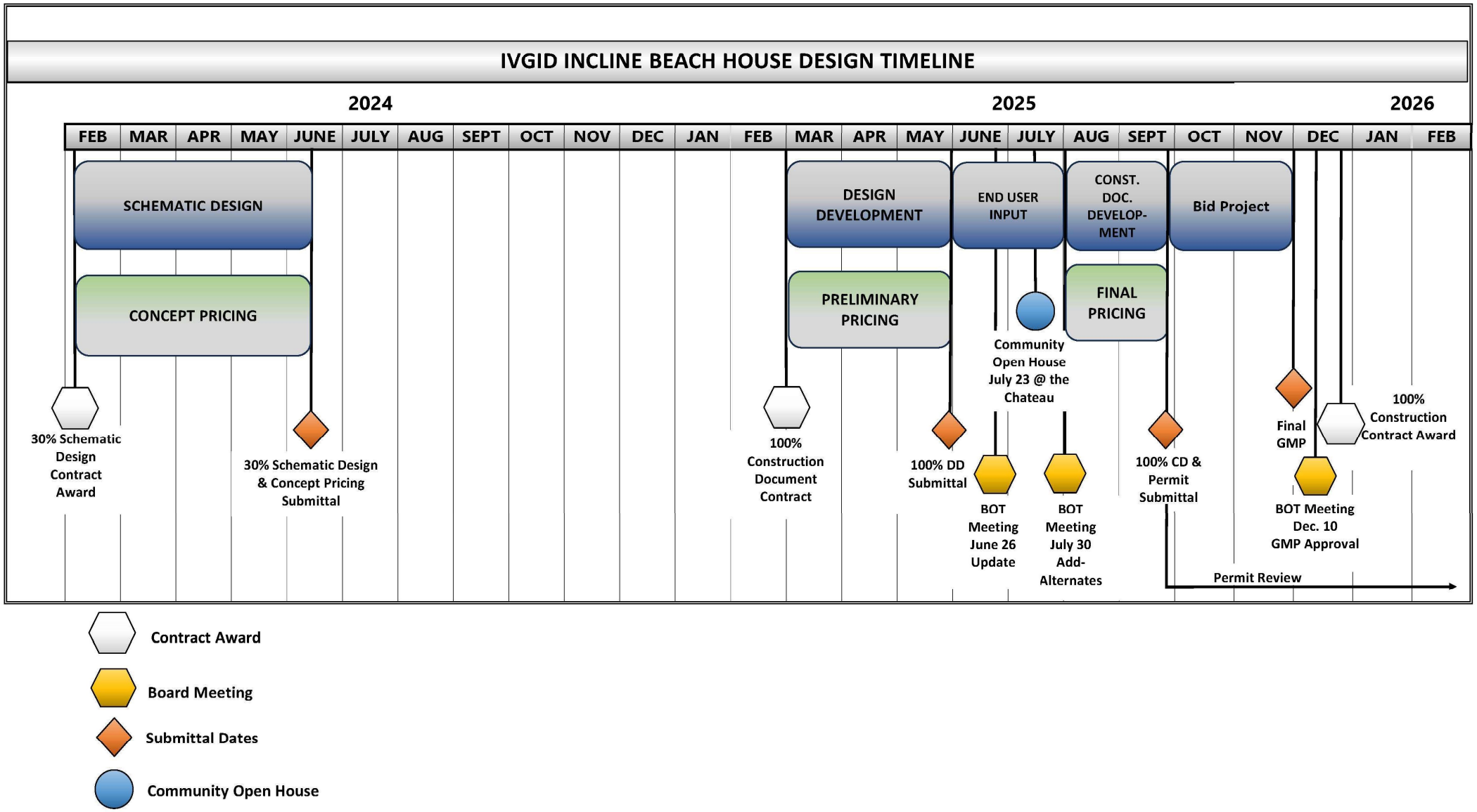
INCLINE BEACH HOUSE ALTERNATES


IVGID INCLINE BEACH HOUSE DESIGN TIMELINE
2024
2025
2026
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEPT
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
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FEB
SCHEMATIC DESIGN
CONCEPT PRICING
DESIGN DEVELOPMENT
PRELIMINARY PRICING
END USER INPUT
CONST. DOC. DEVELOP-MENT
FINAL PRICING
Bid Project
30% Schematic Design Contract Award
30% Schematic Design & Concept Pricing Submittal
100% Construction Document Contract
100% DD Submittal
BOT Meeting June 26 Update
Community Open House July 23 @ the Chateau
BOT Meeting July 30 Add-Alternates
100% CD & Permit Submittal
Permit Review
Final GMP
BOT Meeting Dec. 10 GMP Approval
100% Construction Contract Award
Contract Award
Board Meeting
Submittal Dates
Community Open House

Project Schedule

Project Phases

1. RFQ: 30% Schematic Design– Nov. 2023
2. 30% Schematic Design Contract Awarded Feb. 2024
3. 30% Schematic Design Submittal Beach House and Access Project June 2024
4. 100% Construction Documents Contract Awarded March 12, 2025
   A. 100% Design Development Estimate – May 16
   B. 100% Design Development Drawings – May 30
   C. 100% CDs – Final Sept. 26, 2025
   D. Permit Submittal – Sept. 29, 2025 (Actual Sept. 19, 2025)
   E. Bid Project – Oct. 2, 2025 / Bid Opening – Oct. 23, 2025
   F. GMP Draft to District – Nov. 13, 2025 (Comments Nov. 13 – Nov. 20, 2025)
   G. Final GMP – Dec. 3, 2025
   H. GMP Approval by Board of Trustees – Dec. 10. 2025
   I. TRPA/County Approval – April 2026
   J. Construction – May 1, 2026

Design Development Cost Estimate Breakdown

<u>Beach House Project</u>

- Beach House:
  - Site Improvements: $3,102,222
  - Restrooms: $2,626,493
  - Kitchen: $3,463,137
  - Bar & Patio: $990,673

  <u>Total $10,182,525</u>

- Alternates:
  - Alt #1 – Fire Pits: $53,283
  - Alt #2 – Band Stand: $54,273
  - Alt #3 – Privacy Wall: $148,368
  - ~~Alt #4 – Day Use Lockers: $16,026~~
  - ~~Alt #5 – RFID Ped. Gate: $22,943~~
  - ~~Alt #6 – Showers: $60,268~~

  <u>Total $255,924</u>

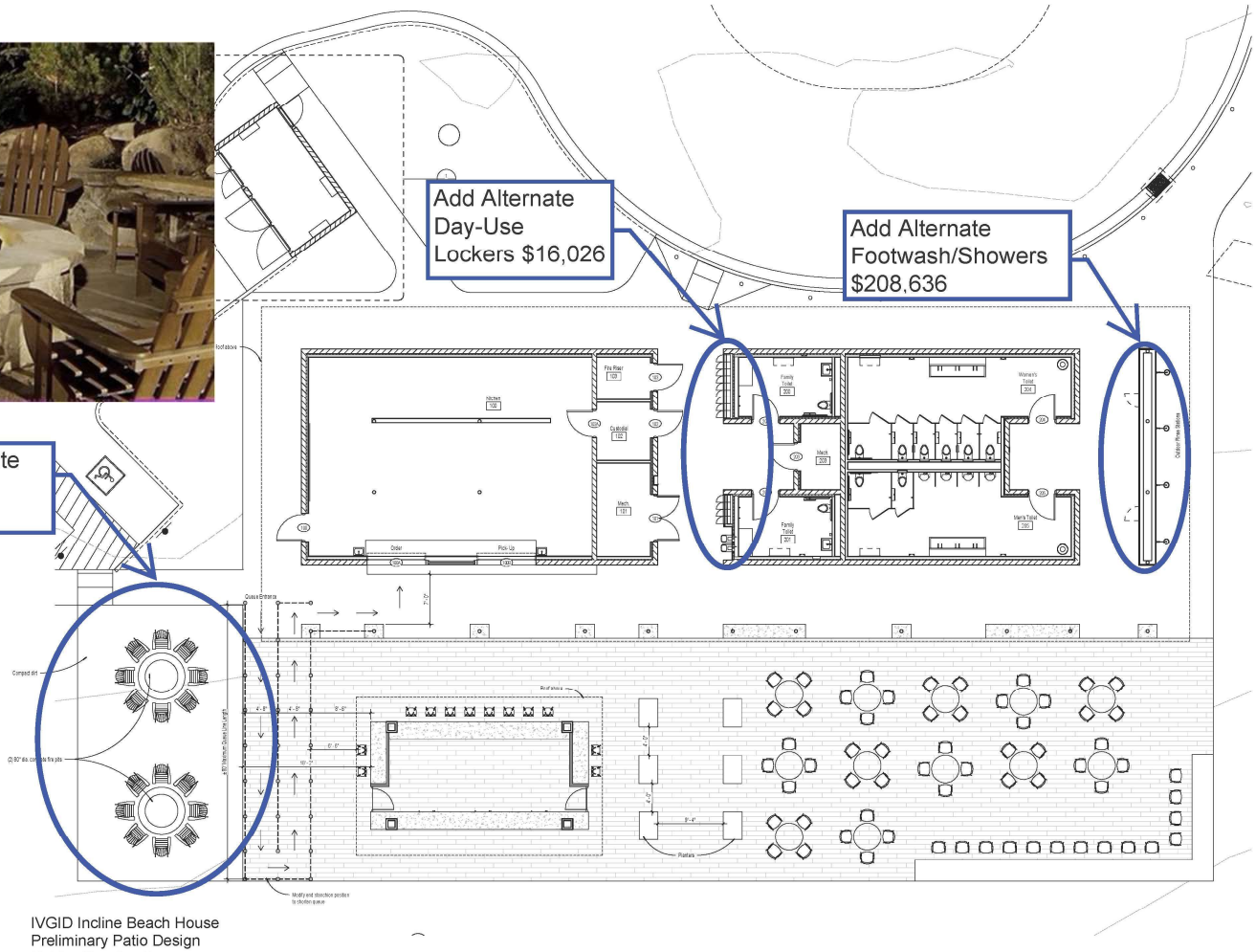
Total Project Cost $10,438,449

CORE®

Incline Beach House
Incline Village General Improvement District
50% DD Estimate
Incline Village, NV
Prepared On: June 25th, 2025

#	Description		Base Price	BREAKOUTS Beach House Site	Restrooms	Kitchen	Bar & Patio	ALTERNATES (NOT INCLUDED IN BASE BID) ALT #1 Fire Pits	ALT #2 Band Stand	ALT #3 Privacy Wall	ALT #4 Day Use Lockers	ALT #5 RFID Ped. Gate	ALT #6 Showers
	GENERAL		$358,078	$113,074	$109,226	$109,226	$26,552	$0	$0	$0	$0	$0	$0
TSR	Temporary Site Requirements		$92,554	$92,554	$0	$0	$0	$0	$0	$0	$0	$0	$0
TBR	Temporary Building Requirements		$162,924	$0	$73,316	$73,316	$16,292	$0	$0	$0	$0	$0	$0
CWM	Waste Management & Cleaning Requirements		$102,600	$20,520	$35,910	$35,910	$10,260	$0	$0	$0	$0	$0	$0
	DEMOLITION / OFF-SITE INFRASTRUCTURE		$53,000	$53,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	Hazardous Material Remediation		$30,000	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	Building Wrecking		$23,000	$23,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
	SITE WORK (ROUGH)		$1,145,548	$1,145,548	$0	$0	$0	$0	$0	$0	$0	$6,750	$0
7	Horizontal Survey & Staking		$19,697	$19,697	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	Earthwork		$413,485	$413,485	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	Utilities		$564,948	$564,948	$0	$0	$0	$0	$0	$0	$0	$6,750	$0
11	Dust Control		$93,933	$93,933	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	Storm Water Management		$53,485	$53,485	$0	$0	$0	$0	$0	$0	$0	$0	$0
	SITE WORK (FINISH)		$659,951	$530,059	$0	$0	$129,892	$0	$35,122	$0	$0	$5,000	$0
14	Asphalt Paving		$72,275	$72,275	$0	$0	$0	$0	$0	$0	$0	$0	$0
15	Site Signage, Striping, & Parking Accessories		$8,150	$8,150	$0	$0	$0	$0	$0	$0	$0	$0	$0
16	Landscaping & Irrigation		$56,649	$56,649	$0	$0	$0	$0	$0	$0	$0	$0	$0
17	Unit Pavers		$163,052	$33,160	$0	$0	$129,892	$0	$0	$0	$0	$0	$0
23	Fencing & Gates		$118,490	$118,490	$0	$0	$0	$0	$0	$0	$0	$5,000	$0
24	Site Concrete		$158,823	$158,823	$0	$0	$0	$0	$5,122	$0	$0	$0	$0
25	Site Masonry		$47,012	$47,012	$0	$0	$0	$0	$0	$0	$0	$0	$0
26	Site Metals		$35,500	$35,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
	STRUCTURE		$1,224,827	$40,554	$623,143	$387,052	$174,078	$0	$0	$87,350	$1,300	$0	$0
27	Structural Layout & Coordination		$7,121	$0	$2,860	$2,889	$1,373	$0	$0	$0	$0	$0	$0
30	Building Concrete		$271,119	$14,394	$83,885	$68,561	$104,279	$0	$0	$15,750	$1,300	$0	$0
31	Structural Masonry		$376,195	$18,320	$279,491	$78,385	$0	$0	$0	$38,615	$0	$0	$0
33	Structural Steel		$297,975	$0	$123,050	$137,425	$37,500	$0	$0	$7,750	$0	$0	$0
36	Rough Carpentry		$272,417	$7,840	$133,857	$99,793	$30,927	$0	$0	$25,235	$0	$0	$0
	ENCLOSURE		$443,659	$0	$212,592	$197,932	$33,135	$0	$0	$990	$0	$0	$0
37	Temporary Dry-In		$33,980	$0	$18,060	$15,920	$0	$0	$0	$0	$0	$0	$0
38	Weather Barriers and Waterproofing		$21,363	$0	$12,324	$9,039	$0	$0	$0	$0	$0	$0	$0
40	Caulking & Sealants		$15,076	$0	$9,086	$5,990	$0	$0	$0	$990	$0	$0	$0
44	Thermal Insulation		$20,645	$0	$14,102	$6,543	$0	$0	$0	$0	$0	$0	$0
45	Metal Roofing		$266,285	$0	$125,270	$107,880	$33,135	$0	$0	$0	$0	$0	$0
52	Exterior Aluminum, Glass, & Glazing		$73,710	$0	$33,750	$39,960	$0	$0	$0	$0	$0	$0	$0
54	Overhead Doors		$12,600	$0	$0	$12,600	$0	$0	$0	$0	$0	$0	$0
	INTERIOR FINISHES		$387,553	$33,665	$225,889	$127,999	$0	$0	$0	$19,980	$0	$0	$0
55	Temporary Requirements for Phasing / Quality Control		$24,020	$24,020	$0	$0	$0	$0	$0	$0	$0	$0	$0
56	Doors, Frames, & Hardware		$47,000	$0	$38,250	$8,750	$0	$0	$0	$0	$0	$0	$0
59	Casework & Finished Carpentry		$9,900	$0	$0	$9,900	$0	$0	$0	$0	$0	$0	$0
60	Framing & Drywall		$101,574	$0	$61,504	$40,070	$0	$0	$0	$0	$0	$0	$0
61	Paint & High Performance Coatings		$53,475	$9,645	$30,569	$13,260	$0	$0	$0	$0	$0	$0	$0
64	Tile		$0	$0	$0	$0	$0	$0	$0	$19,980	$0	$0	$0
65	Carpet & Resilient Flooring		$800	$0	$800	$0	$0	$0	$0	$0	$0	$0	$0
66	Fluid-Applied Finishes		$110,923	$0	$74,475	$36,448	$0	$0	$0	$0	$0	$0	$0
67	Concrete Finishing		$850	$0	$850	$0	$0	$0	$0	$0	$0	$0	$0
70	Progressive & Final Clean Requirements		$39,012	$0	$19,441	$19,571	$0	$0	$0	$0	$0	$0	$0
	SPECIALTIES		$58,619	$15,000	$40,176	$3,443	$0	$0	$0	$0	$10,400	$0	$0
71	Visual Display Boards		$1,000	$0	$0	$1,000	$0	$0	$0	$0	$0	$0	$0
72	Building Signage		$18,744	$15,000	$1,801	$1,943	$0	$0	$0	$0	$0	$0	$0
73	Wall & Door Protection		$250	$0	$250	$0	$0	$0	$0	$0	$0	$0	$0
74	Toilet, Bath, & Laundry Accessories		$37,625	$0	$37,625	$0	$0	$0	$0	$0	$0	$0	$0
75	Fire Protection Specialties		$1,000	$0	$500	$500	$0	$0	$0	$0	$0	$0	$0
77	Lockers		$0	$0	$0	$0	$0	$0	$0	$0	$10,400	$0	$0
	EQUIPMENT		$597,400	$0	$0	$516,150	$81,250	$30,000	$0	$0	$0	$0	$0
85	Food Service Equipment		$597,400	$0	$0	$516,150	$81,250	$0	$0	$0	$0	$0	$0
86	Residential Equipment & Appliances		$0	$0	$0	$0	$0	$30,000	$0	$0	$0	$0	$0
	MEP SYSTEMS		$1,489,215	$24,370	$444,402	$840,948	$179,495	$8,900	$4,500	$0	$0	$5,000	$44,000
97	Fire Suppression System		$37,500	$0	$20,172	$17,328	$0	$0	$0	$0	$0	$0	$0
98	Plumbing Systems		$689,905	$0	$244,105	$310,800	$135,000	$6,400	$0	$0	$0	$0	$44,000
99	Temporary Building Conditioning		$14,975	$0	$7,205	$7,770	$0	$0	$0	$0	$0	$0	$0
100	HVAC Systems		$337,690	$8,100	$57,640	$271,950	$0	$0	$0	$0	$0	$0	$0
103	Electrical Systems		$409,145	$16,270	$115,280	$233,100	$44,495	$2,500	$4,500	$0	$0	$5,000	$0
	UNIQUE FEATURES OF WORK		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Subtotal		$6,417,850	$1,955,271	$1,655,428	$2,182,749	$624,402	$38,900	$39,623	$108,320	$11,700	$16,750	$44,000
	CONTINGENCIES & ALLOWANCES		SUB TOTAL										
9.0%	Design & Estimating Contingency		$577,607	$175,974	$148,989	$196,447	$56,196	$3,501	$3,566	$9,749	$1,053	$1,508	$3,960
4.0%	Market & Escalation Contingency		$256,714	$78,211	$66,217	$87,310	$24,976	$1,556	$1,585	$4,333	$468	$670	$1,760
3.0%	Contractor Construction Contingency		$192,536	$58,658	$49,663	$65,482	$18,732	$1,167	$1,189	$3,250	$351	$503	$1,320
0.0%	Owner Contingency		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Subtotal		$7,444,707	$2,268,115	$1,920,296	$2,531,989	$724,306	$45,124	$45,963	$125,651	$13,572	$19,430	$51,040
RATE	**GENERAL CONDITIONS**		SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL
LS	General Conditions		$797,608	$243,000	$205,736	$271,271	$77,600	$3,665	$3,732	$10,201	$1,101	$1,577	$4,145
LS	Warranty Service		$35,639	$10,858	$9,193	$12,121	$3,467	$187	$190	$520	$57	$81	$211
	Subtotal		$8,277,954	$2,521,973	$2,135,225	$2,815,381	$805,374	$48,976	$49,885	$136,373	$14,730	$21,088	$55,396
RATE	**SOFT COSTS**		SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL
LS	Architectural / Engineering Services - Step 1		$118,860	$36,212	$30,659	$40,425	$11,564	$0	$0	$0	$0	$0	$0
LS	3rd Party Testing, Inspections, & Commissioning	Not in Scope	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LS	Plan Review, Permits, & Utility Fees	Not in Scope	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LS	Architectural / Engineering Services - Step 2		$755,000	$230,019	$194,746	$256,780	$73,455	$0	$0	$0	$0	$0	$0
LS	Construction Administration - Step 3		$230,000	$70,072	$59,326	$78,224	$22,377	$0	$0	$0	$0	$0	$0
	Subtotal		$9,381,814	$2,858,277	$2,419,956	$3,190,810	$912,770	$48,976	$49,885	$136,373	$14,730	$21,088	$55,396
RATE	**INSURANCE, BONDS, AND BUILDERS RISK**		SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL
1.15%	General Liability		$117,100	$35,676	$30,205	$39,826	$11,393	$613	$624	$1,706	$184	$264	$693
1.50%	Subcontractor Bonds/SDI		$111,671	$34,022	$28,805	$37,980	$10,865	$799	$814	$2,226	$240	$344	$904
0.90%	Payment and Performance Bond		$91,643	$27,920	$23,639	$31,168	$8,916	$480	$488	$1,335	$144	$206	$542
LS	Builders Risk Insurance		$18,559	$5,654	$4,787	$6,312	$1,806	$0	$0	$0	$0	$0	$0
	Subtotal		$9,720,787	$2,961,549	$2,507,391	$3,306,097	$945,749	$50,867	$51,812	$141,640	$15,299	$21,902	$57,536
RATE			SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL
4.75%	Design-Builder Fee		$461,738	$140,674	$119,101	$157,040	$44,923	$2,416	$2,461	$6,728	$727	$1,040	$2,733
				Beach House Site	Restrooms	Kitchen	Bar & Patio	ALT #1 Fire Pits	ALT #2 Band Stand	ALT #3 Privacy Wall	ALT #4 Day Use Lockers	ALT #5 RFID Ped. Gate	ALT #6 Showers
	Subtotals		$10,182,525	$3,102,223	$2,626,492	$3,463,137	$990,673	$53,283	$54,273	$148,368	$16,026	$22,943	$60,268
	Estimate Total	$10,182,525											
	Estimate Total + Alternates	$10,537,686											

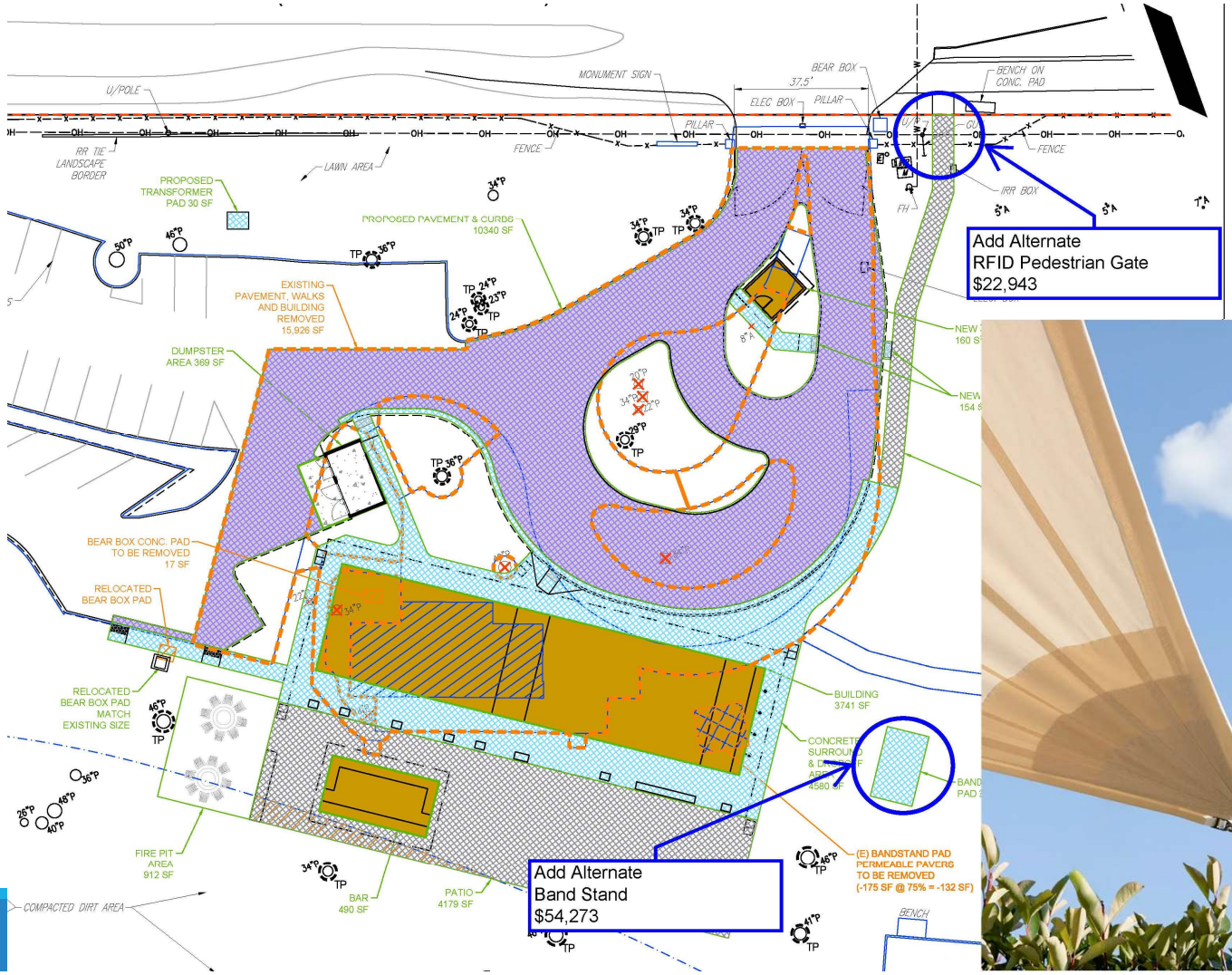
Add-Alternates

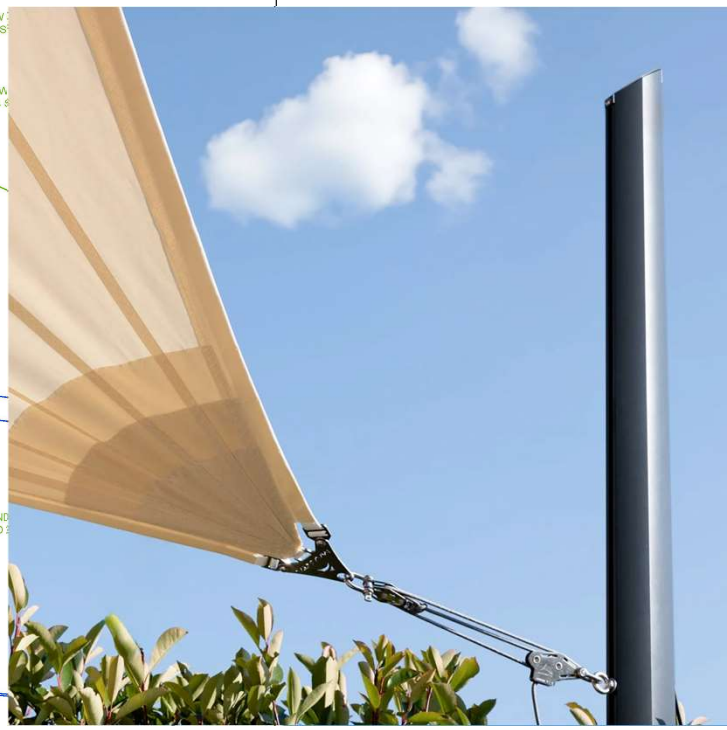


IVGID Incline Beach House
Preliminary Patio Design
Not for Construction

Add-Alternates

Add-Alternates





IVGID: Incline Beach House

Site Logistics