House

- 1970’s concession and restroom facility
- Undersized and under-functioning but structurally sound
- Identified in 2016 Beaches Facility Plan as a public priority
- Design contract awarded by Board of Trustees May 2016 with pre-design underway
- $2,375,000 preliminary estimate for project
  - $275K design (FY15/16 – FY16/17)
  - $2.1M construction (FY17/18 plan)
    - CIP Project # 3973LI1302
- In-depth discussion of design options, project schedule, and budget estimates with Board of Trustees scheduled March 8, 2017
Administration Building

- Constructed in 1970 originally as two separate structures
- Multiple remodels over building lifespan to accommodate District growth and changes in building function
- Undersized and inefficient
- Is not compliant with the Americans with Disabilities Act for public and employees
- Radon and asbestos present
- Has a number of impending capital maintenance projects
Administration Building

- Identified in 2000 Community Services Master Plan for replacement as a component of Recreation Center expansion
- Building replacement evaluation with space needs assessment and commercial office space market evaluation presented to Board of Trustees January 2013
- Project not presently identified in current 5-year CIP
Ski Way Pavement

• Ski Way from intersection of Fairview Boulevard to Tyrolian Village owned and maintained by IVGID
• Last major pavement rebuild in 1987; since that time there has been on-going capital maintenance
• Major sections of block cracking, longitudinal cracking, transverse cracking, and pavement patch edge separation all indications of structural failure
Ski Way Pavement

- Traffic safety review conducted June 2015
- Pre-design contract underway
  - Structural rebuild with circulation and safety enhancements proposed
  - Multiple options will be evaluated
- $2,150,000 preliminary estimate for project
  - $50K pre-design (FY16/17)
  - $2.1M design and construction (FY17/18 – FY19/20 plan)
  - CIP Project # 3469LI1105
Ski Way Pavement

• Conceptual Schedule
  – Develop alternatives and solicit input from Board of Trustees, adjacent homeowner association(s), and public – Summer/Fall 2017
  – Finalize pre-design and present to Board of Trustees for preferred alternative selection – Winter 2017/2018
  – Final design and permitting – 2018 and Spring 2019
  – Construction – Summer 2019
Diamond Peak Culvert

- ~1,800-lf of 60”+ and ~1,500-lf+ of 24” – 36” diameter corrugated metal pipe culverts carrying Incline Creek and tributary
- Runs beneath parking lots, base area, and Schoolyard and Lodgepole runs
- Constructed in early 1970’s
- No construction as-builts or maintenance/inspection data
- Identified to be in poor condition during 2010 construction of Skier Services Building
Diamond Peak Culvert

- Condition assessment in 2011 – 2012
- Pre-design, data collection, and hydraulic modeling 2012 – 2015
- Final design and permitting 2016 – 2017
- Bidding planned Winter/Spring 2018
- Construction planned Summer/Fall 2018
- Comprehensive in-situ survey and video reassessment of culverts completed in 2016
  - Condition reassessment indicates project must proceed as scheduled
Diamond Peak Culvert

October 2011 STA 1+33 (US->DS)  
October 2016 STA 1+43 (DS->US)  

October 2011 STA 3+10 (US->DS)  
October 2016 STA 3+15 (DS->US)
Diamond Peak Culvert

<table>
<thead>
<tr>
<th>October 2011 N/A</th>
<th>October 2016 STA 0+30 (DS→US)</th>
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<tr>
<td>October 2011 ~4+35</td>
<td>October 2016 STA 4+56 (US→DS)</td>
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Diamond Peak Culvert

[Image: Map of Diamond Peak Culvert with various annotations and symbols, including distances and conditions like reverse curvature, missing CMP wall, obstructions, and invert damage.]
Diamond Peak Culvert

- $3,875,000 estimated for project
  - $545K pre-design and design (FY11/12 – FY16/17)
    - $207K spent to date
  - $3.33M construction (FY17/18 – FY18/19 plan)
  - CIP Project # 3499LI1101
Mountain Golf Course

- Clubhouse and Maintenance Building constructed in 1971
- Multiple remodels on both structures including a major structure fire at the Clubhouse and building expansion at the Maintenance Building
- Neither building is compliant with the Americans With Disabilities Act
- Identified in 2000 Community Services Master Plan as a deficient building but no replacement plan proposed
- Clubhouse requires capital maintenance to address roof as well as exterior and interior finishes
- Maintenance Building requires capital maintenance to address structural issues, crew quarters, and heating, ventilation and air conditioning
- Maintenance Building does not have electrical and ventilation provisions to allow electric cart charging
Mountain Golf Course

• March 2012 – Board of Trustees directs Staff to establish a working group and conduct facility planning for the Mountain Course Buildings based on impending capital maintenance, a failing deck structure at the Clubhouse, and not in compliance with the Americans with Disabilities Act

• Summer/Fall 2012 – District hires Global Golf Advisors (GGA), forms a working group, and conducts facility planning
Mountain Golf Course

- March 2013 – GGA’s Final report recommendations issued
  - Both buildings shall be in compliance with the Americans With Disabilities Act
  - Enhance socialization elements
    - Adequate interior seating for social/group events
    - Covered exterior deck with views (either of lake or tees/greens)
    - Inside-outside design theme
  - Simplify operations
    - Layout of building to allow single operator control (starter, pro-shop, and food and beverage from a single location)
    - Simplify food offerings from made-to-order to grab-and-go
  - Additional elements
    - Restroom capacity for a foursome at one time (increase from 3 stalls to 4 stalls per restroom)
    - Enhance practice area
    - Electric cart charging and storage
    - Improve maintenance crew quarters
Mountain Golf Course

- May 2013 – Structural evaluation of Clubhouse deck determines deck is structurally unsound and a danger to the public
- Summer 2013 – Clubhouse deck demolished, building interface renovated, and remaining deck area is expanded
Mountain Golf Course
Mountain Golf Course
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Mountain Golf Course

- Fall/Winter 2013 – District hires BJG Architecture & Engineering to complete pre-design and develop options and costs to meet GGA recommendations

- April 2014 – BJG report issued with six developed options:
  - Option 1 – New Clubhouse and Maintenance Building with location swap – ~$3.4M
  - Option 2 – New Clubhouse with partial cart storage and renovate Maintenance Building – ~$2.1M
  - Option 3 – New Clubhouse with full cart storage and renovate Maintenance Building – ~$2.2M
  - Option 4 – Renovate Clubhouse and Maintenance Building – ~$1.6M
  - Option 5 – New Clubhouse with new practice facility and renovate Maintenance Building – ~$2.0M
  - Option 6 – Renovate Clubhouse for ADA compliance and renovate Maintenance Building – ~$800K
Mountain Golf Course

- Option 1 – New Clubhouse and Maintenance Building with location swap – ~$3.4M
  - GGA’s recommended option
  - Provides replacement for two aging structures
  - Provides views to Lake Tahoe from Clubhouse
  - Provides for awkward customer course ingress/egress
  - Improves maintenance ingress/egress but challenges with material storage
  - Challenging construction logistics
Mountain Course – Option 1
Mountain Golf Course

• Option 2 – New Clubhouse with partial cart storage and renovate Maintenance Building – ~$2.1M
  – Improved cart storage/staging
  – Challenging construction logistics

• Option 3 – New Clubhouse with full cart storage and renovate Maintenance Building – ~$2.2M
  – Greatly enhanced cart storage/staging
  – Enhanced Maintenance Building space allocation
  – Challenging construction logistics
Mountain Course – Options 2 & 3
Mountain Golf Course

• Option 4 – Renovate Clubhouse and Maintenance Building – ~$1.6M
  – Extensive renovation of Clubhouse
  – Meets GGA’s recommendation guidelines but with poorer operational building flow due to split level
  – No change to cart storage
  – Challenging construction logistics
Mountain Course – Option 4
Mountain Golf Course

- Option 5 – New Clubhouse with new practice facility and renovate Maintenance Building – ~$2.0M
  - Greatly enhanced practice area
  - No change to cart storage
  - Simplified construction logistics
Mountain Course – Option 5
Mountain Golf Course

- Option 6 – Renovate Clubhouse for ADA compliance and renovate Maintenance Building – ~$800K
  - Clubhouse in compliance with Americans with Disabilities Act – $185K
  - Clubhouse capital maintenance – $105K
  - Maintenance Building renovations – $510K
  - No operational enhancements other than electric cart charging capabilities
  - Clubhouse restrooms reduced from 3 stalls to 2 stalls per restroom
Mountain Course – Option 6
Mountain Golf Course

- FY16/17 5-year CIP plans for Option 2, 3, or 5 ($2.35M) and assumes preferred option selected during pre-design phase
  - $75K Pre-design (FY17/18 plan)
  - $175K Final design (FY18/19 plan)
  - $2.1M Construction (FY19/20 plan)
  - CIP Project # 3299BD1403
“Legacy” Projects Summary

- Incline Beach House
  - Project continues through pre-design
  - In-depth project discussion on March 8, 2017
  - $2,375,000 preliminary estimate
- Administration Building
  - Some analysis completed for co-location with Recreation Center but no plan currently in place for building replacement
  - Capital maintenance is necessary in near future
- Ski Way
  - Pre-design is underway with alternatives development forthcoming
  - $2,150,000 preliminary estimate
- Diamond Peak Culvert
  - Final design and permitting underway
  - Condition assessment indicates work must occur as scheduled
  - $3,875,000 estimate
- Mountain Golf Course Clubhouse and Maintenance Building
  - Six developed design concepts
  - Estimates range from $800K to $3.4M
  - Capital maintenance is necessary in near future
“Legacy” Project Recommendations

The Board of Trustees moves to direct Staff to apply the following approach to “Legacy” project planning:

• Continue implementation planning and budgeting for the following projects in the upcoming 5-year CIP (in descending order of funding priority based on infrastructure condition):
  – Diamond Peak Culvert
  – Ski Way Paving
  – Incline Beach House

• Slow Mountain Golf Course project implementation
  – Address capital maintenance at both Clubhouse and Maintenance Building as necessary
  – Implement Americans with Disabilities Act compliance and electric cart charging as CIP funding allows (Option 6)
  – Postpone building replacements

• Continue evaluating options for Administration Building
  – Address capital maintenance as necessary