



# NOTICE OF MEETING

The regular meeting of the Incline Village General Improvement District will be held starting at **6:00 p.m.** on **Wednesday, November 18, 2020** in the Boardroom at 893 Southwood Boulevard, Incline Village, Nevada.

In compliance with State of Nevada Executive Department, Declaration of Emergency Directives 006, 016, 018, 021, 026, and 029, this meeting is closed to the public and attendance is limited to members of the Board of Trustees and essential staff. Public comment is allowed and the public is welcome to make their public comment either via e-mail (please send your comments to [info@ivgid.org](mailto:info@ivgid.org) by 4:00 p.m. on Wednesday, November 18, 2020) or via telephone (the telephone number will be posted to our website on the day of the meeting).

**CLOSED SESSION – TIME CERTAIN - 5:00 p.m. to 5:45 p.m.**

The Board may consider a motion to enter a Closed Session to consider negotiating strategy pertaining to the Operating Engineers Local Union No. 3 (pursuant to NRS 288.220).

- A. PLEDGE OF ALLEGIANCE\*
- B. ROLL CALL OF TRUSTEES\*
- C. INITIAL PUBLIC COMMENTS\* - *Unless otherwise determined, the time limit shall be three (3) minutes for each person wishing to make a public comment. Unless otherwise permitted by the Chair, no person shall be allowed to speak more than once on any single agenda item. Not to include comments on General Business items with scheduled public comment. The Board of Trustees may address matters brought up during public comment at the conclusion of the comment period but may not deliberate on any non-agendized item.*
- D. APPROVAL OF AGENDA (*for possible action*)

*The Board of Trustees may make a motion for a flexible agenda which is defined as taking items on the agenda out of order; combining agenda items with other agenda items; removing items from the agenda; moving agenda items to an agenda of another meeting, or voting on items in a block.*

**-OR-**

*The Board of Trustees may make a motion to accept and follow the agenda as submitted/posted.*

- E. PUBLIC HEARINGS  

**There are no Public Hearings for this agenda.**
- F. DISTRICT STAFF UPDATES (*for possible action*)
  - 1. District General Manager Indra Winquest – **pages 4 - 28**
    - A. *Formal written report outlining the contracts/expenditures s/he approved - Once a month formal written report outlining the contracts/expenditures s/he approved with proper spending authority (under \$50,000 of budgeted expenditures)*
    - B. Season end report for the Beach Season 2020

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**Incline Village General Improvement District**

*Incline Village General Improvement District is a fiscally responsible community partner which provides superior utility services and community oriented recreation programs and facilities with passion for the quality of life and our environment while investing in the Tahoe basin.*

893 Southwood Boulevard, Incline Village, Nevada 89451 • (775) 832-1100 • FAX (775) 832-1122

[www.yourtahoeplace.com](http://www.yourtahoeplace.com)

# NOTICE OF MEETING

Agenda for the Board Meeting of November 18, 2020 - Page 2

- G. REVIEW OF THE LONG RANGE CALENDAR *(for possible action)* – **page 29**
- H. DISTRICT GENERAL COUNSEL UPDATE *(for possible action)*  
**There is no Update for this agenda.**
- I. REPORTS TO THE BOARD\* - Reports are intended to inform the Board and/or the public.
1. Treasurers Report *(for possible action)*
    - A. Payment of Bills *(for possible action)* *(For District payments exceeding \$10,000 or any item of capital expenditure, in the aggregate in any one transaction, a summary of payments made shall be presented to the Board at a public meeting for review. The Board hereby authorizes payment of any and all obligations aggregating less than \$10,000 provided they are budgeted and the expenditure is approved according to District signing authority policy)* – **page 30**
- J. CONSENT CALENDAR *(for possible action)* (In cooperation with the Chair, the General Manager may schedule matters for consideration on a Consent Calendar. The Consent Calendar may not include changes to budget, user rates or taxes, adoption or amendment of ordinances, or any other action which is subject to a public hearing. Each consent item shall be separately listed on the agenda, under the heading of "Consent Calendar". A memorandum containing all relevant information will be included in the packet materials for each Consent Calendar item. The memorandum should include the justification as a consent item in the Background Section. Any member of the Board may request the removal of a particular item from the consent calendar and that the matter shall be removed and addressed in the General Business section of the meeting. A unanimous affirmative vote shall be recorded as a favorable motion and approval of each individual item included on the Consent Calendar.)  
**There are no Consent Calendar items on this agenda.**
- K. GENERAL BUSINESS *(for possible action)*
1. Diamond Peak Ski Education Foundation Spatial Needs Assessment and Site Analysis presented by Andy Wolf, Vice President, Diamond Peak Ski Education Foundation Board of Directors and Andrew T. Ryan, P.E. of PR Design & Engineering Inc. with the possibility of the Board of Trustees taking the following action(s): – **pages 31 - 71**
    - A. Review, discuss and possibly accept the presentation provided by DPSEF including a Special Needs Assessment and Site Analysis presented by Andy Wolf, Vice President, DPSEF Board of Directors and Andrew T. Ryan, P.E. of PR Design & Engineering Inc.
    - B. Review, discuss and possibly direct District Staff and District Legal Counsel to develop terms of a Memorandum of Understanding including a long term land use agreement with the Incline General Improvement District and DPSEF.
  2. Review, discuss and provide feedback on the schematic design of Burnt Cedar Swimming Pool Improvement Project (Requesting Staff Member: Engineering Manager Nathan Chorey) – **pages 72 - 171**
  3. Review, discuss and possibly provide direction on the Championship Golf Carts Capital Improvement Project, CIP Data Sheet# 3141LV1898, Evaluation requested because of COVID-19 (Requesting Staff Member: Director of Golf/Community Services Darren Howard) – **pages 172 - 178**
  4. Receive and possibly discuss recap of Project: Watermain Replacement – Martis Peak Road Vicinity; Fund: Utilities; Division: Water; Project 2299WS1704 (Presenting Staff Member: Engineering Manager Nathan Chorey) – **pages 179 - 213**

# NOTICE OF MEETING

Agenda for the Board Meeting of November 18, 2020 - Page 3

- 5. Review, discuss options and potentially provide direction to Staff and the Board Chairman on a preferred option for District Legal Services; Vendor: Best, Best and Krieger (BB&K) (Requesting Board Member Chairman Tim Callicrate and Requesting Staff Member District General Manager Indra Winquest) – **pages 214 - 215**
- L. APPROVAL OF MINUTES *(for possible action)*
  - 1. Meeting Minutes of October 14, 2020 – **pages 216 - 244**
- M. REPORTS\* *(Reports are intended to inform the Board and/or public)*
  - 1. Fiscal Year 2020/2021 First Quarter Budget Update: (Requesting Staff Member: Director of Finance Paul Navazio)
    - A. District financial results through September 30, 2020 (Quarter 1, FY2020/21) – **pages 245 - 273**
    - B. Popular Capital Improvements Plan Status Report through September 30, 2020 (Quarter 1, FY2020/21) – **pages 274 - 277**
- N. FINAL PUBLIC COMMENTS\* - Limited to a maximum of three (3) minutes in duration.
- O. ADJOURNMENT *(for possible action)*

## CERTIFICATION OF POSTING OF THIS AGENDA

I hereby certify that on or before Friday, November 13, 2020 at 9:00 a.m., a copy of this agenda (IVGID Board of Trustees Session of November 18, 2020) was delivered to the post office addressed to the people who have requested to receive copies of IVGID's agendas; copies were either faxed or e-mailed to those people who have requested; and a copy was posted at the following seven locations within Incline Village/Crystal Bay in accordance with NRS 241.020:

- 1. IVGID - Anne Offices)
- 2. Incline Village
- 3. Crystal Bay
- 4. Raley's
- 5. Incline Village
- 6. IVGID's
- 7. The Chateau at

**SUSPENDED – STATE OF NEVADA  
EXECUTIVE DEPARTMENT,  
DECLARATION OF EMERGENCY,  
DIRECTIVES 006, 016, 018, 021, 026, AND  
029.**

- Vorderbruggen Building (Administrative
- Post Office
- Post Office
- Shopping Center
- Branch of Washoe County Library
- Recreation Center
- Incline Village

/s/ Susan A. Herron, CMC  
Susan A. Herron, CMC  
District Clerk (e-mail: sah@ivgid.org/phone # 775-832-1207)

**Board of Trustees:** Tim Callicrate - Chairman, Matthew Dent, Sara Schmitz, Kendra Wong, and Peter Morris.

**Notes:** Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent Calendar section; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. Those items followed by an asterisk (\*) are items on the agenda upon which the Board of Trustees will take no action. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to call IVGID at 832-1100 at least 24 hours prior to the meeting. Copies of the packets containing background information on agenda items are available for public inspection at the Incline Village Library.

**IVGID'S agenda packets are now available at IVGID's web site, [www.yourtahoeplace.com](http://www.yourtahoeplace.com); go to "Board Meetings and Agendas". A hard copy of the complete agenda packet is also available at IVGID's Administrative Offices located at 893 Southwood Boulevard, Incline Village, Nevada, 89451.**

\*NRS 241.020(2) and (10): 2. Except in an emergency, written notice of all meetings must be given at least 3 working days before the meeting...10. As used in this section, "emergency" means an unforeseen circumstance which requires immediate action and includes, but is not limited to: (a) Disasters caused by fire, flood, earthquake or other natural causes; or (b) Any impairment of the health and safety of the public.

## MEMORANDUM

**TO:** Board of Trustees

**FROM:** Indra Winqest  
General Manager

**SUBJECT:** General Manager's Status Report  
Prepared for the meeting of November 18, 2020

**DATE:** November 10, 2020

### General Manager & Board of Trustees Priority Projects & Tasks

<b>ACTION ITEM</b>	<b>TARGET DATE COMPLETION</b>	<b>RESPONSIBLE PARTY</b>	<b>STATUS</b>
Effluent Pond Lining Project Request for Qualifications (RFQ)  <i>*updated</i>	CMAR RFQ Posted 10/23/20	GM Winqest/Engineering Manager Chorey Trustees Wong/Dent	RFQ Posted 10/23/20. Contractor Site Walk took place on 10/28 Interviews to take place in early December.
Effluent Pipeline Project Request for Qualifications (RFQ)	See above	GM Winqest/DPW Pomroy Trustees Wong/Dent	See above
Burnt Cedar Pool Project	Schematic Design Phase	Engineering Manager Chorey/GM Winqest	Schematic Design in progress. To be presented to Board 11/18. Core Construction selected as CMAR. Pre-Construction Services commencing.
<b><u>Internal Controls Project(s)</u></b> Review of Internal Control * Policies and Procedures	Winter/Spring	Director of Finance Navazio	Draft framework / project plan shared with Audit Committee; prioritizing procurement policy review
* Construction Contract Review	Winter 2020	GM Winqest/Director of Finance Navazio	Moss Adams contract management audit underway; fact validation completed; final report 11/30
Ordinance 7 GM Advisory Committee  <i>*updated</i>	Fall/Winter 2020	GM Winqest	GM Advisory Committee's second meeting was held on 10/27/20. Next meeting 11/10/20.
Smith vs IVGID Litigation	Ongoing	Legal Counsel/Board of Trustees/GM Winqest	Update provided by Legal Counsel at the 9/9/20 BOT mtg.

ACTION ITEM	TARGET DATE COMPLETION	RESPONSIBLE PARTY	STATUS
Utilities Performance/Asset Management Review  <i>*updated</i>	Hiring of Consultant Early Winter 2020	GM Winquest/Board	RFP released in 11/6/20
2020/2022 Strategic Plan	February 2020/21	Senior Management Team/Board of Trustees	Will discuss in the future, during long range calendar. Will set a workshop date after election
USFS Parcel Acquisition – Potential Dog Park  <i>*updated</i>	Ongoing	GM Winquest	Have resumed discussions with the USFS regarding special use permit, Legislation in progress
2020/2021 Budget Kick off Workshop  <i>*updated</i>	December 2020	GM Winquest/Director of Finance Navazio	Long Range Calendar updated to reflect first workshop December 2020
Recreation Punch card accounting	Fall 2020	Director of Finance Navazio	Board Workshop took place on 9/9/20
USACE Grant Funding for Pond Lining/Pipeline Projects	TBD	GM Winquest/Engineering Manager Chorey	Meeting with Marcus Faust/Laura Whitney (USACE) on 10/23. Update from Mr. Faust included in 11/18 GM Report
Ski Way Reconstruction Project  <i>*updated</i>	TBD	Engineering Manager Chorey	GM Winquest/ Engineering Manager Chorey met with Tyrolian Board Chairman/Vice Chairman on 10/21

**COVID–19, Impacts to the District & update on closures and restrictions**

The Recreation Center is currently open with a limited capacity of 50% for current members only. Drop in use is being evaluated at this time. Reservations are required for Group Fitness Classes, Gymnasium, Pool, and Strength and Conditioning area. Weddings, Banquets and Events are currently taking place with significant restrictions based on state and county guidelines and restrictions. A variety of Parks & Recreation programs are being offered with strict health and safety guidelines. The community parks remain open for drop in use and social/physical distancing is being closely monitored. The Tennis Center Pro Shop is closed for the season, however courts remains open first come first serve weather dependent.

Beach operations are constantly changing and Staff has and will remain flexible as restrictions are ready to either lifted or added dependent on impact of COVID–19 and observed behavior at the beach properties. Currently the beach operational season is in the final stages of

closing down. Beach Gates no longer will be staffed as of October 31, 2020. Boat Launching is available with a 24 hour advance reservation required.

### **Trail of Treats and Terror Event Recap**

Trail of Treats and Terror has been an Incline Village tradition since 2001. This intergenerational event is extremely important to our community, as it is the only opportunity many of the families in our town have to get dressed up and celebrate Halloween. Our team was unsure if we were going to be able to continue this event amidst the pandemic, however, with some creativity, incredible community partners, and community support, we completely reformatted the Trail of Treats and Terror. This year, the Trail of Treats and Terror took place completely outdoors and reservations were required. Trick-or-treaters traveled the "spooky" Fit Trail, with decorated stops along the way provided by our community partners. Every reservation slot filled, which means we served 600 Incline Village/Crystal Bay residents. Our partners included: Incline Tahoe Foundation, Lake Tahoe School, Sierra Nevada University, Young Life, Cornerstone Church, Incline Village Rotary, Diamond Peak, Incline Village Golf Courses, Picture This Photography (Dayle Hoevel), Ridgeline Apps, the North Lake Tahoe Fire Department, and community donors.

### **Golf Courses Update**

The season has wrapped up for both golf courses for the 2020 season and what a season it was! The year started with uncertainty due to COVID-19 restrictions and how we were actually going to operate through this pandemic. Many planning sessions were held with staff to come up with a safe and responsible way to open both courses.

Both courses opened on time and continued throughout the season with no delays or closures due to the incredible effort by all of the Golf Course staff including Maintenance, Food & Beverage and Events. Everyone pitched in to make sure operations ran smoothly daily - which meant that almost all of our staff were doing things they would not normally be doing. This year was truly a team effort and I cannot thank our staff enough for their dedication.

Jeff Clouthier and his maintenance staff had the golf course in incredible shape all year, a fact that was evident by the large number of compliments we received on golf course conditions. Currently, Jeff and his team are finishing construction on the remaining red tees, aerification, tree work, bunker work and putting the course to "bed" before the harsh weather hits. Our Golf Course Maintenance crew always does their best to get as many golfers out on the course before the course closures, but they must also make sure they have ample time to prep the course for the uncertainty of the winter season and ensure proper growth for playing conditions when spring rolls around. Please make sure to check out this YouTube video (<https://youtu.be/uWcVzalhEIE>) with Jeff Clouthier on post golf maintenance on the course. Golf Operations has been busy preparing for cleaning and closure of the cart barn, cleaning-up the range and getting the golf simulator ready for winter operations.

Chef Bill and his staff did an incredible job keeping the Food & Beverage operations going throughout the season with minimal impact and serving up delicious food for our residents and guests as always. The snack bars were also a key component in serving our golfers with the restrictions on what we could provide on the carts.

I would like to thank our staff again for their incredible efforts this season with providing our golfers the best and safest golf experience possible. Lastly, I would like to thank everyone for being patient through our many restrictions this season. We look forward to some sort of normalcy next season.

### **Diamond Peak Update**

The ski area continues to work towards a projected opening date of December 10, 2020. Snowmaking efforts for the season began on October 26, 2020 with a fairly good run for a couple of days and resumed our efforts on Friday, November 6, 2020 with a strong cold front that moved into the region. Staff continues to make snow when temperatures allow on the lower mountain as well as up top on Crystal Ridge. As always, we commit to provide top to bottom skiing for our guests on opening day. Making sure the mountain and facilities are prepared for operations this winter have been interesting. The addition of physical distancing requirements for our staff has made getting around and completing off season projects challenging for our maintenance crews. Their hard work and ability to think outside the normal guidelines has enabled us to complete projects on time for the upcoming season. All seasonal managers and supervisors have returned to Diamond Peak for the winter season and have been actively recruiting staff for the upcoming season. We hosted an employee recruitment fair on October 14, 2020 that was very successful and have one planned for Saturday November 14, 2020. As this season will be different from the past, please keep in mind things you can do to help.

- Face coverings are required in both indoor and outdoor spaces including riding the chairlifts.
- All guests are expected to provide six-feet of distancing from Diamond Peak staff and other guests.
- Lodge facilities will have overall capacity limitations and seating restrictions to meet required indoor operating guidelines.
- Season Pass Holders are not required to make a reservation for skiing.
- Daily tickets must be purchased online and redeemed at the ticket windows.
- Skiers will be allowed to self-group and load chair lifts with those they are skiing with.
- Lift attendants will not require skiers to ride the chair with other skiers they do not know.
- Stay at home if you are feeling unwell.

We encourage our community to visit our full list of details related to the upcoming season at [diamondpeak.com](http://diamondpeak.com) "COVID- 19 FAQ: Know Before You Go page"

### **Staff Recruitment**

The Human Resources Team is very busy with multiple key recruitments - Controller, Parks and Recreation Superintendent, and the Director of Public Works. The District General Manager will keep the Board of Trustees and community up to date on these key recruitments as the process proceeds.

### **Organizational Charts**

Attached are three organizational charts – one for Parks and Recreation leadership dated June 2020 and one dated November 2020 which reflects restructuring of the Parks & Recreation Department. Also included is an organizational chart representing the District's middle and upper management dated November 2020.

### **Ordinance 7 General Manager Advisory Committee**

A page on the IVGID website has been created and that link is <https://www.yourtahoeplace.com/ivgid/general-managers-committee-on-ordinance-7>. The minutes from the first meeting are posted to this website. The next meeting of this committee is scheduled for Tuesday, November 10, 2020. The District General Manager will give a verbal update at the Board of Trustees meeting on November 18, 2020.

### **Key Project Updates**

Webpage Link:

<https://www.yourtahoeplace.com/ivgid/resources/construction-updates>

### **Burnt Cedar Swimming Pool Improvements**

A 2020/2021 Capital Improvement and Board of Trustees Priority Project, this project will reconstruct the two (2) existing pools (full size and toddler) at Burnt Cedar Beach. A design consultant has been selected and worked with IVGID Staff and a community group to develop a preferred conceptual design. On August 12, 2020, the Board of Trustees unanimously selected a preferred option. On September 9, 2020, the Board of Trustees unanimously authorized schematic design services. On September 30, 2020, the Board of Trustees provided feedback on project delivery with the majority supporting the Construction Manager-At-Risk (CMAR) project delivery method. Schematic Design is scheduled to be presented to the Board of Trustees at the November 18, 2020 Board Meeting. Assuming acceptance of the schematic design, the CMAR will prepare a construction cost estimate. The CMAR construction cost estimate and a proposal to complete design and permitting are tentatively scheduled to be reviewed and discussed at the December 9, 2020 Board Meeting.

### **Tennis Center Renovation**

The project includes remodeling the pro-shop and restrooms, enclosing the existing kitchenette area, expanding and enhancing the deck area, and layout improvements to make the venue more welcoming. The construction contract was awarded at the June 10, 2020 Board of Trustees meeting. Construction has commenced and the project is scheduled to be substantially complete April 1, 2021.



Daniel Fraiman Construction Contract Status:

Original Contract Amount	Change Orders	Current Total Contract Amount	Total Payments for Work Completed to Date	Current Balance to Completion (including retainage)
\$709,000	\$32,720	\$741,720	\$213,150	\$528,570

Effluent Pipeline Project

District Staff provided a detailed Effluent Export Project update to the Board of Trustees on January 29, 2020. The immediate priority is to replace all of the remaining Segment 3 pipeline (12,385 linear feet) and to make immediate repairs to the Segment 2 pipeline (17,314 linear feet) to extend its life and mitigate a potential future leak site. At the February 26, 2020 Board of Trustees Meeting, a design services scope of work was presented to the Board to begin replacement of Segment 3, the scope of work was not approved. The Board has placed this project on hold pending the hiring of a Project Manager/Construction Manager-At-Risk (CMAR) to conduct a complete project review of the Effluent Export Project. IVGID staff has prepared a Request for Proposals (RFP) to solicit responses from potential CMARs. Proposals are due November 19, 2020.

Effluent Pond Lining Project – 2599SS2010 (this is a new capital project #) – PO#

A component of the Water Resource Recovery Facility (WRRF) operation is a 2.4-million-gallon effluent storage basin located adjacent to the wastewater resource recovery facility (Plant). The WRRF Effluent Storage Alternative Analysis Memorandum, September 2018, recommends a reinforced concrete or the combination of concrete and shotcrete lining that provides the best long term value, maximizes storage volume, and has low maintenance to keep in service. At the February 26, 2020 Board of Trustees Meeting, a design services scope of work was presented to the Board for lining the pond, the scope of work was not approved. The Board has placed this project on hold pending the hiring of a Project Manager/Construction Manager-At-Risk (CMAR) to conduct a complete project review of the Effluent Export Project. IVGID staff has prepared a Request for Proposals (RFP) to solicit responses from potential CMARs. Proposals are due November 19, 2020.

Financial Transparency

Fiscal Year 2019/2020 Year-End Audit. Staff anticipates completion of audit work and publication of Comprehensive Annual Financial Report by end of November. Draft of financial statements to be reviewed by Audit Committee at meeting of November 19<sup>th</sup>. A request has been submitted to the Nevada Dept. of Taxation requesting a 30-day extension to file the audit report with the state, in order to allow the Audit Committee and Board to consider the results of a third-party review of District financial reporting practices.

The District's First Quarter Budget Update and Popular CIP Status Report are being presented to the Board on this evening's agenda.

Staff is working to complete the October 2020 close by November 20<sup>th</sup>, and will be posting the monthly financial packet to the District website and OpenGov.

**Policy 3.1.0, subparagraph 0.4 – Report to the Board on Contracts Signed by the District General Manager**

From October 22, 2020 to November 06, 2020

PO Number	Vendor	Description	PO Amt
21-0103	Gierlich-Mitchell, Inc.	Sewer Pump Station Improvements; Cornell Pump parts.	\$6,415
21-0104	Cinderlite Trucking Corp.	Fairway topdressing sand	\$20,000
21-0105	Dion Label Printing, Inc.	Purchase Ski lift tickets - 25,000 - regular, 10,000 - restricted and 40,000 live = 75,000	\$12,926
21-0110	Amer Sports Winter & Outdoor	Annual budgeted and approved purchase of staff consumable uniforms including shirts, hats and face coverings	\$18,270.72
		<b>TOTAL</b>	<b>\$57,611.72</b>

## **Federal Affairs Report for Incline Village General Improvement District October 29, 2020**

### **U.S. Army Corps Update - Effluent Export Pond Lining and Pipeline Project**

We have remained in frequent contact with IVGID’s U.S. Army Corps of Engineers’ (USACE) Sacramento District project manager Laura Whitney. Ms. Whitney has been updating and adapting the USACE “model agreement” for Sec. 595 Rural Western Water projects for both the pond lining and effluent pipeline replacement projects. She thought the changes were technical in nature and could be approved fairly quickly. However, USACE’s legal counsel at Headquarters decided to create and update all USACE model agreements including the Section 595 Rural Water. Ms. Whitney and the other Section 595 program managers from the Corp’s L.A. District and the New Mexico offices have been meeting for months providing input to headquarters attorney on a new model Sec. 595 agreements. After Joe Pomroy announced his resignation, we organized a conference call between Ms. Whitney, Indra Winqest and acting public works director Nathan Chorey. Ms. Whitney was very apologetic that the goal she promised the Board of signing agreements by the end of 2020 has been pushed to the 1<sup>st</sup> quarter of 2021 caused by the redrafting of the model agreements by headquarters. We updated Ms. Whitney on the Board’s plans regarding hiring an at-risk contractor for these projects and discussed that costs incurred now by IVGID would be eligible for reimbursement in the upcoming partnership agreement if documented correctly.

Ms. Whitney said she hoped IVGID would recognize that the Corps has been a good partner providing over \$22 million in prior funding for the effluent pipeline and expressed the strong desire to continue this partnership. She emphasized that she already has two blocks of funding set aside for IVGID, \$1 million in appropriated federal funding and another \$2.4 million of turnback project funds from Washoe County’s Spanish Springs project. Until she has new model agreements for us to review, it was agreed that IVGID appropriately document its design and pre-construction costs according USACE standards so those costs can be credited toward the District’s local cost-share of 25% under the future agreements.

### **Incline Village Fire Protection Act**

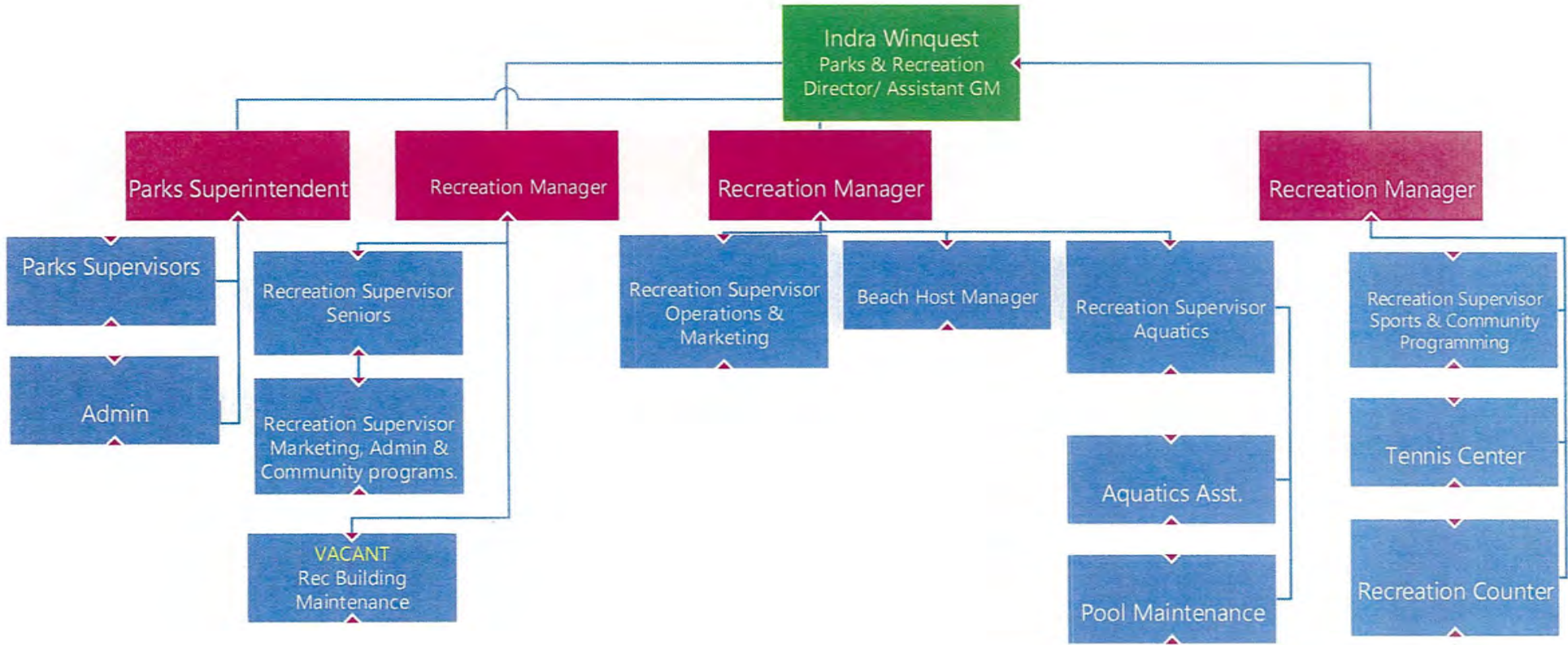
We are continuing to advocate for the Incline Village Fire Protection Act in the Congress legislative process. The bill would transfer 13 acres of U.S. Forest Service land by the high school to IVGID for public purposes. In July, Cong. Amodei introduced H.R. 6228 – Northern Nevada

Economic Development and Conservation Act that would transfer 13 acres of Forest Service land to IVGID for public uses. Rep. Amodei also included this IVGID bill in a more comprehensive bill coupled with the Department of the Navy's proposal to expand the Fallon Naval Air Station and other bills. The Fallon proposal has been met with significant opposition by the Nevada State Legislature, Churchill County, Tribes, and environmentalist stakeholders.

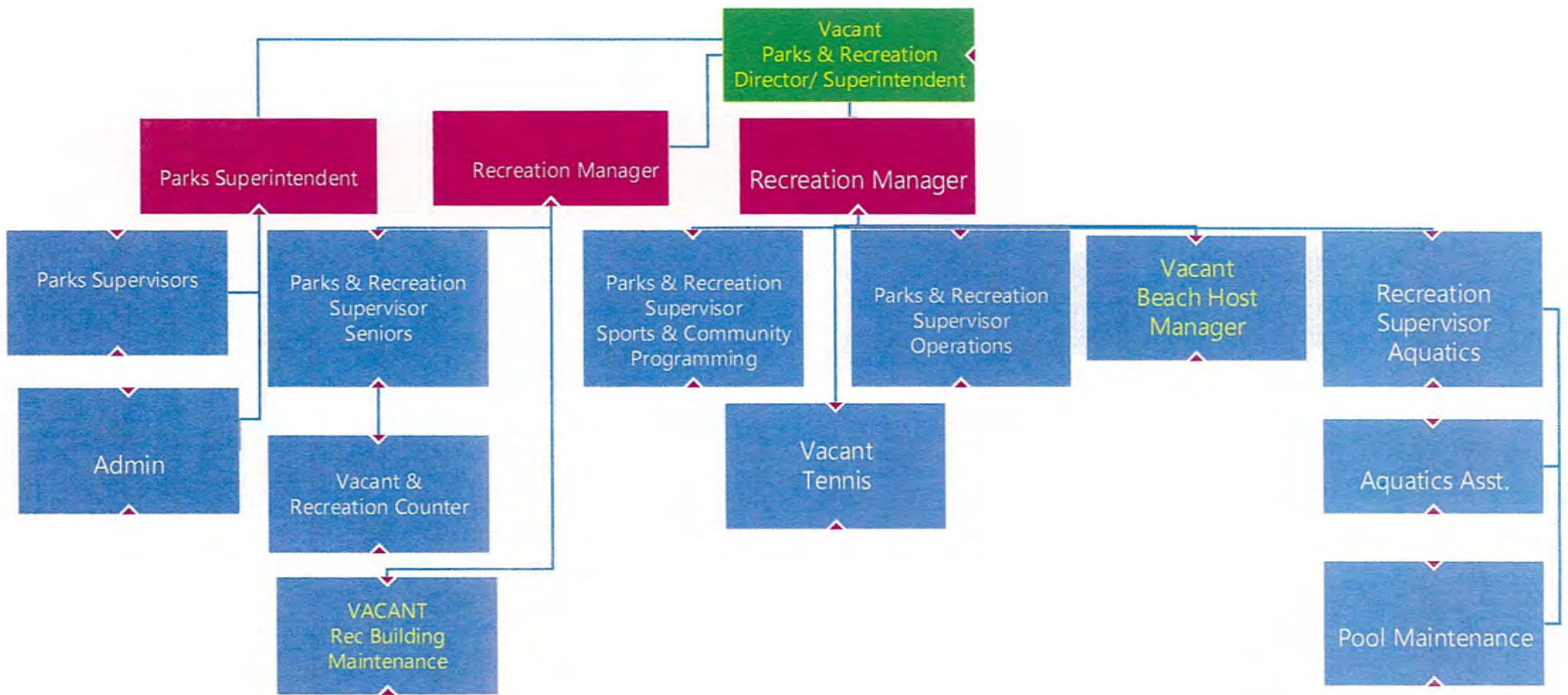
Cong. Amodei on July 13<sup>th</sup> introduced a comprehensive compromise bill, H.R. 6889, the Northern Economic Development, Conservation and Military Modernization Act of 2020. In addition to the IVGID Forest Service conveyances, the legislation includes provisions from across multiple counties in northern Nevada. The Congressman is working very hard to incorporate H.R. 6889 as part of the larger National Defense Authorization Act during the upcoming lame duck session.

On October 15<sup>th</sup>, Senator Cortez Masto proposed a much narrower draft bill to expand the Fallon Naval Air Station. The Cortez Masto bill drops most of the provisions of the Amodei bill in Carson City County and Washoe County, including the IVGID parcels. It is oriented to obtaining support from environmental groups and Indian tribes who have opposed the Fallon expansion. Senator Cortez Masto's bill draft would add 156,000 acres of national conservation areas, designate more than 331,000 acres of wilderness and bans oil and gas in the Ruby Mountains. The draft bill requires the Navy to hire three full-time tribal liaisons. It also includes language to preserve about 79,000 acres of federally-managed land for the Fallon Paiute Shoshone Tribe. It requests that roughly 11,000 acres be held in trust including the tribe's origin site within the Stillwater Range. The Walker River Paiute Tribe would receive a \$20 million upfront payment from the Navy for contamination from ordinance activities. The bill would also convey about 9,000 acres of public land to the tribe. Both the House and Senate alternatives have been met with mixed reactions and the Fallon tribe remains opposed to any expansion.

It remains to be seen if either the Amodei or Cortez Masto bills can be added to the National Defense Authorization Act (NDAA), which is deemed a "must-pass" bill before the end of the year. If the Incline Fire Protection Act is not passed in the final Defense bill, we are already talking with both Senators and Rep. Amodei to lay groundwork for reintroduction in the new 117<sup>th</sup> Congress.



June 2020



November 2020



**INCLINE VILLAGE AND CRYSTAL BAY COMMUNITIES**

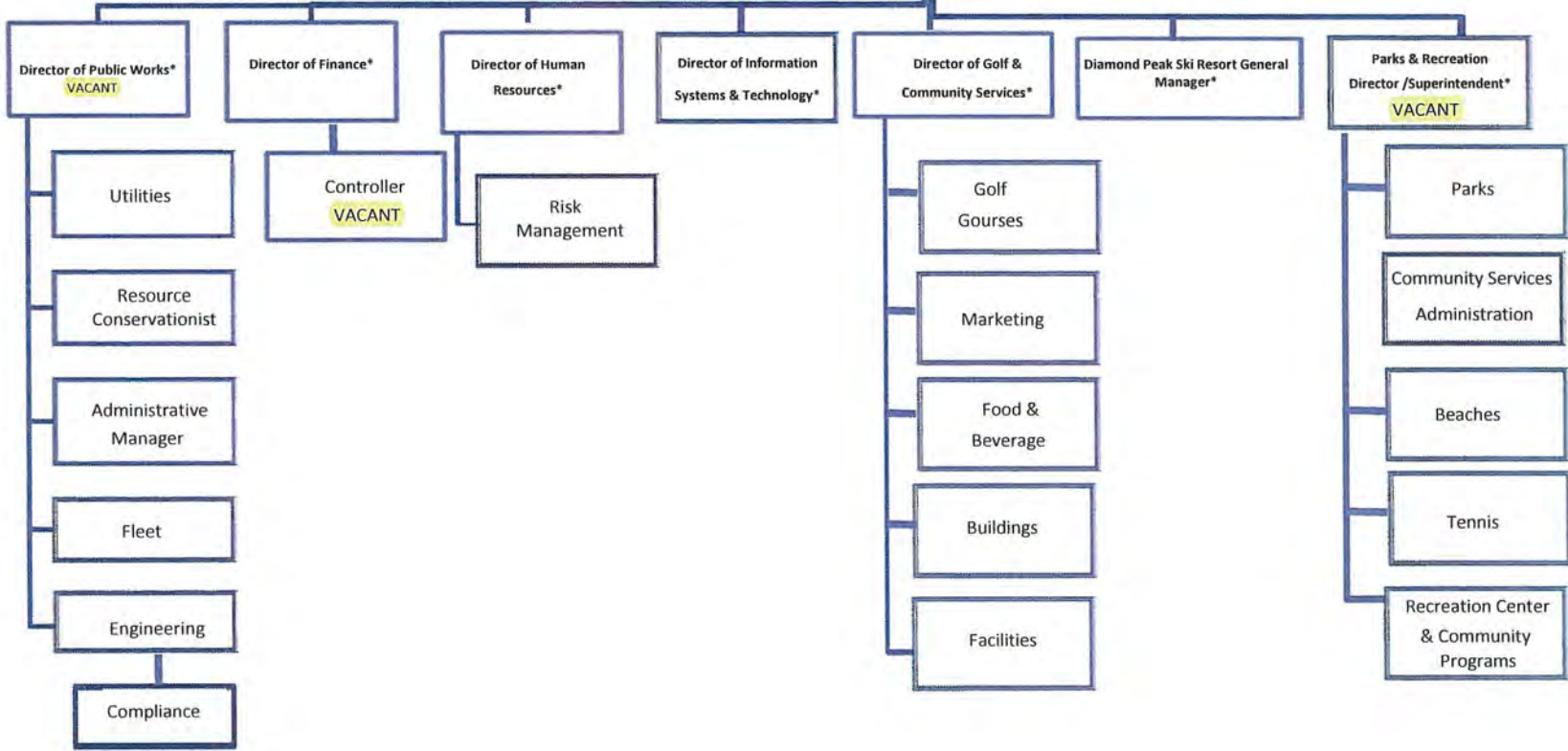
**IVGID BOARD OF TRUSTEES**  
 Tim Callicrate Term Expires 2022    Matthew Dent Term Expires 2020    Kendra Wong Term Expires 2022    Peter Morris Term Expires 2020    Sara Schmitz Term Expires 2020

District General Counsel\*  
 (Contract Position; hired by the BOT, coordinated by the GM)

General Manager\*  
 Indra Winquest

Executive Assistant/District Clerk\*

Communications Coordinator



\* Members of the Senior Team

November 10, 2020



# 2020 Beaches Wrap Up



One District ~ One Team

1



## 2020 Beach Operational Highlights

- COVID-19 Restrictions and safety measures all season **\*\*COVID-19 impact**
- 183 Beach Gate operating days\*\* (142 in 2019)
- Burnt Cedar Pool restricted opening\*\*
- Lifeguard recruitment and staffing levels significantly less challenging
- Additional High Sierra Patrol brought on early season\*\*
- Beach Access restricted to IVGID Picture Pass Holders only by the District General Manager from late March – early May \*\*
- On June 23<sup>rd</sup> Resolution 1881 approved by the Board of Trustees restricting beach access to IVGID Picture Pass holders and Recreation Punch Card Holders\*\*
- No July 4<sup>th</sup> Celebration\*\*
- Group picnic rentals cancelled for season\*\*

One District ~ One Team

## 2020 Beach Operational Highlights cont.

- ADA Accessible Mobi Mat installed at Ski Beach East side of Boat Ramp **\*\*COVID-19 impact**
- Incline Spirits required to close in early July due to COVID-19 restrictions
- Dynamic Pricing Peak Summer June 26 – August 9
- Surveillance cameras installed at Ski, Incline, and Burnt Cedar beaches
- Weekend walk in gate at Ski Beach for safety and efficiency
- Playgrounds closed from April – September\*\*
- Boat Ramp extremely busy

2020 Boat Launches	2019 Boat Launches
5952	4336

One District ~ One Team

## Recreation Punch Card Update

	Picture Passes Sold	Punch Cards Issued	Punch Cards Renewed Online	Punch Cards Issued/Sold without Beach Access	Punch Cards issued/sold with no golf but with beach access
June 1, 2019 to October 31, 2019	58			174	196
May 1, 2019 to October 31, 2019		11,087	3,877		
June 1, 2020 to October 31, 2020	173				
May 1, 2020 to October 31, 2020		11,453	4,934	174	2,042

- For the period of June 1, 2019 to October 31, 2019, 58 total additional picture passes were sold. For the period of May 1, 2019 to October 31, 2019, there were 11,087 punch cards issued with 3,877 of these cards being renewed online, 174 punch cards without beach access issued/sold, and 196 punch cards issued/sold with no golf but beach access.

- For the period of June 1, 2020 to October 31, 2020, 137 total additional picture passes were sold. For the period of May 1, 2020 to October 31, 2020, there were 11,453 punch cards issued with 4,934 of these cards being renewed online, 174 punch cards without beach access issued/sold, and 2,042 punch cards issued/sold with no golf but beach access.

# 2010 – 2020

## Operating Days

2015 – 108

2016 – 129

2017 - 142

2018 – 141

2019 - 142

**2020 - 184**

**\*scanning days**

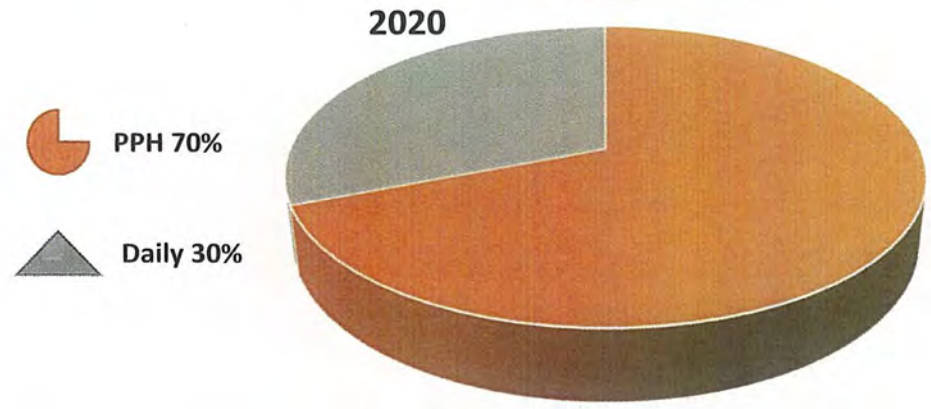
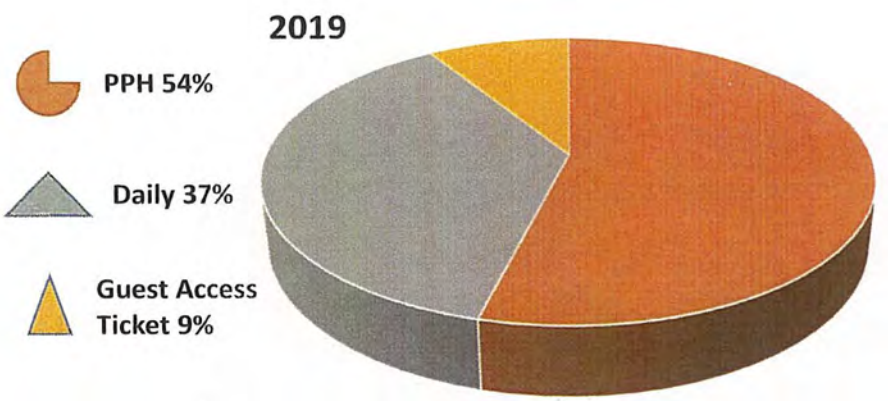
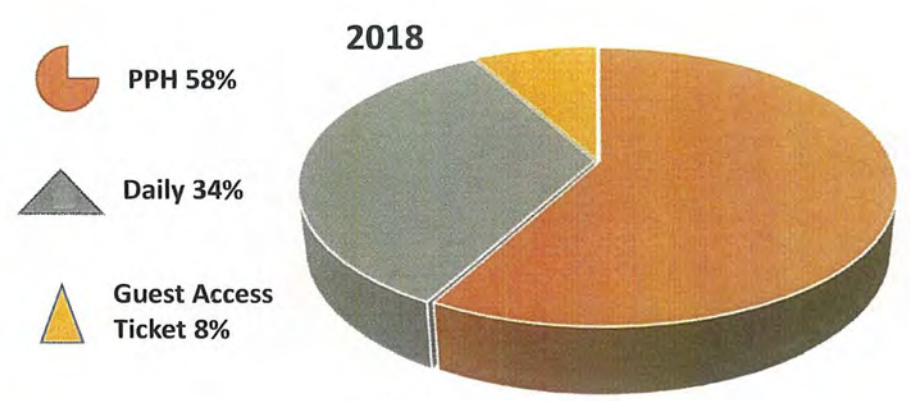
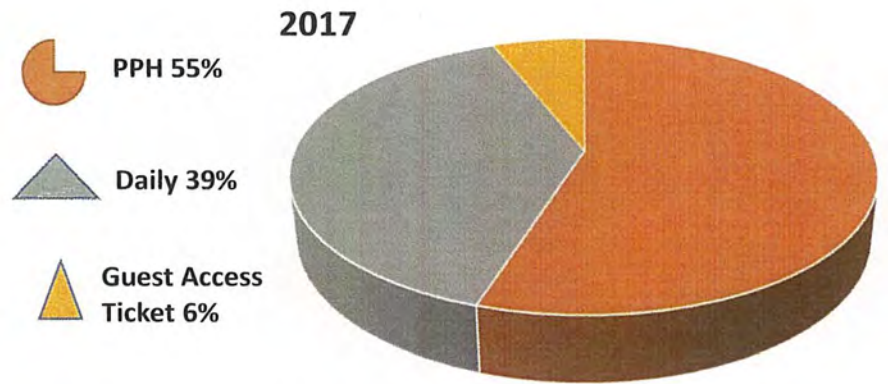
## Beach Visits 2010 - 2020



Including October. Staffed extra month than usual

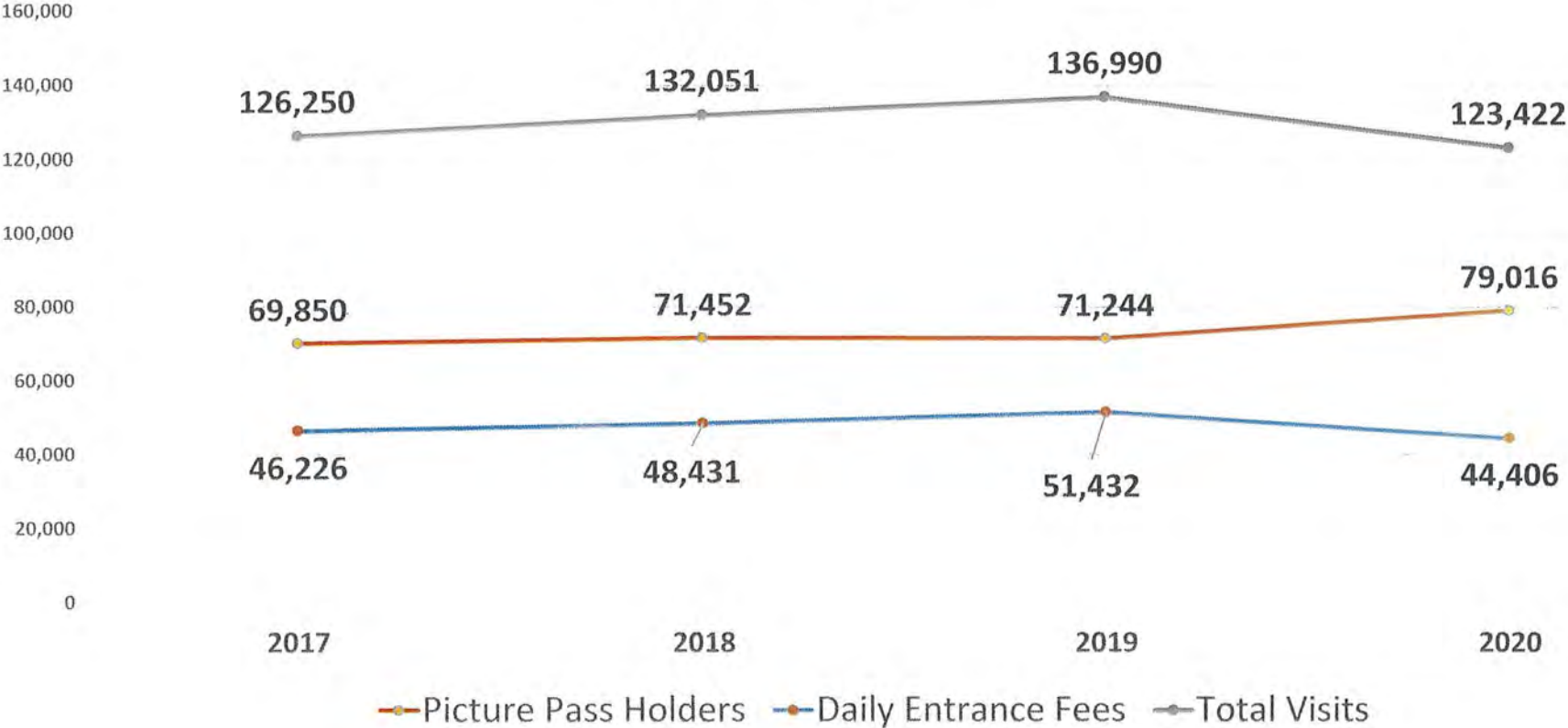
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# Beach Data showing Guest Access Ticket Usage



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# Beach Visits July & August (2017 – 2020)



One District ~ One Team

## 2021 Potential Operational Enhancements

- Expand dynamic pricing for guest fees
- Continue to explore enhancements to public health and safety efforts
- Experiment with additional pedestrian gate access at Incline Beach
- Increased focus on Hermit Beach activities
- Continued high level focus on trash disposal and education on impacts to the Lake Tahoe Basin
- Explore potential of restricting the beaches year round through electronic gate or similar technology
- Leverage recommendations by General Manager's Ordinance 7 Committee and potential actions taken by the District

One District ~ One Team



Thank You!



One District ~ One Team

9





## POLICY AND PROCEDURE RESOLUTION NO. 140

### RESOLUTION 1881

**AN EMERGENCY RESOLUTION THAT TEMPORARILY LIMITS ACCESS TO THE BEACHES, LOCATED IN INCLINE VILLAGE, NEVADA KNOWN AS INCLINE BEACH, BURNT CEDAR BEACH, SKI BEACH AND HERMIT BEACH, PROVIDES FOR POSSIBLY OCCUPANCY LIMITS, PROVIDES DISCRETION TO LIMIT, RESTRICT AND/OR CANCEL ANY AND ALL GROUP PICNIC RESERVATIONS, AND PROVIDES FOR A METHOD TO MAKE NECESSARY AND IMMEDIATE CHANGES WITH A COMMUNICATION PROCESS TO THE BOARD OF TRUSTEES – EFFECTIVE DATE JUNE 24, 2020; END DATE DECEMBER 31, 2020**

**WHEREAS**, the world is experiencing a global pandemic (COVID-19) which has resulted in an unprecedented Government response to protect public health and keep communities safe from the spread of disease and death, including several Executive Directives issued by the State of Nevada Governor Steve Sisolak, evolving guidelines issued by the Centers for Disease Control, and Federal recommendations issued by the President of the United States of America;

**WHEREAS**, the Incline Village General Improvement District has the responsibility of managing the restricted access beaches known as Incline Beach, Burnt Cedar Beach, Ski Beach and Hermit Beach all located within Incline Village, Nevada;

**WHEREAS**, the significant risks presented by the threat of disease and death as a result of contracting COVID-19 require the Board of Trustees to manage beach access in a manner that will mitigate the risks presented by the current public health crisis;

**WHEREAS**, the Board of Trustees has determined that temporarily limiting access to IVGID restricted access beaches known as Incline Beach, Burnt Cedar Beach, Ski Beach and Hermit Beach all located within Incline Village, Nevada in a manner consistent with State and Federal Guidelines regarding public gatherings is necessary to protect the health and safety of the property owners, residents, guests, and visitors to Incline Village and Crystal Bay;

**WHEREAS**, this necessary and important action was agendized and discussed at the Board of Trustees meeting of June 23, 2020 which was publicly noticed and where public comment was solicited and received; and



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**THEREFORE, BE IT RESOLVED**, the following temporary measures, effective June 24, 2020, shall be implemented with an ending date of December 31, 2020:

- (1) Recreation Pass holders, with beach access, shall be allowed access to all restricted beaches upon presentation of their active Recreation Pass;
  - a. Once granted access, all Recreation Pass holders are required to keep their Recreation Pass with them while present at the restricted access beaches known as Incline Beach, Burnt Cedar Beach, Ski Beach and Hermit Beach all located within Incline Village, Nevada.
- (2) Recreation Punch card holders, with beach access, shall be allowed access to all restricted beaches upon presentation of their active Recreation Punch card;
  - a. Once granted access, all Recreation Punch card holders are required to keep their Recreation Punch card with them while present at the restricted access beaches known as Incline Beach, Burnt Cedar Beach, Ski Beach and Hermit Beach all located within Incline Village, Nevada.
  - b. Punch cards are the only accepted method of guest access payments.
- (3) Effective June 24, 2020, Recreation Punch cards may **NOT** be exchanged for Recreation Punch Card exchange passes. All Recreation Punch Card



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exchange passes that have been issued prior to June 24, 2020 will be honored.

- (4) Parcel owners are able to purchase additional Recreation Punch cards on their parcels at a cost of one-fifth (1/5) of the total Facility Fee, presently at eight hundred and thirty dollars (\$830), or at a per Recreation Punch card cost of one hundred and sixty-six dollars (\$166).
- (5) In order to ensure the health and safety of the community during this time of a pandemic, occupancy may be limited, up to complete closure, by District Staff with the approval of the Interim District General Manager, at the restricted access beaches known as Incline Beach, Burnt Cedar Beach, Ski Beach and Hermit Beach all located within Incline Village, Nevada. In the event of this happening, the District's website will be updated so that the community will be aware.
- (6) Reaffirm that the Interim District General Manager has the discretion to restrict and/or cancel any and all group picnic reservations.
- (7) Given that the Interim District General Manager presently has all the powers of the day-to-day operations of the Incline Village General Improvement District as defined by Resolution 1480 and has been working effectively and efficiently in consultation with the Board of Trustees Chairman, should an emergency require a change to this resolution during its specified time frame, the Interim District General Manager shall work solely in consultation with the Board of Trustees Chairman to make any emergency required changes. Following such change, the Interim District General Manager shall,



**POLICY AND PROCEDURE RESOLUTION NO. 140**

**RESOLUTION 1881**

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in a timely manner, electronically make the entire Board of Trustees aware of the change made as an informational item only.

This is a necessary public health and safety resolution under current circumstances and it is our expectation that everyone will cooperate, be respectful and understanding, and maintain social/physical distancing.

\* \* \* \* \*

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted at a regularly held meeting of the Board of Trustees of the Incline Village General Improvement District on the 23rd day of June, 2020, by the following vote:

AYES, and in favor thereof, Trustee Kendra Wong, Tim Callicrate, Matthew Dent, Sara Schmitz, and Peter Morris  
NOES, None  
ABSENT, None

*/s/ Kendra Wong*  
Kendra Wong  
Secretary, IVGID Board of Trustees

DATE	DAY OF THE WEEK	TIME	LOCATION	TYPE OF MEETING - 2020	COMPLETED MEMORANDUMS WITH ALL BACK UP MATERIALS FOR AGENDA ITEMS FROM BOARD MEMBERS DUE DATES	ITEMS SLATED FOR CONSIDERATION
12/09	Wednesday	6 p.m.	Southwood – VIRTUAL	Regular Board Meeting	11/30/2020 8 a.m.	GM Report to include update on the Ordinance 7 GM Advisory Committee Review of the Washpad Project (see award made on 06/23/2020) Review Burnt Cedar Swimming Pool Improvement Project Cost Estimate – Prepared by CMAR Authorize Final Design of Burnt Cedar Swimming Pool Improvement Project Season end report for Golf Season opening report for Ski Correspondence in Board packet – Chairman Callicrate <b>Budget Workshop #1 (December - Date TBD)</b>
12/10	Wednesday	4 p.m.	Southwood – VIRTUAL	Audit Committee Meeting	11/30/2020 8 a.m.	Review CAFR 2019/2020 Staff update on Internal Controls Review and discuss Moss Adams Report Chart of Accounts Update RFP for Auditor

DATE	DAY OF THE WEEK	TIME	LOCATION	TYPE OF MEETING - 2021	COMPLETED MEMORANDUMS WITH ALL BACK UP MATERIALS FOR AGENDA ITEMS FROM BOARD MEMBERS DUE DATES	ITEMS SLATED FOR CONSIDERATION
01/13	Wednesday	6 p.m.		Regular Board Meeting	01/04/2021 8 a.m.	<b>Budget Workshop #2 (January - Date TBD)</b> Effluent CMAR contract Code of Conduct Discuss the Board's list of priority Capital Improvement Projects (Step 1) and then possibly (Step 2) at a future meeting, finalize allocation of the fund balances to specific projects (from 08/12/2020)
01/27	Wednesday	6 p.m.		Regular Board Meeting	01/18/2021 8 a.m.	Board of Trustees Handbook Review and Possible Approval
01/27	Wednesday	TBD		Audit Committee Meeting	01/18/2021 8 a.m.	Chair
02/10	Wednesday	6 p.m.		Regular Board Meeting	02/01/2021 8 a.m.	<b>FY2020/21 Mid-Year Budget Update</b>
02/24	Wednesday	6 p.m.		Regular Board Meeting	02/15/2021 8 a.m.	<b>Budget Workshop #3 (February - Date TBD)</b>
03/10	Wednesday	6 p.m.		Regular Board Meeting	03/01/2021 8 a.m.	
03/24	Wednesday	6 p.m.		Regular Board Meeting	03/15/2021 8 a.m.	
04/14	Wednesday	6 p.m.		Regular Board Meeting	04/05/2021 8 a.m.	
04/28	Wednesday	6 p.m.		Regular Board Meeting	04/19/2021 8 a.m.	
05/12	Wednesday	6 p.m.		Regular Board Meeting	05/03/2021 8 a.m.	<b>Approval of FY2021/22 Tentative Budget</b>
05/26	Wednesday	6 p.m.		Regular Board Meeting	05/17/2021 8 a.m.	<b>Adoption FY2021/22 Budget (incl. Public Hearing)</b> <b>Approval of Rec Roll – FY2021/22 (incl. Public Hearing)</b>
06/09	Wednesday	6 p.m.		Regular Board Meeting	05/31/2021 8 a.m.	
06/30	Wednesday	6 p.m.		Regular Board Meeting	06/21/2021 8 a.m.	
07/14	Wednesday	6 p.m.		Regular Board Meeting	07/05/2021 8 a.m.	
07/28	Wednesday	6 p.m.		Regular Board Meeting	07/19/2021 8 a.m.	
08/11	Wednesday	6 p.m.		Regular Board Meeting	08/02/2021 8 a.m.	
08/25	Wednesday	6 p.m.		Regular Board Meeting	08/16/2021 8 a.m.	

<i>Items sitting in the parking lot (to be discussed but (a) not yet scheduled for a specific Regular Board Meeting) or (b) a future Board not on this calendar</i>
RFID Picture Passes – Item for next Strategic Plan or three years from now – software not available nor is infrastructure/hardware
TRPA EIS Contract at Diamond Peak
Split Ordinance 7 (allow 45 days ahead of action)
Enterprise vs special revenue accounting
General Manager's job description clean up
Utility Rate adjustments (fee schedules) – pushed out from the April 14, 2020 meeting
Contract Award for Human Resources, Payroll and Financial Software
Board Policy 7.1.0 and Board Practice 7.2.0 (Trustee Dent) (Navazio)
Pricing policy
September 1, 2021 – General Manager Performance Review and Review of Goals for FY 2020/2021
Moss Adams Construction Contract report

\*Budget approval is required after the third Monday however whatever date is selected, a 10-day notice must be given. Must accomplished no later than June 1, 2021.

**Payment of Bills (for possible action)** (For District payments exceeding \$10,000 or any item of capital expenditure, in the aggregate in any one transaction, a summary of payments made shall be presented to the Board at a public meeting for review. The Board hereby authorizes payment of any and all obligations aggregating less than \$10,000 provided they are budgeted and the expenditure is approved according to District signing authority policy)

Date	Check	Payment Type	Vendor	Amount	Status
10/28/2020	774944	Check	Norberts Athletic Products, Inc	20,176.00	Outstanding
10/28/2020	774947	Check	Rapid Construction, Inc	23,831.22	Outstanding
10/28/2020	-	Auto Pay	AT&T	15,386.48	Outstanding
11/05/2020	4062	EFT	Pacific States Communications of Nevada, Inc.	49,119.79	Outstanding
11/05/2020	774970	Check	Cinderlite Trucking Corp	11,941.43	Outstanding
11/05/2020	774972	Check	ESRI	10,000.00	Outstanding
11/05/2020	774976	Check	Hill Brothers Chemical Company	10,050.92	Outstanding
11/05/2020	774979	Check	John Fehrman Electrical	12,500.00	Outstanding
11/05/2020	774991	Check	Polaris Sales Inc	14,451.50	Outstanding
11/05/2020	774995	Check	Customer Refund	14,643.00	Outstanding
				\$ 182,100.34	

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winquest  
District General Manager

**FROM:** Mike Bandelin  
Diamond Peak General Manager

**SUBJECT:** Diamond Peak Ski Education Foundation (DPSEF) Spatial Needs Assessment and Site Analysis presented by Andy Wolf, Vice President, DPSEF Board of Directors and Andrew T. Ryan, P.E. of PR Design & Engineering Inc.

**DATE:** November 9, 2020

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### **I. RECOMMENDATIONS**

That the Board of Trustees makes a motion to:

1. Review, discuss and possibly accept the presentation provided by DPSEF including a Special Needs Assessment and Site Analysis presented by Andy Wolf, Vice President, DPSEF Board of Directors and Andrew T. Ryan, P.E. of PR Design & Engineering Inc.
2. Review, discuss and possibly direct District staff and District Legal Counsel to develop terms of a Memorandum of Understanding including a long term land use agreement with the Incline General Improvement District and DPSEF.

### **II. BACKGROUND**

Ski racing at Diamond Peak has been a tradition that started on the opening day of Ski Incline in 1966. At that time, and into the early 1980's, races at the mountain were organized and conducted through the joint efforts and staffing of Ski School employees and volunteers working with the Ski Incline Ski Club. Racing was not conducted on a "for profit" basis and training for Incline racers was primarily an informal matter carried out on a volunteer basis by local parents and coaches.

In the early 1980's, one or more of the "coaches" employed by Ski Incline left the employ of the ski area and organized an effort to establish a dedicated racing department to train and race on the mountain. This effort resulted in the creation of the Ski Incline Race Team (SIRT). From its inception, SIRT was operated and subsidized by Ski Incline to the tune of about \$25,000 annually – a substantial expense for Ski Incline.

In February of 1986, following a recommendation to the Board of Trustees by the Ski Area Manager, the decision was made to pursue an independent contractor to conduct all ski area race training and events. In March of 1986, a Request for Proposal was prepared and published by the Mountain Manager.

There was only one respondent to the RFP and that was from the Tahoe Sierra Ski Education Foundation (TSSEF) – an organization that had originally been formed by a group of local parents for the purpose of operating racing at Ski Incline. The TSSEF had fallen apart when Ski Incline established its in-house racing program in the form of the SIRT in 1983. The TSSEF began operating racing at (the newly renamed) Diamond Peak at the start of the 1986-87 season under the direction of the Head Coach. The Foundation was given an annual subsidy of \$15,000 from the IVGID Recreation fund with the understanding that operations would only be subsidized until the Foundation could "get on its feet" and begin covering its own expenses.

The TSSEF was established to provide race education and training to local children as well as to conduct on-hill racing events including scheduling, set up, operation, monitoring, and clean up. The Foundation was charged with the responsibility of enforcing proper safety and conduct on the mountain with its coaching staff and students. Race events held on the mountain have always been mandated to be of a quality and presentation in keeping with that of the ski area.

In 1991, the IVGID Board of Trustees moved to reduce annual the grant funding of the TSSEF from \$15,000 to \$10,000 annually and the following year (1992), based on a recommendation by IVGID General Manager, the subsidy was reduced to \$5,000.

In 1995 the TSSEF changed its name to the Diamond Peak Ski Education Foundation (DPSEF) and continued to operate under what was basically the same contract (with minor technical changes) as that which was established in 1987. The DPSEF received a \$5,000 cash subsidy from Diamond Peak each season from 1995 until the Ski Resort Manager eliminated the subsidy completely in 1999. At that time a substantial effort was made by Diamond Peak management to work with the DPSEF to provide more fundraising ideas and venues to help make the



foundation self-supporting. Through extensive fundraising on the part of the DPSEF Board and staff, the foundation was able to adequately fund (ending many years with a surplus) its own operations and operating expenses.

In the last fifteen years, the DPSEF has been able to attract a world-class coaching staff featuring several Olympic caliber athletes. Our racers have held top ranking in regional, local, and national events and have represented the resort very well both in terms of their conduct and competitive achievements.

Presently, the DPSEF (for the past several years) has been working collaboratively with the community and District staff to conceptually address the spatial needs of the facility through an assessment program to establish current and future needs of the DPSEF program.

#### **V. FINANCIAL IMPACT AND BUDGET**

There is no financial impact to the District included in the recommendation.

#### **VI. Alternatives**

There are no alternative's provided in the recommendation.

#### **VII. 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.

# Diamond Peak Ski Team

## *Spatial Needs Assessment*



Presented by:

Andy Wolf

Vice President  
DPSEF Board of Directors

[president@dpsef.org](mailto:president@dpsef.org)

and

Andrew T. Ryan, P.E

PR Design & Engineering Inc.

[andrew@prdei.com](mailto:andrew@prdei.com)



P-R DESIGN & ENGINEERING INC.

Sustainable • Civil • Landscape

[www.prdei.com](http://www.prdei.com)

# Diamond Peak Ski Team

## *Spatial Needs Assessment*



What we will cover today:

- Who is the Diamond Peak Ski Education Foundation
- Why we are here before the IVGID Board
- Where we are in the process
- Review the Needs Assessment
- Next Steps



# Diamond Peak Ski Team

## *Spatial Needs Assessment*



### Who is the Diamond Peak Ski Education Foundation:

- The Diamond Peak Ski Education Foundation (DPSEF) is a non-profit organization whose mission is to provide developmental and racing programs for all levels and abilities of skiers. We have programs ranging from Mighty Mites to Masters and offer needs-based scholarships.
- Formed in 1984 and have been operating in partnership with IVGID and Diamond Peak for about 35 years.
- We average 175 - 225 athletes annually, of which a large percentage are Incline Village/Crystal Bay residents and property owners.



# Diamond Peak Ski Team

## *Spatial Needs Assessment*



### Why are we here:

- DPSEF has outgrown our aged and under-developed facility at Diamond Peak.
- Our current agreement with IVGID dated January 2018, identifies facility replacement as a priority and stipulates a collaborative approach to finding a solution.
- In 2019 we contracted with PR Design & Engineering to conduct a spatial needs assessment to help road map future DPSEF facility replacement.



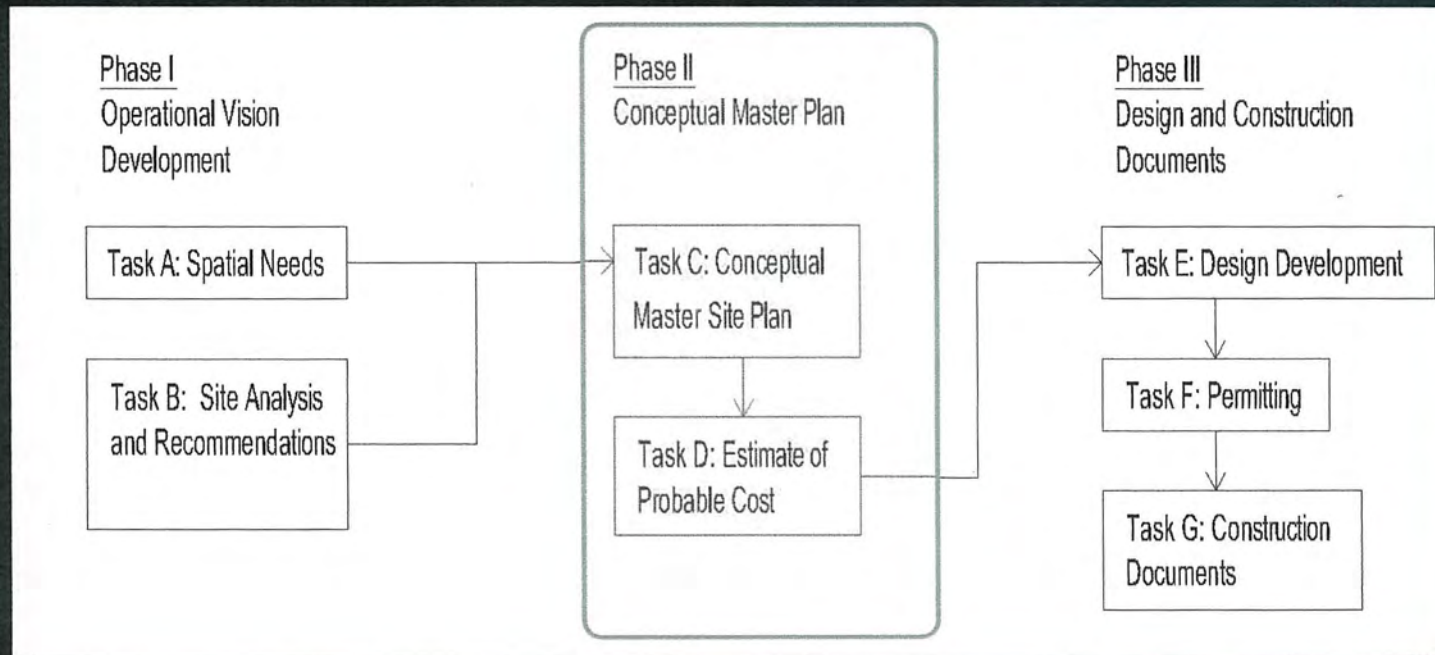
# Diamond Peak Ski Team

## *Spatial Needs Assessment*



### Our Scope of Work:

- Task A: Spatial Needs
- Task B: Site Analysis and Recommendations



# Diamond Peak Ski Team

## *Spatial Needs Assessment*



### Spatial Assessment Methodology:

- Physical space quantification
- Staff interviews and observations
- Practical needs
- Apply space metrics by work area
- Apply known standards
- Use factors to plan for circulation, snow storage, walls, and egress



# Diamond Peak Ski Team

## *Spatial Needs Assessment*



### Needs Assessment Categories:

- Site and Storage
  - Vehicular; skier; and pedestrian circulation
- Ski Team Building – “Race Shack”
  - Office and Locker Area
  - Interior Storage
- Leased Facility – ‘Learning Center’



# Diamond Peak Ski Team

## *Spatial Needs Assessment*



### Site and Storage Evaluation:

- Vehicular and pedestrian circulation
- Temporary parking; drop-off/pick-up zone
- Site storage



Existing Site Plan

# Diamond Peak Ski Team

## *Spatial Needs Assessment*



### Site and Storage Recommendations:

- Establish safe access for parking and athlete access
- Greater separation from Ski Way
- ADA access
- Formalized drop-off/ pick-up zone
- Improve site lighting for early and late arrivals/ departures
- Provide wayfinding signage
- Provide adequate storage in one location



# Diamond Peak Ski Team

## *Spatial Needs Assessment*

### Existing Ski Team Building “Race Shack” Evaluation:

- Age and condition of DPST “Race Shack”:
  - Circa 1970, previously Real Estate Sales office
  - No water, sewer, gas, or restrooms
  - DPSEF and DPSR continue to maintain the building; well past its intended lift
- Personnel spaces:
  - Office; workstation
- Ancillary spaces:
  - Lockers; interior storage



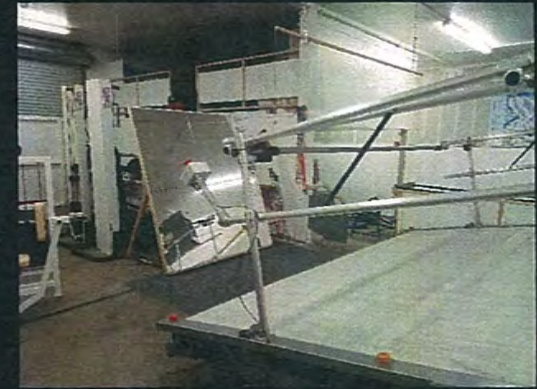
# Diamond Peak Ski Team

## *Spatial Needs Assessment*



### Existing Leased Building 'Learning Center' Evaluation:

- Leased space due to the expansion of the program
- Satellite space for indoor training
  - Endless Slope Ski simulator
  - Open floor space for after school meetings, distance learning, study hall, workout, coaches' training/ education
- Additional storage space
- Disconnected from mountain
  - Located in the business district of Incline Village



# Diamond Peak Ski Team

## *Spatial Needs Assessment*



### New Facility Recommendations:

- Consolidate existing facilities into one central location
- Prioritize proximity and designated access to ski resort
- Dedicated administrative office and shared workstations
- Provide restrooms
- New multi-use flex spaces, interior and exterior
- Increase locker room area
- Install fire systems and emergency alarm
- Incorporate energy efficiency and advance weatherization; incorporate daylight



**DPST: PROPOSED BUILDING PROGRAM**

**PROPOSED BUILDING**

PERSONNEL SPACE	QTY.	SF	PROPOSED NET SF
Standard Office (Administration)	1	140	140
4 Workstation & Shared Conference Room (12 People)	1	280	280
<b>PERSONNEL SPACE Subtotal</b>			<b>420</b>

ANCILLARY SPACE	QTY.	SF	PROPOSED NET SF
<b>Personnel Support</b>			
Coach's Locker Area	1	400	400
Restroom (Unisex restroom 1 stall, 1 sink)	2	46	92
Coach's Storage	1	120	120
Office Storage	1	72	72
Kitchenette	1	41	41
<b>Building Support</b>			
Mechanical Room	1	50	50
<b>ANCILLARY SPACE Subtotal</b>			<b>775</b>

LEARNING CENTER SPACE	QTY.	SF	PROPOSED NET SF
<b>Training Space</b>			
Ski Simulator Deck	1	375	375
Open Floor Flex Space	1	330	330
Ski Tuning	2	36	72
<b>Learning Center Support</b>			
Athlete Study Area	1	120	120
Training & Race Equipment Storage	1	250	250
Restroom	1	46	46
<b>LEARNING CENTER Subtotal</b>			<b>1,193</b>

**BUILDING NET SQUARE FOOTAGE**

Circulation Factor (15% Building Net): Conveyance, utility, hallway			358
Net to Gross Factor (10% Building Net): Structure, walls, egress			239

<b>TOTAL REQUIRED GROSS BUILDING SQUARE FOOTAGE</b>			<b>2,985</b>
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# Site Visual Program – Option 1



SITE PROGRAM - OPTION 1

0 20 40 80 FEET

-  FUTURE SKI TEAM BUILDING  
1,500 SF (3,000 SF TOTAL)
-  ATHLETE GEAR STORAGE  
180 SF
-  EXTERIOR CIRCULATION & DECK  
1,184 SF
-  LOADING ZONE  
2,050 SF

SITE TOTAL  
4,914 SF



# Site Visual Program – Option 2



## SITE PROGRAM - OPTION 2

0 20 40 80 FEET

- FUTURE SKI TEAM BUILDING  
1,500 SF (3,000 SF TOTAL)
- ATHLETE GEAR STORAGE  
225 SF
- EXTERIOR CIRCULATION & DECK  
650 SF
- LOADING ZONE  
900 SF

SITE TOTAL  
3,275 SF





# Conceptual Master Site Plan – Option 1



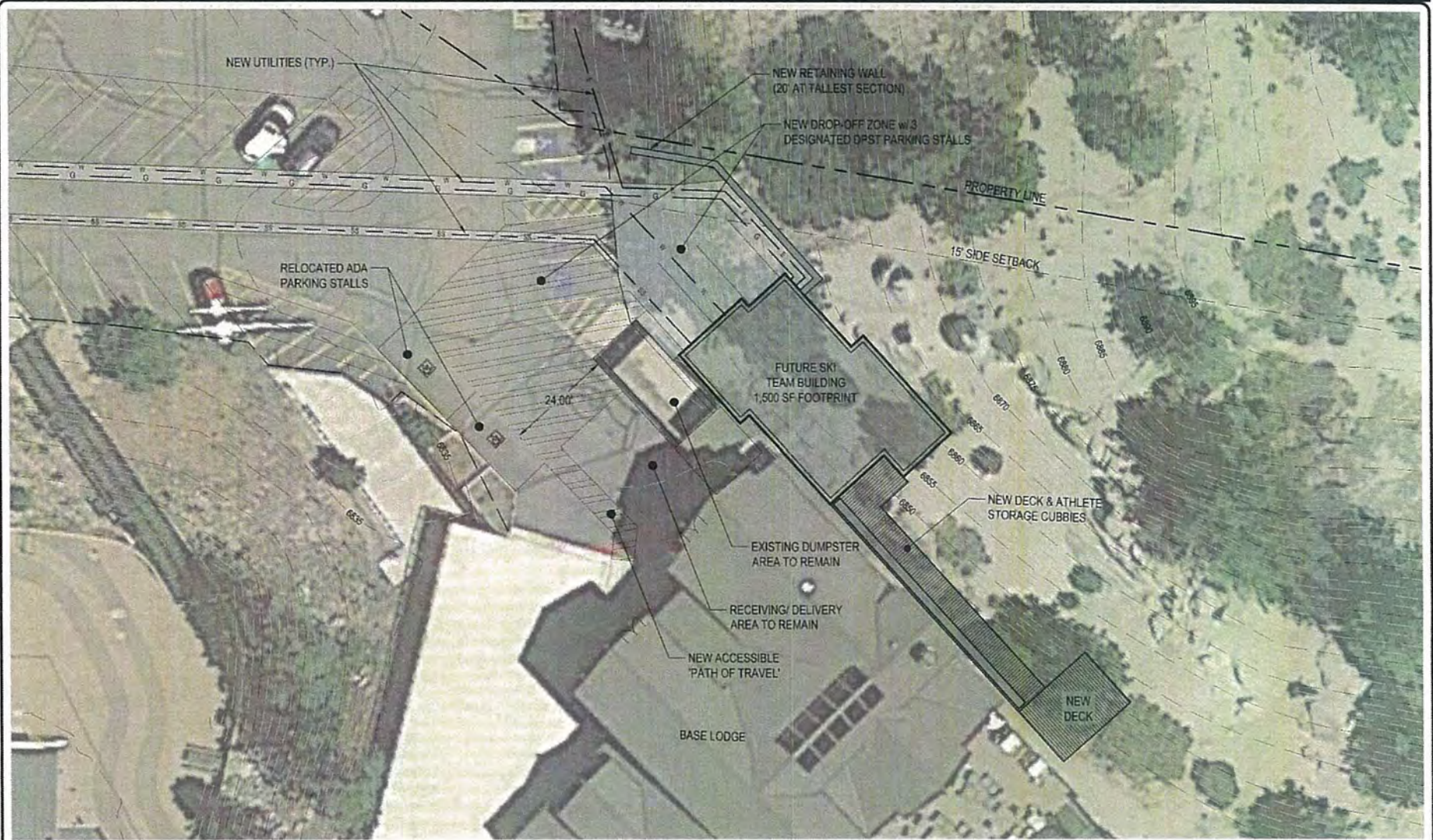
**Diamond Peak Ski Team Future Building - Option 1**  
**Engineer's Estimate**

Prepared by: PR Design & Engineering Inc.

Date: 07/01/20

Construction Cost Line Items	Quantity	Unit	\$/SF	Total Cost
<b>Pre-Site</b>				
Mobilization	1	LS	\$12,000.00	\$12,000
Temporary BMPs	1	LS	\$3,500.00	\$3,500
Clear and Grub	5,300	SF	\$1.00	\$5,300
Rough Grading Cut/Offhaul	1	LS	\$13,000.00	\$13,000
Relocate/Demo Boulder	1	LS	\$15,000.00	\$15,000
Demolition of Existing "Race Shack"	1	LS	\$6,500.00	\$6,500
<b>Pre-Site Sub-Total =</b>				<b>\$55,300.00</b>
<b>Site</b>				
Remove Asphalt Pavement (Sawcut)	1	LS	\$2,000.00	\$2,000
Electric Trenching + Conduit (Incl. Trench Ex. + Backfill)	234	LF	\$65.00	\$15,210
Gas Trenching + Conduit (Incl. Trench Ex. + Backfill)	72	LF	\$40.00	\$2,880
Waterline Trench (Incl. Trench Ex. + Backfill)	19	LF	\$65.00	\$1,235
Sewer Trench (Incl. Trench Ex. + Backfill)	47	LF	\$85.00	\$3,995
Grading	225	CY	\$75.00	\$16,875
A.C. Patch	2,207	LS	\$8.00	\$17,656
Revegetation	2,300	SF	\$1.35	\$3,105
<b>Site Sub-Total =</b>				<b>\$62,956</b>
<b>Building and Systems*</b>				
	2,985	SF	\$300.00	\$895,500
<b>Athlete Storage Cubby Deck</b>	344	SF	\$225.00	\$77,400
<b>Deck</b>	1,014	SF	\$180.00	\$182,520
*Assumes project is not subject to Prevailing Wage				
<b>Building Systems Sub-Total =</b>				<b>\$1,155,420</b>
Special Studies	1	LS	\$13,500.00	\$13,500
Utility Connection Fees	1	LS	\$35,000.00	\$35,000
Permit and Entitlement Fees	1	LS	\$38,000.00	\$38,000
<b>Sub Construction Cost Estimate =</b>				<b>\$1,360,176</b>
Contingency			15%	\$204,026
<b>Total Construction Cost Estimate =</b>				<b>\$1,564,202</b>
Price per square foot \$ 360.17 SF				
<b>SOFT COSTS</b>				
	Multiplier	Desc.	Sub Total	
Architecture + Subs	11.0%	Bldg Tot	\$	127,096
Engineering	15.0%	Site Tot	\$	71,251
Landscape Architecture	10.0%	Site Tot	\$	6,296
Land Planning	2.5%	Proj Tot	\$	34,004
Legal Fees	0.5%	Proj Tot	\$	6,801
Construction Management	5%	Proj Tot	\$	68,009
Permanent Loan Fees	TBD		\$	-
Construction Loan Fees	TBD		\$	-
<b>SOFT COSTS Subtotal</b>				<b>\$ 313,457</b>
Contingency			10%	\$31,346
<b>Total Construction Cost Estimate =</b>				<b>\$344,803</b>
<b>Total Project Cost Estimate =</b>				<b>\$1,909,005</b>

# Conceptual Master Site Plan – Option 2



**Diamond Peak Ski Team Future Building - Option 2**  
**Engineer's Estimate**

Prepared by: PR Design & Engineering Inc.

Date: 10/04/19

Construction Cost Line Items	Quantity	Unit	\$/SF	Total Cost
<b>Pre-Site</b>				
Mobilization	1	LS	\$16,000.00	\$16,000
Temporary BMPs	1	LS	\$3,500.00	\$3,500
Clear and Grub	600	SF	\$1.00	\$600
Rock Removal	1	LS	\$8,000.00	\$8,000
Excavate Hillside	1	LS	\$20,000.00	\$20,000
Demolition of Existing "Race Shack"	1	LS	\$6,500.00	\$6,500
<b>Pre-Site Sub-Total =</b>				<b>\$54,800.00</b>
<b>Site</b>				
Remove Asphalt Pavement (Sawcut)	1	LS	\$4,300.00	\$4,300
Electric Trench (Incl. Trench Ex. + Backfill)	89	LF	\$65.00	\$5,785
Gas Trench (Incl. Trench Ex. + Backfill)	250	LF	\$45.00	\$11,250
Waterline Trench (Incl. Trench Ex. + Backfill)	230	LF	\$45.00	\$10,350
Sewer Trench (Incl. Trench Ex. + Backfill)	196	LF	\$55.00	\$10,780
Relocate/ Protect Existing Diesel Gas Line	1	LS	\$30,000.00	\$30,000
Grading	100	CY	\$75.00	\$7,500
A.C. Patch	2,200	SF	\$8.00	\$17,600
20' Retaining Wall	60	LF	\$280.00	\$16,800
Revegetation	1,850	SF	\$1.35	\$2,498
<b>Site Sub-Total =</b>				<b>\$116,863</b>
<b>Building and Systems*</b>	2,985	SF	\$330.00	\$985,050
<b>Athlete Storage Cubby Deck</b>	565	SF	\$225.00	\$127,125
<b>Deck</b>	300	SF	\$180.00	\$54,000
*Assumes project is not subject to Prevailing Wage				
<b>Building Systems Sub-Total =</b>				<b>\$1,166,175</b>
Special Studies	1	LS	\$13,500.00	\$13,500
Utility Connection Fees	1	LS	\$35,000.00	\$35,000
Permit and Entitlement Fees	1	LS	\$38,000.00	\$38,000
<b>Sub Construction Cost Estimate =</b>				<b>\$1,424,138</b>
<b>Contingency</b>			15%	\$213,621
<b>Total Construction Cost Estimate =</b>				<b>\$1,637,758</b>
Price per square foot \$ 425.39 SF				
<b>SOFT COSTS</b>				
	Multiplier	Desc.		Sub Total
Architecture + Subs	11.0%	Bldg Tot	\$	128,279
Engineering	15.0%	Site Tot	\$	125,053
Landscape Architecture	10.0%	Site Tot	\$	11,686
Land Planning	2.5%	Proj Tot	\$	35,603
Legal Fees	0.5%	Proj Tot	\$	7,121
Construction Management	5%	Proj Tot	\$	71,207
Permanent Loan Fees	TBD		\$	-
Construction Loan Fees	TBD		\$	-
<b>SOFT COSTS Subtotal</b>				<b>\$ 378,949</b>
<b>Contingency</b>			10%	\$37,895
<b>Total Construction Cost Estimate =</b>				<b>\$416,844</b>
<b>Total Project Cost Estimate =</b>				<b>\$2,054,602</b>

# Diamond Peak Ski Team

## *Spatial Needs Assessment*



### Next Steps:

1. IVGID Board of Trustees directs staff and general counsel to develop terms of a land-use MOU/long-term lease with DPSEF - TODAY.
2. IVGID staff/counsel and DPSEF bring back MOU to Board of Trustees for review and approval – target January 2021.
3. IVGID BOT approval of final MOU for long-term lease.
4. DPSEF begins capital fundraising campaign and starts design and renderings. DPSEF intends to self fund a new facility.
5. Per terms of drafted MOU, IVGID would review and participate in design concepts and construction documents prior to construction.
6. DPSEF intends to raise 100% of the funds to build the facility
7. Earliest possible construction start would be 2022.

*Questions?*

# Diamond Peak Ski Team

## Spatial Needs Assessment



# DIAMOND PEAK SKI EDUCATION FOUNDATION

## OUR MISSION

Through an uncompromising focus on our values and high-caliber coaching, our Mission is to provide a year-round program to develop each athlete's skill, grit and integrity, and to inspire and empower each of our athletes to achieve their personal goals in athletics and in life.

## OUR VISION

Is to be an exceptional alpine ski team renowned for cultivating a culture of excellence and developing individuals of outstanding character.

## OUR VALUES





Diamond Peak Ski Race Team Agreement

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This agreement is between the Incline Village General Improvement District, a political subdivision of the state of Nevada ("District" or "IVGID"), which owns and operates the Diamond Peak Ski Resort, 1210 Ski Way, Incline Village, NV 89541 ("DPSR"); and the Diamond Peak Ski Education Foundation, Post Office Box 5591, Incline Village, NV 89450 ("DPSEF"), for the purpose of conducting a ski education program at DPSR.

District and DPSEF hereby agree to the following terms and conditions:

**I. DPSEF'S RESPONSIBILITIES**

District will allow DPSEF to undertake activities on its property and at DPSR, as follows:

- A. Provide all services pertaining to the coaching and training needs of all DPSEF programs, including Masters, U19, U16, U14, U12, U10, Mighty Mites, Freeride/ All Mountain, and Skier Cross Teams. DPSEF will not compete with DPSR programs.
- B. DPSEF will prepare schedules of competitions to be hosted by DPSEF and held at DPSR for submittal to the Mountain Operations Manager of DPSR or their designee by November 1 of each year for review and approval. Changes to this schedule must be submitted and approved no less than 48 hours prior to the event or cancellation of the event may result.
- C. DPSEF will conduct race meetings subject to U.S.S.A. standards for sanctioned races and provide services as needed for non-sanctioned races.
- D. DPSEF will formulate necessary practices and procedures for use of equipment, facilities, training and competition, for review and approval by the Mountain Operations Manager of DPSR or their designee. All practices and procedures must be approved in writing by the 1st of October each fall prior to the winter season.
- E. DPSEF representatives will adhere to the dress and conduct codes as set for all DPSR employees.



Diamond Peak Ski Race Team Agreement

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- F. DPSEF representatives and participants will adhere to the code of conduct as set for all DPSR employees and will conduct themselves in this manner at all times.
- G. DPSEF representatives and participants understand and abide by the "Your Responsibility Code" as well as all safety regulations of DPSR. DPSEF representatives shall further be responsible for insuring that all participants understand and abide by the "Your Responsibility Code" as well as the safety regulations set by DPSR.
- H. DPSEF will maintain the appearance and cleanliness of race department headquarters.
- I. DPSEF will reimburse DPSR or District for utility charges for the race department headquarters building.
- J. DPSEF representatives will be responsible to ensure that all DPSEF participants carry a valid season pass or a current day pass whenever they are using the ski area facilities.
- K. DPSEF will provide all of the necessary alpine training equipment.
- L. DPSEF will seek final approval by DPSR General Manager for any materials utilizing the DPSR logo. DPSEF will use the names DPSR on all race related equipment including but not limited to: race bibs, banners, gate panels and patches.
- M. DPSEF will designate one individual by 1 November of each operating season as the program "Head Coach". This person will act as the primary liaison with DPSR for the purposes of scheduling as well as daily supervision and conduct of program participants.
- N. The two designated parking spots provided by the District to DPSEF in the upper level parking lot at DPSR (Paragraph II (J), below) will be managed by the DPSEF staff, and not the DPSR staff, other than snow removal.





Diamond Peak Ski Race Team Agreement

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## II. DISTRICT'S RESPONSIBILITIES

A. District, through DPSR, will make available portions of the mountain for production of the following races:

- Approximately four (4) Far West race events; and
- Approximately four (4) non-U.S.S.A. race events.

The location and scheduling of races will be by mutual agreement of DPSR and the DPSEF.

Initial slope grooming will be provided by DPSR for all DPSEF sponsored races. All other race production costs will be at DPSEF'S expense.

- B. DPSR will make available portions of the mountain for ski race training. Routine slope grooming will be provided, but is not guaranteed as to frequency or quality.
- C. DPSR will provide up to forty (40) photo ID (non-transferrable season ski passes) to DPSEF for the sole use of their race coaching staff.
- D. DPSR will provide up to thirty (30) race day ski comp tickets to be used by DPSEF race volunteers on the day of a DPSEF race only. In addition, DPSR will provide one race day ski comp ticket per eight (8) athletes registered to be used by visiting coaches on the day of a DPSEF race only.

It is DPSEF'S responsibility to see that these comp tickets are used only in conjunction with a DPSEF race. It will be the sole responsibility of DPSEF to assure that these tickets are never sold through any method currently available or yet available, particularly through the Internet. To assure this compliance, all these tickets will be date restricted.

- E. DPSR will supply office space and a locker room for the DPSEF race staff on the grounds of DPSR. DPSR and DPSEF will work collaboratively to identify opportunities for facilities needed by both



Diamond Peak Ski Race Team Agreement

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organizations. Any direct costs regarding feasibility of these alternatives will be shared equally by DPSR and DPSEF.

- F. All DPSEF race program participants who are IVGID Picture Pass Holders may purchase season ski passes from DPSR at the then-current picture pass holder rates. Members of DPSEF who are not IVGID Picture Pass Holders may purchase season ski passes from DPSR at a cost equal to the applicable, then-current IVGID Picture Pass Holder rate, plus \$10. Parents and legal guardians of DPSEF members who are not IVGID Picture Pass Holders may likewise purchase season ski passes from DPSR at a cost equal to the applicable, then-current IVGID Picture Pass Holder rate, plus \$10.
- G. Diamond Peak Ski Resort will provide and facilitate the sale by DPSEF of Discounted Daily Lift Tickets ("DDL7") to participants in DPSEF racing events and, in the case of youth races U18 and younger, for the race participants' parents. DDLT per-day-ticket-pricing will be established once each ski season by agreement between DPSEF and DPSR management no later than November 1 prior to the start of the ski season ("DDL7 Price"). Revenue from DDLT sales will be split 50%/50% between DPSEF and DPSR. This split will be achieved by the following billing and payment method: DDLT lift ticket requests must be submitted to DPSR no less than 2 days before race day. Prior to each race day, DPSR will print a -block of DDLT tickets for sale by DPSEF in the morning of each race. DPSR will invoice DPSEF for the DDLT at 50% of the DDLT Price. DPSEF will then sell the DDLT each morning on race days. Any unused or unsold DDLT will be returned to DPSR the same day after conclusion of the race event, for a full credit against the price so invoiced. Payment for all DDLT per the invoice will be made by DPSEF to DPSR within 30 days after each race, with full credit for the DDLT so returned.

Example: Assume that DPSR prints and delivers 300 DDLT for a Tahoe League Race, and assume that the DDLT Price that season is \$44. DPSR will invoice DPSEF 300 x \$22 for that block of tickets. (i.e.,  $\$44 \times 0.5 = \$22.00$ ) If DPSEF sells only 200 of those tickets, it will return the 100 unsold tickets to DPSR the same day at the conclusion of the race event, along with a



Diamond Peak Ski Race Team Agreement

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written report stating the number of tickets sold from that block (i.e., 200). (See Part VII (D), below.) DPSEF will remit 200 x \$22.00 to DPSR within thirty days after the race.

- H. DPSR will make available the base lodge for DPSEF team functions as may be agreed by DPSR General Manager and DPSEF. Any such function will be conducted during times that are outside of DPSR's normal operating hours and require no DPSR staff labor to support, such as clean up, set up, etc. DPSEF may use the "Fireplace Room" in the base lodge for lunches, training breaks, meetings, athlete video analysis, etc., when not in use by the DPSR Sierra Scouts lunch program or other events /programs scheduled by DPSR or the District.
- I. DPSR will provide up to forty (40) identified non-transferrable fifty percent (50%) off food passes for the DPSEF coaches. These passes cannot be used to purchase food and/or non-alcoholic beverages for anyone but the passholder. DPSR shall have the exclusive right, and at its discretion, to revoke any pass at any time for any reason. Any purchases made for anyone other than the passholder is an example of when revocation could occur.
- J. The District will provide DPSEF certain designated/reserved parking spaces, as follows:
  - (i) The District will provide DPSEF two (2) designated parking spaces in the upper level parking lot at DPSR in close proximity to the DPSR base lodge for use by DPSEF at DPSEF's sole discretion, including DPSEF's assignment of the use of the spaces to anyone determined by DPSEF.
  - (ii) During the DPSR ski season, at the discretion of the District's General Manager, the District may provide DPSEF up to six (6) parking spaces on District Property, off-site from DPSR (at a location to be determined by the District General Manager), for DPSEF's parking of its team transport vehicles and equipment trailers. DPSEF may keep its team transport vehicles and equipment trailers on DPSR grounds during the off-season, at a location determined by the DPSR General Manager.



Diamond Peak Ski Race Team Agreement

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### III. STANDARDS OF OPERATION

- A. Standards for routine race training will be followed as set forth in the "Standards of Operation for Routine Ski Race Training" hereto attached as **Exhibit A**.
- B. Standards for ski race production will be followed as set forth in the "Standards of Operation for Race Production" hereto attached as **Exhibit B**.
- C. DPSEF will not have exclusive rights or access to the DPSR facilities. Use of the DPSR facilities by DPSEF is under the sole discretion of the DPSR General Manager.
- D. The administration and organization of the DPSEF race program will be the direct responsibility of the DPSEF Head Coach. All activities taking place on the grounds of DPSR will require the approval, in advance, of the Mountain Operations Manager of DPSR or their designee.
- E. The DPSEF ski team will be identified as the "Diamond Peak Ski Team, also known as "DPST" and "DPSEF".
- F. DPSR reserves the right to produce its own races.
- G. Prior written consent must be obtained from the General Manager of DPSR before any event to be held on the premises may be scheduled or advertised by DPSEF.
- H. Any DPSEF use of DPSR equipment (including, but not limited to copy machine, typewriters, paper goods, etc.) will be allowed by DPSR only on a second priority basis after the needs of DPSR: its prior consent is required. Paper may be purchased per 500-piece unit at cost from DPSR. The copy machine may be used at cost at \$.05 per individual copy. The FAX machine may be used at a cost per phone call. All costs are payable upon receipt of monthly invoice.



Diamond Peak Ski Race Team Agreement

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- I. At no time is the DPSEF to compete with or infringe upon the program offers of the DPSR Child Ski Center. DPSEF will not allow enrollment of any child in its program that will not be at least six (6) years of age by January 1<sup>st</sup> of the pertinent ski season, unless the following conditions are met to the satisfaction of DPSR General Manager:
- (i) The child must have completed and successfully "graduated" from the DPSR Child Ski Center programs
  - (ii) If the child has relocated to the area and has already successfully completed a training program with another ski area or ski areas, the child must complete and pass a "ski off" test to be administered by the DPSR Child Ski Center Manager or appropriate designee.
  - (iii) Children under six (6) entering the DPSEF will need to demonstrate that they are able to load and unload safely from a quad chairlift.
- J. Standards for loading and unloading chairlifts are attached as **Exhibit C**.
- K. Conflict of Interest standards applicable to this agreement are attached and incorporated by reference as **Exhibit D**.

#### IV. TRAINING PROGRAMS

DPSEF will provide a list of its alpine skiing programs, including price structures, at least once annually to the DPSR General Manager. DPSEF participation fees do not include the required season ski pass to DPSR.

DPSR realizes that some modifications to programs may be necessary due to participants' unknown future needs and demands. DPSEF must obtain prior consent from the DPSR, General Manager before any changes are made in the types of athletic programs and activities being offered by DPSEF.



Diamond Peak Ski Race Team Agreement

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**V. CHILD ABUSE PREVENTION**

DPSEF agrees to comply with the District's personnel policy and ensure that any of the DPSEF personnel, eighteen (18) years or older, who supervises or have routine contact with children under the age of sixteen (16) years, will undergo background checks conducted by DPSEF and approved by the District. Any DPSEF staff member who fails to pass the background check or fails to cooperate in those checks will be terminated by DPSEF. All expenses incurred in conducting these background checks will be the responsibility of DPSEF.

**VI. COMPLIANCE WITH LAWS**

- A. DPSEF will comply with all local, state and federal laws pertaining to the operation of a business of its type (i.e., an athletic education foundation) and will obtain any permits or licenses required.
- B. DPSEF will meet all local, state and federal laws pertaining to minimum wage, workers' compensation insurance, unemployment insurance, taxes, social security and any other mandated employer contributions.

**VII. COLLECTION OF ALL RACE EVENT FEES**

- A. Collection of DPSEF race program tuition will be the responsibility of the DPSEF.
- B. All DPSEF race program tuition will be the property of the DPSEF.
- C. All race fees, head taxes and any additional fees will be collected by DPSEF.
- D. Ski Lift ticket sales for event entrants will be conducted by DPSEF staff with daily sales reporting provided to the DPSR Ticketing Department the same day as the event. See Paragraph II (G), above.
- E. All race fees will be the property of DPSEF.
- F. Payment of any required fees and dues to the U.S.S.A. will be the



Diamond Peak Ski Race Team Agreement

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responsibility of DPSEF.

- G. DPSR will submit an invoice to DPSEF for event fees forty eight (48) hours after the event for remittance from DPSEF to DPSR within thirty (30) days.

### **VIII. INDEMNIFICATION**

DPSEF agrees to indemnify and hold harmless District, and the DPSR, and all of its Trustees (past and present), its officers, employees, and agents from and against any and all claims, demands, losses, defense costs, or liability of any kind or nature against or incurred or which may be imposed upon any of them for physical or emotional injury or the death of any person(s), or damage or loss to any property as a result of or arising out of performance under the terms of this contract, excepting only liability arising out of the sole negligence of DPSR.

### **IX. INSURANCE**

- A. With respect to performance under this agreement, DPSEF shall maintain the following insurance:
  - 1. Comprehensive general liability insurance with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include products/completed operations liability, blanket contractual liability, personal injury liability, and broad form property damage coverage. Such insurance shall:
    - a. Name District/DPSR as additional insured; and
    - b. Be primary with respect to any insurance or self-insurance programs maintained by District/DPSR; and
    - c. Contain standard cross liability provisions.
  - 2. Workers' compensation insurance which complies with the CDS of Nevada regulations.
- B. DPSEF shall furnish properly executed certificates of insurance to DPSR prior to signing this agreement. Such certificate shall:



Diamond Peak Ski Race Team Agreement

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1. Clearly evidence all coverage required above, including specific evidence of a separate endorsement naming District and DPSR as an insured, as well as all exclusions to the policies;
2. Indicate whether coverage provided is on a claims-made or occurrence basis;
3. Provide that such insurance shall not be materially changed, terminated or allowed to expire except on thirty (30) days' prior written notice to District; and
4. Be forwarded to:

Incline Village General Improvement District  
Director of Finance  
893 Southwood Boulevard  
Incline Village, Nevada 89451

- C. If DPSEF, for any reason, fails to maintain insurance coverage which is required pursuant to this agreement, the same shall be deemed a material breach of contract. District at its sole option, may terminate this agreement and obtain damages from the DPSEF resulting from said breach. Alternatively, District may purchase such required insurance coverage, and charge DPSEF for the premiums incurred.

## **X. INDEPENDENT STATUS**

DPSEF in all respects shall serve as an independent contractor and shall not in any respect serve as an agent or employee of District or DPSR. DPSEF shall have no authority to financially obligate District or DPSR, or otherwise commit any of District's resources for any purpose whatsoever. DPSEF will hold District and DPSR harmless from any and all claims or liability and indemnify them from any liability arising out of DPSEF's activities on the hill, whether under this contract or otherwise.

## **XI. DEFAULT**

In the event of default of any terms of this agreement by DPSEF, District and DPSR





Diamond Peak Ski Race Team Agreement

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reserve the right to cancel all programs and races listed in this agreement after providing DPSEF with written notice of default and the opportunity to correct same within fourteen (14) days.

## **XII. ACCESS TO RECORDS**

DPSEF shall keep adequate financial records to account for the collection and expenditure of funds under this agreement. DPSEF shall make these financial records available to District and its agents, upon request.

## **XIII. AMENDMENTS**

Both the DPSEF and District hereto reserve the right to make amendments to this agreement after execution of the agreement. Any amendments will be effective only when made in writing and approved and signed by both the DPSEF and District.

## **XIV. TERM**

This agreement shall be binding upon its execution by both parties. The term of this agreement shall commence on December 14, 2017, and expire on June 30, 2022 (i.e., five (5) winter ski seasons).

DPSR makes no warranty as to the amount of snow or length of season and it is at the sole discretion of DPSR whether or not to open the ski resort for any activities whether or not the DPSEF has races scheduled or not.

District reserves the right to suspend or terminate the agreement, or services hereunder, for default, upon written notice as per paragraph XI. Upon termination, District reserves the right to award all or any portion of the agreement to another party.

## **XV. ASSIGNMENT**

This agreement will not be assigned by DPSEF without the written agreement of District. No part of this agreement may be subcontracted by DPSEF, without the prior written approval of District. The agreement shall automatically terminate upon the sale or lease of DPSR for operation other than by the District.



Diamond Peak Ski Race Team Agreement

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**XVI. SIGNATURE REQUIREMENTS**

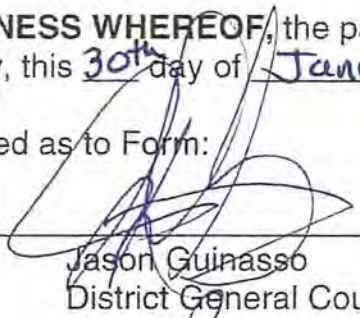
Authorized representation of DPSEF shall be indicated on all documents by the presence of two (2) signatures: the signature of the President and the signature of the Secretary.

**XVII. ATTORNEY'S FEES**

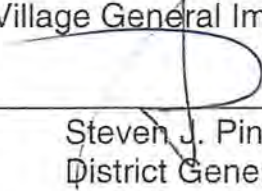
Should any dispute arise hereunder the prevailing party shall be entitled to recover, along with any damages it may incur, its actual costs and a reasonable attorney's fee.

**IN WITNESS WHEREOF**, the parties have hereunto subscribed their names on this day, this 30<sup>th</sup> day of January, 2018.

Approved as to Form:

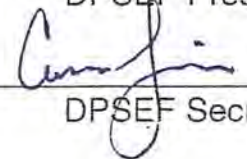
By:   
Jason Guinasso  
District General Counsel

Incline Village General Improvement District

By:   
Steven J. Pinkerton  
District General Manager

Diamond Peak Ski Education Foundation

By:   
DPSEF President

By:   
DPSEF Secretary



Diamond Peak Ski Race Team Agreement

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**EXHIBIT A**

**Standards of Operation For Routine Ski Race Training As Established  
by Diamond Peak Ski Resort Management  
(Standards of Operation, Paragraph III (A))**

1. Space for race training courses may be restricted or canceled due to weather, crowds, and snow conditions. Setting of race courses is at the discretion of the DPSR Mountain Operations Manager or his designee.
2. The responsible race coach will check for instructions with the DPSR Mountain Operations Manager or his designee before any training course is set. Race training schedule will be submitted to the Mountain Operations Manager and approved weekly one (1) week prior to taking effect.
3. Training gates and equipment will be taken up the lift only by the responsible coach unless permission is obtained from the DPSR Lift Supervisor or DPSR Mountain Operations Manager.
4. After training, the course will be side slipped to the satisfaction of the DPSR Mountain Manager or his designee. Adequate time will be allotted by the responsible coach so as not to delay lift opening or closing time.
5. The average number of training courses will be two (2), though some flexibility may be allowed at the discretion of the DPSR Mountain Operations Manager or his designee.
6. Use, type and display location of any sponsorship materials may be approved by DPSR General Manager.



## EXHIBIT B

### **Standards of Operation For Race Production As Established by Diamond Peak Ski Resort Management (Standards of Operation, Paragraph III (B))**

1. Races at DPSR will not be scheduled by the DPSEF without prior consent by the DPSR Mountain Operations Manager or his/her designee.
2. A Race Information Sheet will be circulated to the DPSR Mountain Operations Manager at least two (2) weeks before a scheduled race.
3. All pre-race and race day registration will be the responsibility of the DPSEF. Race Registration must be set up and operational at least three (3) hours prior to race start. Race Registration location will be cooperatively determined by DPSEF and DPSR General Manager or their designee. As soon as Registration is complete, DPSEF will return the area to its proper order.
4. Machine grooming of the race course will be the responsibility of DPSR. The final machine groomed surface will not be guaranteed because of changing weather or snow conditions. Final course preparation (side slipping, boot packing and course setting) will be the responsibility of the DPSEF race department.
5. Installation of all crowd control fencing will be the responsibility of the DPSR Ski Patrol. "B-Netting" and speed control fencing will be the responsibility of DPSEF.
6. All race courses, start and finish areas, and line up area clean-up will be the responsibility of the DPSEF race department to the satisfaction of the DPSR Mountain Operations Manager.
7. Lift line cutting privileges will be only at the discretion of DPSR Mountain Operations Manager.
8. Use, type and display location of sponsorship materials may be approved by DPSR General Manager
9. Periodically, DPSR Ski Patrol Director will confer with DPSEF Head coach to facilitate DPSEF's preparation of a written race event medical plan required by USSA Competition rules.



## EXHIBIT C

### **Standards of Lift Operations as Established by DPSEF (Standards of Operation, Paragraph III (I))**

#### **Diamond Peak Ski Team Lift Procedures (must always be followed):**

1. Obey all the Signs and Procedures maintained and established by the Resort.
2. Sit all the way back on the seat with back against back of seat. (Yes, we know that this is not comfortable for smaller kids, as their legs will be straight out in front and not bent at the knees, but it is the safest position).
3. Hold on to the side arms or center bar.
4. Sit facing forward.
5. Pay attention •• do not fuss with clothing, equipment or food.
6. Absolutely no horseplay will be tolerated.
7. When a coach is loading with children, and a child does not make it safely onto the chair before the end of the loading zone, the coach is not to attempt to pull them onto the chair. Misloaded children should be guided into the catch pits at the end of the loading zones.
8. Children under 51 inches (measured with skis and helmet on) will not be allowed to ride any lift by themselves, regardless of age or ability level.

#### **Diamond Peak Ski Team Lift Guidelines (Children, parents and staff must use their own judgement as to when to apply):**

1. Follow the Guidelines established by the Resort according to your own judgement.
2. Smaller children should sit in seats 1 and 4 (outside seats) so that they can grab the side arms.
3. On lifts equipped with a chair bar, children who are large and strong enough to lower and raise the bar safely should lower the safety bar.



Diamond Peak Ski Race Team Agreement

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**EXHIBIT C**

**Standards of Lift Operations as Established by DPSEF  
(Standards of Operation, Paragraph III (I))  
(continued)**

**Coaches will be encouraged to do the following:**

1. During early load mornings and whenever lift lines permit, U12, U10, Tahoe League and Mighty Mites will ride two (2) children per chair unless accompanied by an adult (coach, parent or reasonably proficient bystander).

**Parents are encouraged to do the following:**

1. Talk to your kids about assuming responsibility for their actions.
2. Speak with coaches and Ski Patrol to determine for yourself if you want your children to lower the bar when unaccompanied by an adult.
3. Speak with coaches and Ski Patrol to determine for yourself if you want your children to ride in positions other than 1 and 4 on the chair.
4. Ride the lift with your children when you feel appropriate for example on very windy, icy, rainy, cold times when the chairs are the most slippery.
5. Report horseplay to coaches or Ski Patrol when you see it.



Diamond Peak Ski Race Team Agreement

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**EXHIBIT D**  
**Conflicts of Interest Standards**

The following standards shall be used to identify potential or actual conflicts of interest arising under this agreement:

1. The District, DPSR and their respective officers, trustees and managerial employees shall comply with the District's internal conflict of Interest policies and procedures, as amended from time to time.
2. DPSEF and its officers, directors and managerial employees shall comply with DPSEF's internal conflict of Interest policies and procedures, as amended from time to time.

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winqest  
District General Manager

**FROM:** Nathan Chorey, P.E.  
Engineering Manager

**SUBJECT:** Review, discuss, and provide feedback on the Schematic Design Package for the Burnt Cedar Swimming Pool Improvement Project – Fund: Beaches; Project 3970BD2601.

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

**DATE:** November 10, 2020

---

### **I. RECOMMENDATION**

The Board of Trustees review, discuss, and provide feedback on the Schematic Design Package for the Burnt Cedar Swimming Pool Improvement Project.

### **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 Burnt Cedar swimming pool has been identified for replacement in the 5-year capital improvement plan. Recently, significant efforts have been undertaken to advance the project towards construction. Below is a list of recent project milestones:

- May 20, 2020, Conceptual design contract with TSK Architects is authorized.
- June/July 2020, Community Group and IVGID staff worked with TSK Architects to develop alternative conceptual designs.



- August 12, 2020, Board of Trustees selected a preferred conceptual design for the Burnt Cedar Swimming Pool Improvement Project (Agenda Item I.2.).
- September 9, 2020, Board of Trustees authorized a schematic design contract to TSK Architects (Agenda Item G.1.).
- September 30, 2020, Board of Trustees provided feedback on a project delivery method (Agenda Item G.1).
- October 16, 2020, CORE Construction is selected to provide Construction Manager-At-Risk pre-construction services.

Most recently, the Design Team, IVGID Staff, and select members of the Community Group have collaborated on preparation of the schematic design package attached to this memorandum.

#### **IV. SCHEMATIC DESIGN**

At the August 12, 2020 Board of Trustee Meeting, the Trustees unanimously selected Option #1 with the wading pool play equipment and no fixed shade structures. Based on this direction, the Design Team, IVGID staff, and the community group worked together to advance the design. By confirming initial assumptions and refining details, we were able to reduce the estimated cost while maintaining the overall design concept that the Board approved.

- The mechanical and electrical engineers confirmed that the existing utility service lines are adequate to meet the needs of the proposed pool.
- The wading pool was changed to a skimmer filtration system instead of a rim system. After further discussions with the design team and IVGID pool staff, it was determined that a skimmer filtration system would provide the necessary filtration.
- The wading pool shape and size were studied further. Ultimately, we decided on a 565-SF oval shape pool. The existing wading pool is 481-SF, so expanding the wading pool to 800-SF seemed excessive. The oval shape also better fits the site given the constraints of the pool mechanical room, upper deck columns, and raised pool deck.
- Site lighting was removed from the project.
- A number of the existing pieces of pool equipment can be reused.
- The pool deck was reduced in size in order to include landscape islands and soften the overall feel.
- The retaining wall between the two deck areas (just west of the main pool) was rotated to improve the lake views on the upper deck.
- A simple fence/barrier (think split rail fence) has been added at the top of the rock line slope above Lake Tahoe on the East/West connector path.

Based on the initial estimate these plan revisions will reduce the overall project cost by nearly \$800,000. We are continuing to work through the design processes and, as a group, are challenging assumptions and looking to reduce costs wherever possible. That being said, we understand this will be a signature project for the District so we are taking care to not cut too many of the nice features.

The table below compares the Option #1 at Conceptual Design to the present Schematic Design.

Engineer's Estimate	Conceptual Design Option #1	Schematic Design
Construction Costs	\$4,553,425	\$3,907,214
Soft Costs	\$1,070,055	\$918,195
<b>Total Project Costs</b>	<b>\$5,623,480</b>	<b>\$4,825,410</b>

Attached to this memo is a line item comparison of the two the conceptual design estimate and the schematic design estimate.

## V. FINANCIAL IMPACT AND BUDGET

The Burnt Cedar Swimming Pool Improvement Project (3970BD2601) is currently included in the approved Five-Year CIP plan as an FY2020/21 and FY2021/22 capital improvement project with a total project budget of \$2,925,000. (See project data sheet attached to this memorandum).

*Completion of design in Fiscal Year 2020/2021.*

The project budget within Fiscal Year 2020/2021 CIP includes \$225,000 for design. Project-to-date expenditures and encumbrances through October 31, 2020 include:

Description	Cost
Conceptual Design	\$29,713.75
Schematic Design	\$66,204
Topographic Survey	\$5,897.50
Geotechnical Report	\$20,700
IVGID Staff Time	\$27,500
CMAR Pre-Con Services*	\$37,500
<b>Total</b>	<b>\$187,515.25</b>

\*The District has received the proposal but execution of the contract is pending review by District Council. Cost shown is based on proposal amount.

A proposal to complete final design will be presented for authorization at the December 9, 2020 Board of Trustee Meeting. Based on the revised scope of the project, staff anticipates the need to modify the current year project budget to complete the construction documents this fiscal year. A budget amendment will be presented to the Board to authorize funding needed in the current year to award the design contract, from funding available within the estimated fund balance of the Beach fund.

### *Construction of Project in Fiscal Year 2021/2022.*

The construction costs stated above are estimated costs based on the schematic design package. As we proceed through final design, the actual project costs will be provided by the Construction Manager at Risk Contractor (CMAR) Contractor. CMAR project delivery method (NRS 338.1685) was chosen to provide greater insight in to the construction costs during the design phase and obtain the best possible project value.

Construction of the Burnt Cedar Swimming Pool Project will require additional funding, beyond what is currently provided for in the Beach Capital Improvement Plan. The current plan, including the one-year flip of Facility Fee from Community Services Fund to Beach Fund is now estimated to result in an estimated year-end excess fund balance within the Beach Fund of \$4.5 million, available to support priority Beach capital projects (including \$2.85 million currently programmed in the FY2021/22 Beach CIP plan).

Funding to support construction require additional resources through either a) an increase in the Beach Facility Fee beyond the \$125 projected for FY2021/22, or b) pursue debt financing for all or a portion of the cost of the pool renovation project.

A typical funding plan for projects such as the Burnt Cedar Pool Improvement Project would include a debt financing component that spreads the cost of the capital improvement over the useful life of the asset. However, any debt financial plan should also consider other Board-approved priority Beach capital projects anticipated over the next 2-3 years.

To inform the Board's consideration of appropriate scope relative to affordability, it should be noted that:

- The District has the ability to finance all or a portion of the project through debt financing.
- The District has ample debt capacity to incur additional debt for this project (as well as other Beach or Community Services capital project priorities).

## **VI. ALTERNATIVES**

This memo is requesting the Board to provide feedback to Staff on the schematic design the Burnt Cedar Swimming Pool Improvement Project.

**VII. 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.

**Burnt Cedar Swimming Pool Improvement Project**  
**Preliminary Opinion of Probable Costs - Schematic Design Level**  
**Option #1 - Schematic Design Update**

ITEM	DESCRIPTION	SCHEMATIC DESIGN			CONCEPTUAL DESIGN	
		QTY	UNIT	UNIT PRICE	Item (Fully Burdened) November 10, 2020	Item (Fully Burdened) August 12, 2020
<b>BASE IMPROVEMENTS (include Contractor Percentages O/P, GC, Bonds, etc... of 23%)</b>						
1.1	Mobilization/Demobilization	1	LS	\$ 129,000	\$ 129,000	\$ 129,000
1.2	Site Preparation/Demolition	1	LS	\$ 154,800	\$ 154,800	\$ 154,800
1.3	Utility Allowance	1	LS	\$ 10,000	\$ 10,000	\$ 64,500
1.4	Earthwork	1	LS	\$ 103,200	\$ 103,200	\$ 103,200
1.5	Terrace Retaining Walls	90	LF	\$ 150	\$ 13,500	\$ 25,800
1.6	New Swimming Pool (2-4 Hour TOR)	3,900	SF	\$ 322.5	\$ 1,257,750	\$ 1,257,750
1.7	Swimming Pool Surge Tank	1	LS	\$ 64,500	\$ 64,500	\$ 64,500
1.8	New Wading Pool	565	SF	\$ 260	\$ 146,900	\$ 309,600
1.9	Wading Pool Surge Tank	0	LS	\$ 51,600	\$ -	\$ 51,600
1.10	Wading Pool Interactive Play Equipment	1	LS	\$ 96,750	\$ 96,750	\$ 96,750
1.11	Wading Pool Splash/Spouts	1	LS	\$ 25,800	\$ 25,800	\$ 25,800
1.12	Wading Pool Fence Barrier	123	LF	\$ 160	\$ 19,680	\$ -
1.12a	Wading Pool Gate (self close/latch)	1	ea	\$ 4,000	\$ 4,000	\$ 64,500
1.13	Drainage/BMPs	1	LS	\$ 129,000	\$ 129,000	\$ 129,000
1.14	Pool Decks	14,566	SF	\$ 45	\$ 656,927	\$ 677,250
1.15	Deck Equipment <sup>1</sup>	1	LS	\$ 96,776	\$ 96,776	\$ 89,500
1.16	Pool Area Perimeter Fencing (283 l.f.)	283	LF	\$ 225	\$ 63,675	\$ -
1.16a	Pool Perimeter Low Curb at Fence	283	LF	\$ 40	\$ 11,320	\$ -
1.16b	Pool Area Perimeter Access Gates	2	ea	\$ 4,000	\$ 8,000	\$ 129,000
1.16c	Relocated Wrought Iron Perimeter Fence	100	LF	\$ 100	\$ 10,000	\$ -
1.17	Pool Equip Rm. Upgrades & Equipment	1	Allowance	\$ 79,000	\$ 79,000	\$ 129,000
1.18	Landscape/Site (Inside The Pool Fence)	3,000	SF	\$ 20	\$ 60,000	\$ 64,500
1.19	Tree and Rock/Juniper Removal	1	LS	\$ 64,500	\$ 64,500	\$ 64,500
1.20	Site Lighting	0	Allowance	\$ -	\$ -	\$ 64,500
1.21	Recreation Pool Slide (New)	1	LS	\$ 30,000	\$ 30,000	\$ 25,800
1.22	Shade Structure (Fixed)	0	LS	\$ 32,250	\$ -	\$ 32,250
1.23a	Park Connector Walk-Way (6'wide Asphalt inc. base)	2,220	SF	\$ 50	\$ 111,000	\$ -
1.23b	Park Connector Retaining Wall	90	LF	\$ 200	\$ 18,000	\$ -
1.23c	Park Connector Rip-Rap stabilization	250	SY	\$ 50	\$ 12,500	\$ 206,400
1.23d	Park Connector Wood Guard Rail	220	LF	\$ 50	\$ 11,000	\$ -
1.24	Existing Sidewalk Repair	1	Allowance	\$ 10,000	\$ 10,000	\$ -
1.25	<b>Base Construction Subtotal</b>				\$ 3,397,578	\$ 3,959,500
1.26	Estimating Contingency	15%			\$ 509,637	\$ 593,925
1.27	<b>Base Construction + Estimating Contingency</b>				\$ 3,907,214	\$ 4,553,425
<b>ADD ALTERNATES</b>						
2.1	None Noted at this time.	0	LF	\$ -	\$ -	\$ -
3.0	<b>TOTAL CONSTRUCTION COSTS</b>				\$ 3,907,214	\$ 4,553,425
<b>SOFT COSTS</b>						
4.1	Location Multiplier (Tahoe)	0%			\$ -	\$ -
4.2	IVGID Contingency	10%			\$ 390,721	\$ 455,343
4.3	Permits & Fees	0.5%			\$ 19,536	\$ 22,767
4.4	IVGID Management Cost	3%			\$ 117,216	\$ 136,603
4.4	Architecture & Engineering	10%			\$ 390,721	\$ 455,343
4.6	<b>TOTAL SOFT COSTS</b>	<b>23.5%</b>			\$ 918,195	\$ 1,070,055
5.0	<b>TOTAL ESTIMATED PROJECT COST</b>				\$ 4,825,410	\$ 5,623,480
<b>The Total Estimated Project Cost change from Conceptual to Schematic Design = \$ (798,070)</b>						
Notes						
1. Deck Equipment includes pool covers, pool cover reels, lifeguard chairs, lane line, lane line reels, safety signs, safety equipment etc...						
Total Estimated Project Cost Excludes: FF&E						



## Project Summary

<b>Project Number:</b>	3970BD2601
<b>Title:</b>	Burnt Cedar Swimming Pool Improvements
<b>Project Type:</b>	D - Capital Improvement - Existing Facilities
<b>Division:</b>	70 - Beach Aquatics
<b>Budget Year:</b>	2021
<b>Finance Options:</b>	
<b>Asset Type:</b>	BD - Buildings & Structures
<b>Active:</b>	Yes

<b>Project Description</b>				
<p>The Burnt Cedar Swimming Pool and Toddler pool fiberglass surfaces require periodic replacement. Over time, discoloration, cracking and surface failure will create health and safety impacts to continued use of the pools. Breakdown of the pool surface will allow materials to cloud the water and make it unsanitary and cloudy water will not meet health dept safety code requirements. It has been determined the pool has reached the end of its service life. This project is for full swimming and toddler pool replacement, associated mechanical systems improvements, and pool deck replacement.</p> <p>A consultant will be selected to complete an alternative layout analysis and evaluate existing mechanical systems. Consideration will be given to reducing the maximum depth of the pool, providing a zero-entry pool edge for improved ADA access, maintaining a water slide, and a second toddler pool or splash pad.</p>				
<b>Project Internal Staff</b>				
<p>Engineering will manage the project. The Director of Parks and Recreation will determine the needs for the project and coordinate project timing because the pool will need to be out of service during the summer season to complete the work. A community interest committee will be convened by the General Manager.</p>				
<b>Project Justification</b>				
<p>This project will reconstruct the swimming and toddler pool, mechanical equipment and pool deck. The cost estimate is a placeholder at this time because the exact scope of work has not been identified for the replacement Burnt Cedar pool facility. The General Manager will lead a community group to received input on community desires and needs for a new pool facility. It is anticipated at this time that construction will occur in the summer of 2021. The impact to the facility will be substantial during the summer operation period. Construction will require the closing of the pool facility for the whole summer or a portion of the summer.</p>				
<b>Forecast</b>				
<b>Budget Year</b>	<b>Total Expense</b>	<b>Total Revenue</b>	<b>Difference</b>	
2021				
Design	225,000	0	225,000	
Year Total	225,000	0	225,000	
2022				
Construction Management	225,000	0	225,000	
Construction Reserves	225,000	0	225,000	
Placeholder - Construction	2,250,000	0	2,250,000	
Year Total	2,700,000	0	2,700,000	
	<b>2,925,000</b>	<b>0</b>	<b>2,925,000</b>	
<b>Year Identified</b>	<b>Start Date</b>	<b>Est. Completion Date</b>	<b>Manager</b>	<b>Project Partner</b>
2012	Jul 1, 2019	Jun 30, 2022	Engineering Manager	

# BURNT CEDAR

## SWIMMING POOL IMPROVEMENT PROJECT



AQUATIC & ARCHITECTURAL SCHEMATIC DESIGN REPORT

OCTOBER 30, 2020



# INTRODUCTION

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## **PROJECT LOCATION**

665 Lakeshore Boulevard  
Incline Village, NV 89451

## **CLIENT**

### **Incline Village General Improvement District (IVGID)**

Nathan Chorey - Engineering Manager  
893 Southwood Blvd.  
Incline Village, NV 8945

## **Core Team Members**

### **Incline Village General Improvement District**

General Manager	Indra Winquest
Engineering Manager	Nathan Chorey, PE
Aquatics Director	Gwynne Cunningham
Aquatics Assistant Director	Meagan Ballew
Building Superintendent	Justin Bluhm
Aquatics Facilities Manager	Dan Vargas

### **IVGID Citizen Stakeholders Representatives**

Mr. Hal Paris  
Mr. Cliff Dobler

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## **CONSULTING TEAM**

### **AQUATIC DESIGNER**

Aquatic Design Group (ADG)  
2226 Faraday Avenue, Carlsbad, CA 92008

### **ARCHITECT**

TSK Architects (TSK)  
225 South Arlington Avenue, Suite A, Reno, NV 89501

### **CIVIL ENGINEER**

Resource Concepts Inc. (RCI)  
340 N. Minnesota Street, Carson City, NV 89703

### **LANDSCAPE ARCHITECT**

Design Workshop  
128 Market Street, Suite 3e, Stateline, NV, 89449

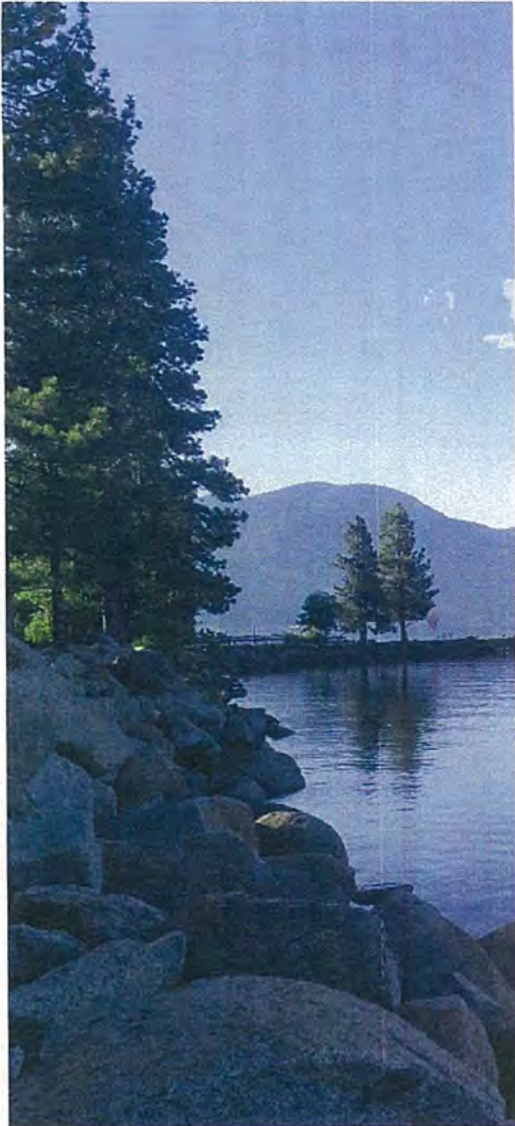
### **MECHANICAL PLUMBING & ELECTRICAL ENGINEER**

MSA Engineering (MSA)  
4590 Longley Lane, Reno, NV, 89502

### **STRUCTURAL ENGINEER**

Nelson-Wilcox Structural Engineers (NWSE)  
225 South Arlington Avenue, Suite B, Reno, NV 89501

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# PROJECT

## BACKGROUND

# HISTORY & CURRENT SCHEMATIC DESIGN CONTEXT

The Burnt Cedar Beach Pool Complex is a recreational facility located on the shoreline of Lake Tahoe within Incline Village, Nevada and operates seasonally from June to September. The pools are approaching 60 years old and have had a number of limited repairs during this time. The complex is well maintained, operated, and highly used by the Incline Village Residents & Guests. The Pools (shell, equipment, and decks) are in need of significant repairs and as a result, the Incline Village General Improvement District (IVGID) has proceeded with facility and pool shell investigative reports and initiated consultants to study new designs and solutions.

**Concept Design:** In May of 2020, IVGID selected TSK Architects (TSK) and Aquatic Design Group (ADG) to provide concept design and associated estimates for designs that reflect the requests for updated functions and amenities.

From June through August of 2020, TSK/ADG met with IVGID and Stakeholders with a series of On-Site & Zoom Meetings. The outcome of this process was two design options and associated costs. At the conclusion of the Concept Design Phase it was determined to proceed with Option #1 and further develop this scheme in the Schematic Design Phase, while being aware of costs and explore options to reduce the project costs where possible.

**Schematic Design:** Upon the approval of the Concept Design Submittal, Schematic Design Phase kicked off on 18 September 2020 with the design team reviewing and developing the project documents in greater depth. Decisions during Schematic Design include selecting an oval shaped wading pool that fits the site constraints better than the circular, crescent, or trapezoid shapes. The proposed pathway has been refined in terms of location, width, and elevation. With direction from IVGID and Stakeholders, the pathway and the pool complex will not be illuminated. Cost savings can be realized but will affect operations after dusk. Lighting can be added later if so desired. The pool locations were finalized after review of required and preferred clearances, furniture layouts and circulation paths as well as location of swimming pool surge tanks.

Existing utilities (Water, Gas, and Electric Service) were reviewed along with expected loads of the new pool equipment. Upon review, the Engineering Team determined the existing utilities are of sufficient size and no increases are necessary. The capacity of the relatively new boilers and water heaters were also analyzed and they can be repurposed as a part of the new pool equipment design. Both of these findings do add significant cost savings.

# SCHEMATIC DESIGN DEFINED

**Schematic Design** is the first phase of basic services for project design. At this stage in a project, the design professionals describe the project three-dimensionally. A range of alternative design concepts is explored to define the character of the completed project and an optimum realization of the project program. The project overall scope, budget and schedule are initially defined.

**Architectural Drawings** define the overall project scope. Including the limits of demolition and new plan layouts. Code Criteria is defined and space provided to accommodate the various systems that comprise the building or project.

**Civil Drawings** define the project area and respond to the site boundary limits, site topography, and utility locations as they enter the site. Drainage analysis is typically part of the Design Development Phase.

**Landscape Architecture Drawings** are typically not a part of Schematic Design and are typically integrated during Design Development. The Burnt Cedar Pool Project is a unique site and it was requested to accelerate the development of the Landscape Drawings for Schematic Design. The landscape drawings are to provide a conceptual design, identify limits of landscaping as well as to provide a direction and enhance the interaction with the natural surroundings.

**Mechanical Plumbing and Electrical Engineering Drawings** at Schematic Design are conceptual and often single line diagrams. To establish the base systems need for space and utility requirements.

**Aquatics Design Drawings** indicate the requirements for the aquatic/pool requirement for the project, including size, depth, construction type, appurtenances, gutter systems, and mechanical/plumbing/filtering system requirements. Aquatic Design Documents are typically more advanced at the Schematic Design milestone to allow the balance of the engineering team to provide quality documents in parallel.

**Structural Engineering** drawings are typically not a part of Schematic Design. Structural systems are defined in narrative format as the design is developed. Structural Engineering commences during the Design Development Phase.

# SCHEMATIC DESIGN CRITERIA SUMMARY

## Design Summary

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- New 75 feet x 52 feet (3,900 SF total) Rec Pool in new location (oriented NW/SE) 4-Hour Turn Over
- Continuous stairs on north edge
- Six (6) 8-foot wide laplanes
- Rim Flow Gutter System
- Southern two (2) lap lanes are 7'-0" depth to allow diving
- New Slide at west corner
- ADA Lift Access at east end (Battery Powered and portable)
- ADA secondary handrail access at east end
- New Oval Shaped Wading Pool in new location (565 SF) 30-Minute Turn Over
- Zero Entry Wading Pool
- Skimmer Water Collection System at Wading Pool
- Includes a Water Feature and Play Equipment at Wading Pool
- Barrier/Fence between Wading Pool & Recreation Pool (6' tall w/ self-closing & latching gates)
- All new/expanded exterior concrete pool deck Elevated Terrace - removing trees and rock
- Perimeter Fence/Barrier around pool complex. (6' tall w/ self-closing & latching gates)
- New Pathway connecting parking to Burnt Cedar Beach

# AQUATICS NARRATIVE

## **POOL DESIGN CRITERIA**

- Swimming Pool Surface Area 3,900 square feet
- Swimming Pool Perimeter 254 linear feet
- Swimming Pool Depths 3'-6" to 7'-3"
- Swimming Pool Volume 146,668 gallons
- Swimming Pool Turnover 4 hours
- Swimming Pool Flow Rate 611 GPM
  
- Wading Pool Surface Area 565 square feet
- Wading Pool Perimeter 89 linear feet
- Wading Pool Depths 0-0" - 1'-6"
- Wading Pool Volume 4,912 gallons
- Wading Pool Turnover 30 minute
- Wading Pool Turnover 164 GPM

## **POOL DESIGN NARRATIVE**

To provide better water quality the swimming pool will be designed to have a 4-hour turnover rate through the filtration system, which is 33% increase from the existing pool. This faster turnover combined with a continuous perimeter pool gutter will provide better water quality and reduce staff maintenance requirements. The new wading pool will be designed to have a 30-minute turnover rate, which is a 50% increase from the existing wading pool to provide better water quality and reduced maintenance.

The pool mechanical equipment will be located in the existing pool mechanical space. Both pools will be designed with new equipment to facilitate the faster flow rates and turnovers. The existing condensing pool heaters will be re-used for the two new pools. The pool chemicals will be stored in the existing chemical room. A new fence will enclose the pool service space to create a barrier from small children during service times.

## **POOL PROGRAMMING**

The two pools are designed to support the following programs:

- Swim lessons (Up to 50 students at a time)
- Typical 4 students per class
- Aqua exercising (both shallow and deep-water classes)
- Recreation swim
- Dive instruction (from pool deck only)
- Pool use by residents and pass holders only
- Expected pool occupancy to remain the same as current uses

The pool shall feature six 25-yard lanes. The 25-yard lanes shall be 8'-0" wide to allow for multiple lap swimmers at a time. Pool water shall be designed to be maintained in the 83°- 84°. Permanent tile lane markings on the bottom and ends of the pool shall be provided with black ceramic to designate the lanes and targets. Anchors shall be provided at both ends of the pool for floating lane dividers.

The pool depth graduation shall run side to side. The shallow side of the pool shall have walk-out stairs running the entire length of the pool. Pool water depth shall be 3'-6" at stair side of the pool and a constant 7'-0" at the opposite side. There shall be three lanes in shallow water depths ranging from 3'-6" to 5'-0". A fourth lane depth will transition from 5'-0" to 7'-0" and the two remaining lanes will feature 7'-0" water depth. The perimeter overflow system shall be a deck-level or rim-flow perimeter gutter.

The pool will have a fixed battery-operated accessible lift as the primary means of ADA access and ADA complaint double handrails at the walkout stairs as the secondary means of ADA access. Recessed steps and grab rails will provide egress points at both ends of the deep side of the pool. The existing small waterslide will be re-used at the end of the deep lanes of the pool.

## **WADING POOL**

The wading pool shall feature a zero-depth beach type entry. This entry ramp will have a plaster and tile finish. The pool will feature interactive play/spray equipment. Pool water shall be designed to be maintained in the 84°- 88°. Pool water depth shall range from 0'-0" to 1'-6". Surface water collection will be managed with a skimmer surface water collection system.

The pool ramp will provide a primary means of ADA access and the walkout stairs serve as the secondary means of handicapped access. All features will be universally accessible for children of every ability level.

## **POOL CONSTRUCTION METHODS**



All pools shall be machine excavated and hand trimmed, where permitted by soil conditions. If soil conditions are not suitable for using machine excavation as a form, pool shall be over-excavated and formed (one-sided formwork). Upon completion of pool structure curing period, forms shall be stripped, and engineered backfill shall be compacted to 95% maximum density provided to pool deck sub-grade elevation.

Pool structures shall be steel reinforced, pneumatically applied concrete (shotcrete) with a minimum compressive strength of 3,000 pounds per square inch. Shotcrete finish shall be compatible with installation of pool interior waterproof finishes.

Pool finishes shall consist of a 6" band of ceramic tile below waterline on both pools, 12" wide unglazed ceramic mosaic tile lane lines and targets on the swimming pool floor and walls, and white marble or quartz-based pool plaster for all other interior pool finishes for both pools.

## **POOL EQUIPMENT**

Pool safety equipment, maintenance equipment, fittings, and deck equipment shall be installed in strict accordance with pertinent codes and regulations and the manufacturer's published recommendations, anchoring firmly and securely for long life under hard use.

Pool mechanical equipment shall conform to the following design criteria:

- Circulation pumps shall be horizontally mounted end suction centrifugal pumps, bronze fitted, stainless steel shaft, with fuse coat epoxy on all wetted surfaces. Motors shall be totally enclosed, fan cooled, premium efficiency. The circulation pumps shall be controlled by variable speed controls to allow for energy savings when the water quality and pool usage allows. By reducing the pump speed 25% at night the pool motor electrical draw can be reduced by 50%.
- Filtration systems shall be hi-rate sand with a flow rate not to exceed 15 gallons per minute / square foot of filter area. Filtration system shall be furnished complete with influent piping manifold, effluent piping manifold, backwash piping manifold, and all necessary valves and fittings as required for normal filtration and automated backwash operations. Influent and effluent pressure gauges, pool water temperature gauges and flow meter with paddlewheel flow sensor shall also be provided as part of a fully integrated system.
- Pool water heating systems will use the existing natural gas fired pool heaters piped to dedicated pool heat exchangers with minimum 97% thermal efficiency.
- Chemical treatment systems shall utilize calcium hypochlorite (tablet Chlorine). The oxidant feed system shall be capable of providing a constant in-tank chlorine residual of 1-15 parts per million. The pH shall be maintained between 7.2 - 7.8 with the use of carbon dioxide CO<sub>2</sub>. Both chemical feed systems shall be automatically controlled by an independent chemical controller with the capacity of monitoring and continually adjusting ORP, PPM, and pH for each pool. This same controller will control the pool filtration and circulation pump operations.

## **POOL MECHANICAL**

All pool mechanical piping shall consist of Schedule 40 PVC for all below grade piping and Schedule 80 PVC for all above grade piping. Piping shall be sized for velocities not to exceed 6 feet per second (1.8 meters per second) for suction (return) piping and 8 feet per second (2.4 meters per second) for discharge (supply) piping. All underground piping shall have a minimum of 18" (450 millimeters) of earth cover. Provisions shall be made for automated filling of pool to compensate for water loss due to filter backwash operations and evaporation.

## **POOL ELECTRICAL**

All pool electrical work shall include: conduit, conductors and breakers for all single phase electrical equipment; conduit, conductors and motor starters for all three phase electrical equipment; and control circuitry and interface between circulation pump(s), filtration microprocessor, pool water heater recirculating pumps, water chemistry controller and water level controller. LED lighting fixtures shall be utilized for underwater lighting of the pool, which shall provide an 85% reduction in installed underwater lighting watts (one 70-watt LED fixture takes the place of one 450-watt incandescent fixture). In addition, the LED fixtures are rated for 50,000 hours of service, versus 3,000 hours for incandescent fixtures.

# OUTLINE SPECIFICATIONS

## 1.0 Section 131100- Swimming Pool General Information:

In addition to complying with all local codes and regulations, this section sets forth the scope, responsibilities and qualifications of the swimming pool contractor.

## 2.0 Section 131101- Swimming Pool Excavation:

Swimming pool shall be machine excavated and hand trimmed, where permitted by soil conditions. If soil conditions are not suitable for using the excavation as a form, pool shall be over excavated and formed (refer to requirements of Section 131102, Swimming Pool Concrete). All excavation, trenching and backfilling shall conform to OSHA and applicable local safety requirements.

## 3.0 Section 131102- Swimming Pool Concrete:

- 3.1 In addition to complying with all local codes and regulations, concrete formwork will comply with pertinent recommendations contained in "Recommended Practice for Concrete Formwork," Publication ACI 347-78 of the American Concrete Institute.
- 3.2 In addition to complying with all local codes and regulations, concrete reinforcement will comply with pertinent recommendations contained in "Manual of Standard Practice for Detailing Reinforced Concrete Structures," Publication ACI 315-74 of the American Concrete Institute.
- 3.3 In addition to complying with all local codes and regulations, cast-in-place concrete will comply with pertinent recommendations contained in "Structural Concrete for Buildings," Publication ACI 301-72 of the American Concrete Institute. Compressive strength shall be 4,000-PSI minimum at 28 days.

## 4.0 Section 131103- Swimming Pool Shotcrete:

In addition to complying with all local codes and regulations, pneumatically placed concrete will comply with American Concrete Institute Standard ACI 506 and recommendations contained in "Guniting and Shotcrete," brochure G-84 as published by the Guniting Contractors Association, Sylmar, CA. Compressive strength shall be 4,000-PSI minimum at 28 days.

## 5.0 Section 131104- Swimming Pool Ceramic Tile:

In addition to complying with all local codes and regulations, installation of ceramic tile will comply with pertinent recommendations contained in "2017 Handbook for Ceramic Tile Installation," of the Tile Council of America.

## **6.0 Section 131105- Swimming Pool Plaster:**

In Swimming pool plaster shall be designed to comply with the published standards of State and Local Health Departments, as well as conforming with requirements of applicable portions of most current edition of the "Technical Manual," National Plasterers Council, Mission Viejo, California.

### **6.1 Cement/Aggregate**

6.1.1 Luna Quartz® tiny pebble finish by Wet Edge Technologies. Altima® quartz finish by Wet Edge Technologies. Pebble-Fina® pool finish by Pebble Technologies.

### **6.2 Color**

6.2.1 All swimming pool plaster shall be white in color. Wet Edge Technologies shall be Luna Quartz® "Polar White". Wet Edge Technologies shall be Altima® "White". Pebble Technology shall be Pebble-Fina® "Classico". Contractor to obtain written approval on selected pebble color from the local Health Department prior to installation. Submit cut sheet, color sample and written approval for review by Architect and Owner

### **6.3 Water**

6.3.1 Water for swimming pool plaster shall be clean and free from injurious amounts of acid, alkali, and organics.

## **7.0 Section 131106- Swimming Pool Equipment:**

7.1 Safety equipment, maintenance equipment, pool fittings, decks and recreation equipment shall be installed in strict accordance with pertinent codes and regulations and the manufacturer's published recommendations, anchoring firmly and securely for long life under hard use.

7.2 Swimming pool mechanical equipment shall be installed in strict accordance with pertinent codes and regulations and the manufacturer's published recommendations. Mechanical equipment shall conform to the

following design criteria:

- 7.2.1 Circulation pump shall be horizontally mounted end suction centrifugal pumps, bronze fitted, stainless steel shaft, fuse coat epoxy on all wetted surfaces. Motors shall be open drip proof, high efficiency (75-80% minimum), 1,750 or 1,150 RPM.
- 7.2.2 Filtration system shall be hi-rate sand with a flow rate not to exceed 15 GPM per square foot of filter area. Filtration systems shall be sized to meet or exceed local health department requirements for turnover of pool volume. Filtration systems shall incorporate the use of microprocessor control for automated backwashing based upon pressure differential, with digital readouts for water temperature and flow rate.
- 7.2.3 Pool water heating system shall incorporate the use of a natural gas fired pool heater, sized to provide a 25° Fahrenheit temperature rise within twenty-four hours, and shall be furnished with electronic ignition, integral recirculating pump, and cupro-nickel heat exchanger.
- 7.2.4 Chemical treatment system shall utilize sodium hypochlorite as the primary oxidant. The oxidant feed system shall be capable of providing a constant in-pool chlorine residual of 1 - 15 PPM. The pH shall be controlled to a reading of 7.2 - 7.4 through the utilization of carbon dioxide and muriatic acid. Both chemical feed systems shall be automatically controlled by a single chemical controller with the capacity of monitoring and continually adjusting ORP, PPM, and pH. Chemicals shall be stored in double-contained polyethylene tanks with vapor-proof connections and seismic restraints.

#### **8.0 Section 131107 – Swimming Pool Mechanical:**

Mechanical piping work shall be performed in accordance with the applicable editions of all National, State and local codes, laws, regulations and ordinances, including the following: International Building Code (IBC); Uniform Plumbing Code (UPC); Uniform Mechanical Code (UMC); Occupational Safety and Health Administration (OSHA); American National Standards Institute (ANSI); American Society for Testing and Materials (ASTM); American Waterworks Association (AWWA); and the American Welding Society (AWS).

#### **9.0 Section 131108- Swimming Pool Electrical:**

Electrical work shall be performed in accordance with the applicable editions of all National, State and local codes, laws, regulations and ordinances, including International Building Code (IBC); National Electrical Code (NEC), National Fire Protection Association (NFPA), and the Occupational Safety and Health Administration (OSHA).

**10.0 Section 131109- Swimming Pool Start-up and Commissioning:**

This Section instructs the Contractor on how to provide start-up and operation instructions to the Owner and properly balance pool chemistry, as well as specifying initial maintenance period procedures.

# ARCHITECTURAL SCHEMATIC DESIGN NARRATIVE

The Burnt Cedar Pool Project has progressed smoothly through the Schematic Design Process. Additional site investigation of the site utilities and refined pool equipment room criteria as well as pathway location have established the current Burnt Cedar Pool Configuration.

TSK was provided existing pool furnishing list quantities/sizes and provided a number of furnishing layouts to help establish primary and secondary circulation paths around the pool. Maintaining minimum 4' clearances around the swimming pool. The Swimming Pool final location was also influenced by the proposed location of the proposed connecting pathway.

With the location of the swimming pool and wading pools established, TSK and the Consulting Team progressed through the Schematic Design Phase. Locating fences and gate per code requirements and coordinating new equipment layouts for the existing pool equipment room.

## **Architectural Drawings include:**

1. Cover Sheet
2. Index and Code Summary
3. Accessibility Requirements (1)
4. Accessibility Requirements (2)
5. Site Plan - Demolition
6. Site Overlay Plan – Existing Pools and Proposed Pools
7. Site Plan – Proposed
8. Site Plan – Dimensioned
9. Site Furnishings Plan
10. Enlarged Partial Plan at Pool Equipment Room/Yard & Wading Pool

# CIVIL ENGINEERING NARRATIVE

## **GENERAL DESCRIPTION**

Resource Concepts, Inc. (RCI) was retained as a part of the design consulting team to lend expertise associated with the civil site improvements. The role of RCI is to ensure grading associated with the new walking surfaces and pool deck comply with the Americans with Disabilities Act (ADA), Washoe County, and Tahoe Regional Planning Agency regulations, as well as ensure site drainage meets jurisdictional requirements and does not adversely impact lake quality.

## **GRADING**

The current pool area configuration allows for pedestrian ingress and egress from the north, west and east sides of the facility. Walkways are mildly sloped and on the same level. The proposed plan is to create a re-oriented pool to maximize views of the lake, and to maintain the main deck as well as create a smaller raised deck in an effort to better blend with the existing grade changes. The raised deck will be approximately 18 inches above the main deck with an ADA accessible ramp connecting the two. An enlarged wading pool is proposed in place of the existing wading pool. Both decks and all exterior areas within the facility will be resurfaced and are intended to have walking surfaces that do not exceed a 2% slope. Ideal slopes will range from 0.6% to 1.2%.

The proposed grading of the existing pool area walking surface will not deviate much from that of the existing surface. Based on the new pool location and alignment, and in an attempt to minimize the slopes between the pool area, perimeter walking path and existing beach, the proposed grading within the pool area is anticipated to decrease in elevation from the existing along the perimeter by approximately four to eight inches. As such earthwork in the pool area is anticipated to include approximately 500 cubic yards of excavation plus an equal amount of fill. The fill will include existing subgrade as well as Type 2 aggregate base. Actual earthwork volumes will be determined as the design progresses.

To further comply with ADA requirements and because construction equipment is anticipated to stage in areas immediately outside the pool facility, in the parking lot, a portion of the east parking lot at the closest ADA parking space will be regrading and repaved. In addition, the concrete walkway from that parking area to the west gate of the pool facility will be analyzed for ADA compliance and is intended to be regraded and replaced.

## **DRAINAGE**

Site drainage within the facility will aim to route flows away from the existing buildings, as well as away from the pools. Similar to the current drainage system, the intent will be to minimize the length of any sheet flow lengths by capturing flows from the various regions within the facility via shallow trench drains. Trench drains will then route flows to collection points that will allow for controlled discharge in a manner that complies with Washoe County and TRPA requirements.

As a part of this work, the existing drainage system within the pool area will be removed and replaced with a new system. While



details will be added as the design progresses, RCI anticipates approximately 320 linear feet of trench drain within the pool area. This will be a subsurface channel that has a grate that is flush with the concrete surface. The channels will have a sloping bottom. The channels are anticipated to be a minimum of four inches and maximum of eight inches in width with a minimum depth of three inches that will increase in depth due to the sloping bottoms to a maximum depth of fifteen inches. The grates will comply with the Americans with Disabilities Act (ADA) so as to not create a hazard for pool users. Flows will be collected at the south end of the swimming pool and routed to treatment areas, not yet determined, prior to discharge.

Temporary and permanent BMPs will be installed. Temporary BMPs will consist of fiber rolls and silt fencing to protect the lake and surrounding areas during construction. Permanent BMPs are not yet designed, but will include the trench drains, treatment area, rip-rap along the side slopes of the proposed perimeter walking path, and landscape areas within the pool area. As part of the final design phase, BMP calculations will be performed in accordance with the TRPA spreadsheet. This will quantify treatment flows and size treatment areas, based on existing soils and corresponding percolation rates.

BMP Treatment areas are anticipated to include underground infiltration and subsurface retention areas such as Stormceptors or equivalent. Open detention or retention basins are not anticipated at this time due to safety and maintenance issues, but could potentially be considered depending on available areas and space constraints.

#### ***VEHICULAR ACCESS***

The Burnt Cedar Pool facility is accessed from Lakeshore Boulevard. This access will not be impacted by the proposed pool improvement project. As such, no improvements to access are anticipated as a part of this project.

#### ***PARKING AND ADA ACCESS***

The Burnt Cedar Pool and beach share two parking lots, one on the east side of the pool facility and one on the west. They are connected via a paved access lane with one point of access from Lakeshore Boulevard, at the west end of the west parking lot. The parking lots are not intended to be disturbed, with the exception of the ADA parking space and adjacent paved access aisle immediately adjacent to the pool facility's west entrance. As discussed, construction equipment is anticipated to stage in this immediate area. As such, this small portion of the east parking lot, approximately 1,700 square feet of asphalt paving will be regraded and repaved. In addition, the 400 square-foot concrete walkway from that parking area to the west gate of the pool facility will be analyzed for ADA compliance and is intended to be regraded and replaced.

No other improvements outside the pool facility are intended. All surface areas within the pool facility will be graded to ensure ADA compliance.

## ***SITE UTILITIES***

Existing site utilities will be incorporated into the design plans from existing as-built mapping provided to RCI by IVGID Public Works staff. Spot verifications of existing utility lids and other surface improvements were verified by an RCI site survey conducted in advance of the Schematic Design work. The purpose of this information is to minimize the potential for damage to existing utilities during construction. In the event existing utilities are impacted by the new pool orientation or other improvements, said utilities will be realigned to accommodate the improvements.

Water, sanitary sewer, plumbing and electrical utilities specific to the pool design will be designed by other members of the design consulting team. While quantities have not yet been accurately determined, RCI anticipates approximately seventy-five feet each of water and 8" sanitary sewer to be relocated. Irrigation lines will be determined by the landscape architect.

## ***LIGHTING***

There is no site lighting associated with this project.

## ***TRPA COVERAGE***

Tahoe Regional Planning Agency (TRPA) coverage will be included in later phases of design and is not specifically addressed during Schematic Design. However, RCI has initiated coordination with TRPA to verify their coverage and submittal requirements. The intent during the later design phases will be to confirm the amount of existing coverage compared to that proposed. In the event of additional coverage, RCI will assist IVGID in determining whether existing coverage is allowed and if so, how to mitigate it. While relatively minimal within the pool area, RCI anticipates additional coverage to include the perimeter walking path at approximately 2,250 square feet.

## **SCHEMATIC DESIGN**

The site civil component of the Schematic Design will consist of a draft grading and drainage plan that will also include three cross sections. Key existing tie in grades will be identified where new surface improvements meet existing. Proposed spot elevations and slope designations will also be provided on the plan at angle points and other key locations. The purpose of the Schematic Design is to ensure there are no critical issues that could delay or otherwise jeopardize the successful completion of the project. In the event challenges are encountered, the Schematic Design phase allows the ability to discuss and address these issues before getting into the major design phases (Design Development and Construction Drawings).

The Schematic Design grading plan will also show the alignment of the proposed perimeter path. To avoid the cost of retaining walls, the landscape architect during this phase is softening the grade transition from the pool deck to the path to the beach below. RCI will verify these transitions and provide the same preliminary grading and spot elevations, during the Design Development phase of design.

Between the Schematic Design and Design Development, RCI will be using the line work provided to RCI by others, and regenerating the base map to ensure line work is calculated and consistent. This is important to ensure base mapping is as intended, and is accurate for construction staking purposes. At that time, RCI will prepare civil site plans that separate existing improvements that are intended to be removed from the proposed site plan. This will ensure plan sheets that are easy to follow, accurate and provide a clear picture of the intended site work. Upon completion, civil site plans are expected to include a Title Sheet, Existing Site Plan, Demolition Plan, Horizontal Control Plan, Site Grading & Drainage Plan, and Details. Additional sheets might be required.

The Schematic Design grading plan will also show and provide preliminary grading on the proposed perimeter path. To avoid the cost of retaining walls, the landscape architect during this phase is softening the grade transition from the pool deck to the path to the beach below. RCI will verify these transitions, provide the same preliminary grading, and spot elevations.

### **Civil Engineering Drawings include:**

1. Civil Title Sheet
2. Civil Site Plan
3. Civil Cross Sections

# LANDSCAPE ARCHITECTURE NARRATIVE

**The landscape vision for the Burnt Cedar Beach - Pool Reconstruction focuses on the following elements:**

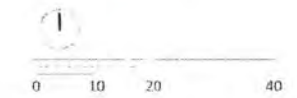
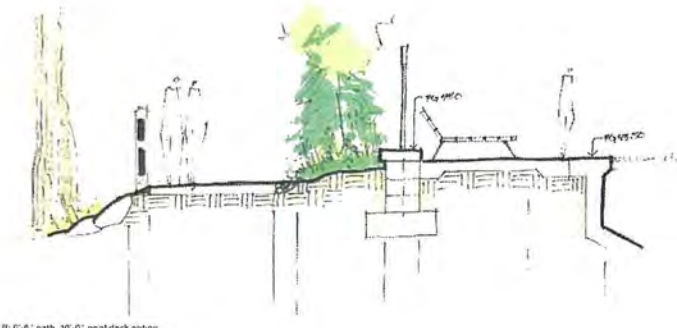
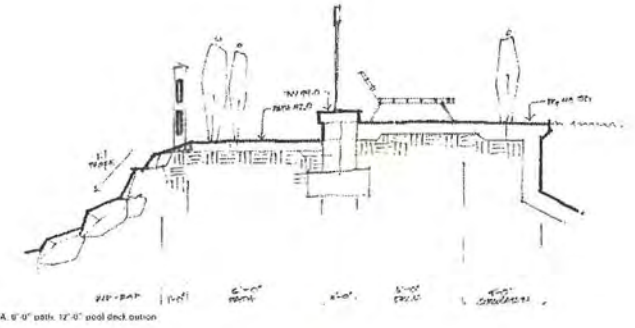
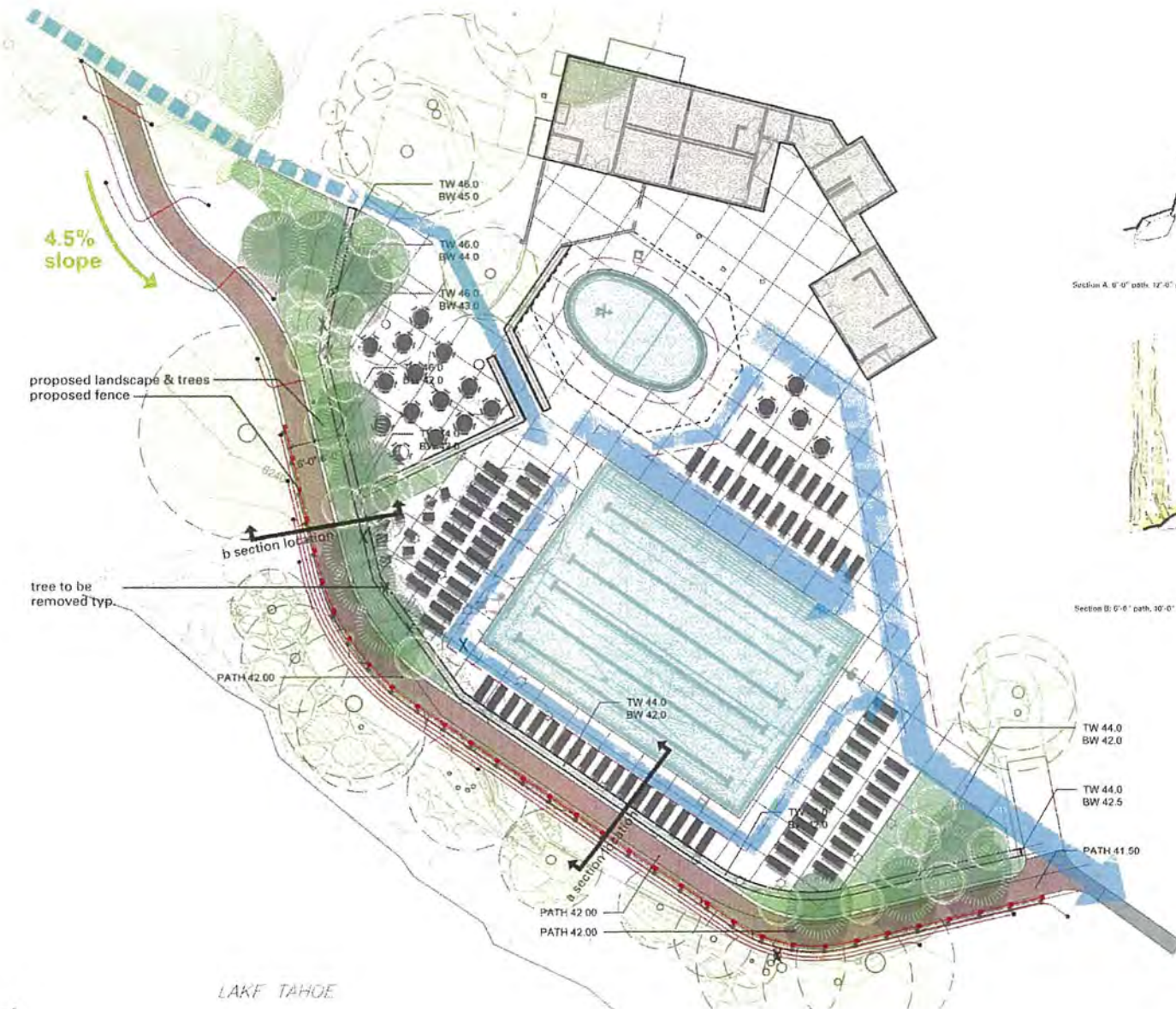
1. Utilizing landscape-planting zones within the fenced pool area to aid in breaking up and reducing the area of concrete on the pool deck.
2. Landscape zones will be appropriate to the climate, using low maintenance planting design and limiting as much as possible any landscape debris that could potentially blow into the pool.
3. Landscape design will intend to remove the existing junipers due to their nuisance and safety concerns.
4. The existing east wrought iron fence will be relocated where possible, new wrought iron fence to fill remaining gaps. The area that was juniper and lawn, will now be an extended grassy park area.
5. Any sidewalks that are impacted by the removal of junipers will be repaired.

**Landscape Architecture Drawings include:**

1. Landscape Plan
2. Illustrative Plan
3. Perspective A
4. Perspective B

# PATHWAY STUDIES

In order to reduce the size and number of walls required for the new trail alignment, the new path was pulled away from the pool deck retaining wall by a minimum of 6'-0". This allows the use of rip-rap and landscape treatments to grade from pool deck to path. The Plan alignment below represents a 6'-0" wide path and 6'-0" wide buffer between path and pool deck. The sections highlight different tail widths and buffer options.



# MECHANICAL PLUMBING ELECTRICAL NARRATIVE

At this time, the pool equipment for these renovations have been designed to be located within the existing pool equipment room. These renovations will have mechanical, plumbing, and electrical impacts. We have outlined these impacts from a Schematic Design level standpoint as follows:

## MECHANICAL

The current pool equipment layout will include re-using the same two (2) swimming pool boilers at 599 MBH each as well as one (1) wading pool boiler at 179 MBH. There is an existing 88 MBH water heater for domestic water service located within this space. At this time, there are two (2) 24"x12" louvers located in each of the two (2) entry doors to this space (for a total of two high, two low). These louvers should be adequately sized for this gas load. The space additionally has heated air and exhaust air, both sized at 500 CFM according to As-Built documents. The heated air will ensure proper freeze protection and the exhaust air will prevent over pressurization of the space.

In addition to the heating equipment in this space, there will be carbon dioxide (CO<sub>2</sub>) containers located in an adjacent storage room. There is an existing exhaust fan within this space. It is our understanding that this exhaust fan is currently controlled via a 7-day timer. We recommend replacing this existing exhaust fan with a new fan interlocked with a CO<sub>2</sub> sensor to ensure proper exhaust from the space if CO<sub>2</sub> levels begin to rise to unhealthy levels.

## PLUMBING

In the existing pool equipment room, the two (2) existing large boilers serving the swimming pool, along with its associated water and gas piping, shall remain in place. The existing small boiler serving the wading pool shall be relocated per the pool consultant (ADG) plans. New water and gas lines matching existing sizes shall be extended to the new boiler location. The existing domestic hot water heater and associated water and gas piping serving the adjacent locker rooms shall remain in place.

The existing outdoor wall shower shall have the controls, showerhead and drain replaced at existing location(s). The existing outdoor foot wash fixture shall be replaced at the existing location.

## ELECTRICAL

The extent of Electrical work on this project consists of power connections to two new pumps as follows: a new 15 HP (horsepower) swimming pool circulation pump with VFD (variable frequency drive) control and to a new 5 HP wading pool circulation pump with VFD control. The pumps and associated VFD control are both to be provided and installed by the pool contractor. Both pumps will be fed from the existing service switchboard "MSB". The existing switchboard had circuits for two existing pumps, which are being replaced with the two pumps notated above. A new 90 amp, 208 volt, 3-phase circuit breaker will need to be installed to replace the existing 60 amp, 208 volt, 3-phase circuit breaker feeding one of the existing circulation pumps. New branch circuitry will also be required to feed the new 15 HP circulation pump. The existing 30 amp, 3-phase circuit breaker in "MSB" that had previously been serving the other circulation pump will be adequate to feed the new 5 HP pump.

It is our understanding that no new pool deck lighting, or new pathway lighting, is preferred at this time.

### **Mechanical/Plumbing/Electrical Drawings include:**

1. Mechanical /Plumbing Plans Symbols and Abbreviations
2. Mechanical/Plumbing Specifications
3. Mechanical HVAC Plan
4. Electrical Symbols and Abbreviations
5. Electrical Specifications
6. Single Line Diagram
7. Lower Level Electrical Power Plan

# STRUCTURAL ENGINEERING NARRATIVE

## **Structural elements to be designed as a part of Design Development and Construction Documents Phase.**

1. Perimeter site (lake side) retaining wall to be concrete masonry units over continuous strip footing. Wall is relatively short and will have limited forces acting on it.
2. Perimeter fencing vertical supports to be concrete sona tubes at approximately 8'-0" on center and will support a 6' tall wrought iron fence. Portion of fence will be secured to perimeter retaining wall. Fence designed at Design Development Phase.
3. Wading Pool Fencing to be anchored to swim deck concrete slab by drill and epoxy anchors at typical intervals. Predrill holes to prevent chipping/cracking and clean holes of debris prior to installation. Wading pool demising fence to be 6' tall (Minimum) with supporting posts at approx. 6' to 8' on center.
4. Terrace area retaining wall to also be concrete masonry units over a continuous strip footing. Footing depth to be 24" minimum to conform to Lake Tahoe Frost Depths. Height is limited to less than 24" in height and will have limited forces acting upon it.
5. Pool Equipment Yard Screen wall to be concrete masonry units with a continuous strip footing. Wall Height is noted at approximately 6'-0" in height, will have a continuous strip footing support, and be placed at 24" depth.

## **Structural Engineering Design and Documents to begin in the Design Development Phase.**



# SPECIAL SYSTEMS

- Concrete Pools:** Bottom of Pools are proposed to be cast in place concrete, with the vertical walls being Shotcrete troweled concrete. Thicknesses and steel reinforcing as depicted on drawings, schedules, and details. Upon curing of the concrete, a finish plaster finish will be applied to the pool shells. Surge Tank for swimming pool to be formed and cast in place.
- Concrete Pool Deck:** To be 6" in depth with reinforcing bar at 12" each direction to limit freeze/thaw cracking and movement. Joint Pattern to be finalized during Design Development. Currently showing 8' o.c. All portions of deck to slope to drain and no standing water permitted.
- (Pavers are not recommended due to the anticipated movement with the freeze/thaw conditions of Lake Tahoe.)
- Exterior CMU:** 8" Concrete Masonry Units non-load bearing walls. Match or complement existing CMU block in color and texture.
- Fencing/Barriers:** At Pools: Washoe County Environmental Health Department Regulations require the Wading Pool be separated from the Swimming Pool by a minimum 6' in height fence or barrier. With no openings greater than 4" and self-closing & self-latching gates.
- At Pool Facility Perimeter: The Washoe County fencing requirement applies to the fencing surrounding the wading pool as well as the swimming complex. Min. 6 in height, 4" max openings and self-closing & self-latching gate.

## APPLICABLE BUILDING CODES FOR WASHOE COUNTY

The new Incline Village General Improvement District – Burnt Cedar Pool Complex will be designed to conform to the following Building Codes:

- 2018 International Building Code as amended by Washoe County
- 2018 International Energy Code
- 2018 International Fire Code as amended by Washoe County
- 2018 International Urban-Wildlife Interface Code
- 2018 International Electrical Code as amended by Washoe County
- 2018 Uniform Mechanical Code as amended by Washoe County
- 2018 Uniform Plumbing Code as amended by Washoe County
- 2018 National Electrical Code as amended by Washoe County
- ANSI – A117.1 2009 Edition
- ADAAG – September 2009
- Local Ordinances and State Laws

## APPLICABLE BUILDING CODES FOR WASHOE COUNTY (Continued)

### Washoe County Fencing/Barrier Code Requirements:

- 1) A Wading Pool does require a barrier to separate it from a Main Pool. NAC 444 is the code used for our review and it can be referenced for full construction detail. Here is the specific code reference for wading pools from NAC 444:

**NAC 444.204** General requirements for wading pools; location of spray pools. (NRS 439.200, 444.070)

1. Adequate sanitary toilet facilities, as determined by the health authority, must be available in the vicinity of the pool.
2. A sanitary drinking fountain must be provided at one side or end of the area with a raised step to enable children of all sizes to drink without assistance.
3. Wading pools and spray pools must be located at the shallow end of the main pool and must be separated from it by a separate fence or barrier as described in NAC 444.136.
4. Underwater lights are prohibited in wading pools.
5. Wading pools, by the nature of their usage, are likely to become polluted and a public hazard. Where installed, they must be operated very carefully to minimize the danger to public health. [Bd. of Health, Public Bathing Places Reg. Art. 43 §§ 43.5-43.8, eff. 5-12-74] — (NAC A 11-1-88)

- 2) The perimeter fence around the entire pool must have no larger than 4" gaps between vertical openings and there must be no larger than a 4" gap at the bottom of the barrier. The perimeter fence at this location must also be 6' in height with no hand or foot holds. The timber fence proposed in the attached plans is not likely a design that can be approved for perimeter fencing. Please note that barrier fencing is a significant safety concern to prevent unauthorized access (particularly from children) and we cannot deviate from these requirements. Here is the code reference from NAC 444:

**NAC 444.136** Barriers; exclusion of unauthorized persons. (NRS 439.200, 444.070)

1. Provision must be made to exclude unauthorized persons from any pool or pool area. A pool must be surrounded by a fence, wall, building or other barrier that completely encloses the pool area and otherwise complies with the requirements of this section. No part of a pool enclosure may be used for common foot traffic.
2. The barrier must be impenetrable for small children and must not offer any external handholds or footholds.
3. In the case of a swimming pool operated solely for and in conjunction with a hotel, motel or other place of lodging, or a trailer park, apartment, condominium or other facility containing multiple dwellings, the barrier must be not less than 5 feet (1.5 meters) in height. Courtyard-type concepts in which gates or doors open directly into a pool enclosure from a dwelling unit or hotel or motel room are not permitted. In any other case, the barrier must be not less than 6 feet (1.8 meters) in height.
4. Any vertical members in the barrier must not be more than 4 inches (10.16 centimeters) apart.
5. Any opening at the bottom of the barrier must not be more than 4 inches (10.16 centimeters) in height.
6. Any gate or door that opens into the pool area:
  - (a) Must be equipped with permanent locking devices and self-closing and positive self-latching mechanisms. Self-closing and self-latching mechanisms must be located not less than 2 1/2 feet above the ground.
  - (b) Must self-close and positively self-latch from any open position.
  - (c) Must not be blocked open or otherwise disabled to prevent closing and latching.
  - (d) Must, in the case of an indoor pool, be made of metal and installed in a metal frame.
7. The operator of the pool shall periodically inspect each such gate or door to ensure that it is operating properly.
8. Facilities, such as large resort hotels, which have continuous, 24-hour-a-day security of the pool area may be exempt from the requirements of this section.
9. Where existing construction prohibits compliance with the requirements of this section, the owner shall file with the health authority an operation procedure which will serve to ensure the exclusion of unattended small children from the pool. [Bd. of Health, Public Bathing Places Reg. Art. 16, eff. 5-21-74] — (NAC A 11-1-88)

### Permitting Time Frames for Washoe County District Health Department | Environmental Health Division

Our pool permit reviews tend to take longer than the ordinary commercial review project, but we still attempt to get a response out within 10 business days of plan submission. If revisions are required, it can take up to 10 additional business days. Please note that we make every attempt to get permit responses out sooner, but this 10-business day review can be used as the worst-case scenario for your planning purposes. Please let me know if you require any additional information. Thanks.

**Nicholas Florey, REHS, BS Senior** Environmental Health Specialist | Environmental Health Services | Washoe County Health District  
[nflorey@washoecounty.us](mailto:nflorey@washoecounty.us) | O: (775) 328-2648 | F: (775) 328-6176 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

# CURRENT PROJECT

## DOCUMENTS

# BURNT CEDAR BEACH - POOL RECONSTRUCTION

90% SCHEMATIC DESIGN

October 30, 2020

PROJECT ADDRESS:

665 Lakeshore Blvd,  
Incline Village, NV 89451



CLIENT:

## INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

1220 Sweetwater Road, Incline Village, NV 90451  
P 775-832-1331

Project Manager: Nathan Chorey, PE | Engineering Manager  
M, 530-448-4895  
E - npc@ivgid.org

**tsk**

225 South Arlington Avenue  
Reno, NV 89501  
P: 775-351-0949  
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### DESIGN TEAM

**ARCHITECT**  
TSM ARCHITECTS  
225 SOUTH ARLINGTON AVENUE, SUITE A  
RENO, NV 89501  
P. 775-857-2949

**POOL DESIGNER**  
AQUATIC DESIGN GROUP, INC.  
2225 FARADAY AVENUE,  
CARLSBAD, CA 92008  
P. 760-436-4450

**CIVIL ENGINEER**  
RESOURCE CONCEPTS INC.  
840 NORTH MINNESOTA STREET  
CARSON CITY, NV 89705  
P. 775-883-1510

**LANDSCAPE ARCHITECT**  
DESIGN WORKS PDP  
125 MARKET STREET, SUITE 3E  
STATISBURG, NV 89449  
P. 775-948-3160

**STRUCTURAL ENGINEER**  
HEL SCHMIDT COX SE  
225 SOUTH ARLINGTON AVENUE, SUITE B  
RENO, NV 89501  
P. 775-848-3166

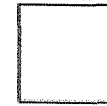
**MPE ENGINEER**  
MSA ENGINEERING  
4925 LONGLEY LANE,  
RENO, NV 89502  
P. 775-818-1166

**RECYCLED**  
Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV 89451

Job No: 1908042  
Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**90% SCHEMATIC DESIGN**  
October 30, 2020





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**PROJECT**

**BURNT CEDAR  
 BEACH - POOL  
 RECONSTRUCTION**  
 608 Lakeshore Blvd,  
 Incline Village, NV  
 89411

**DATE**

**INCLINE VILLAGE  
 GENERAL  
 IMPROVEMENT  
 DISTRICT**

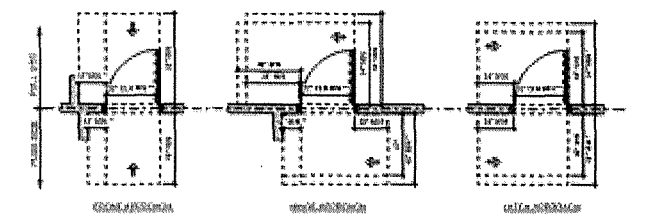
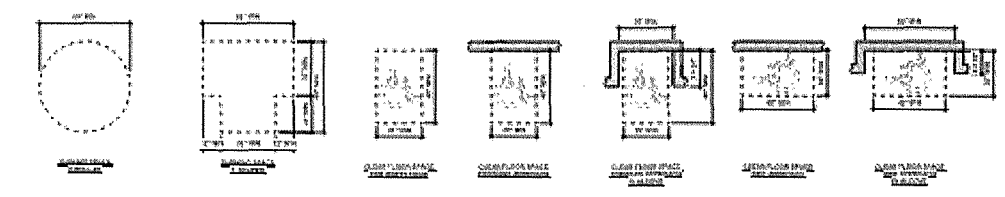
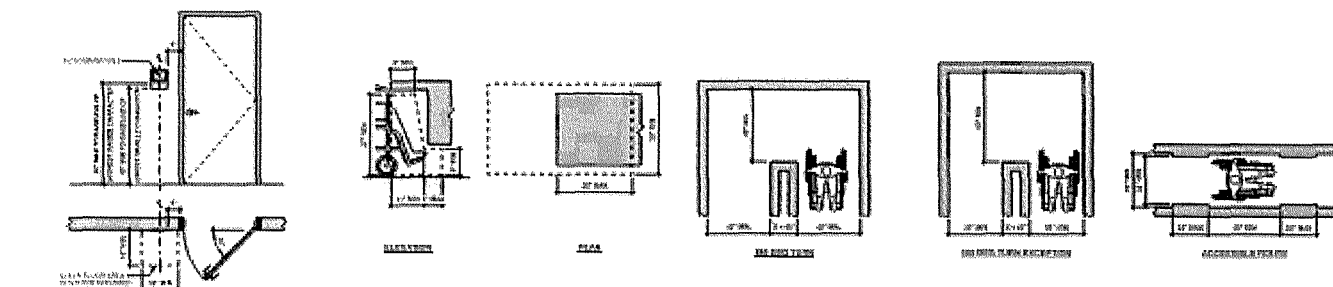
**90% SCHEMATIC  
 DESIGN**

NO.	DESCRIPTION	DATE

**GENERAL  
 ACCESSIBILITY  
 DETAILS**

Drawn: G. G. G. G.  
 Date: 06/20/05  
 Project:

**G1.01**



NOTE:  
 1. ALL CLEARANCES SHOWN  
 2. ALL CLEARANCES SHOWN ARE MINIMUMS  
 3. CLEARANCES FOR WHEELCHAIR AND FOOTREST CLEARANCES ARE TO BE MAINTAINED AT ALL TIMES

814 South Myers Avenue  
Suite 110  
Harrisburg, PA 17101  
717-653-8200  
www.tskinc.com



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Project: L187-2009

Client:

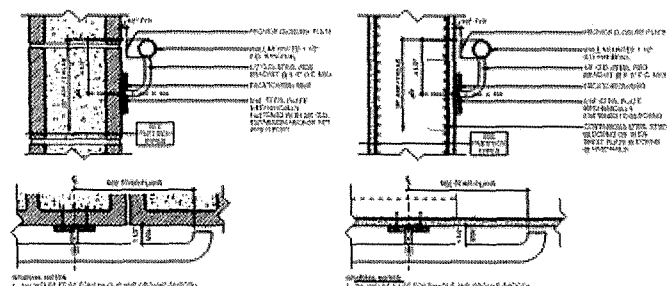
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Project:  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20101011  
Owner:  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**90% SCHEMATIC DESIGN**

NO.	DATE	DESCRIPTION

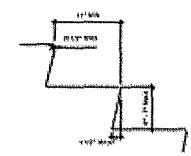
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Date: October 30, 2010  
Sheet No:



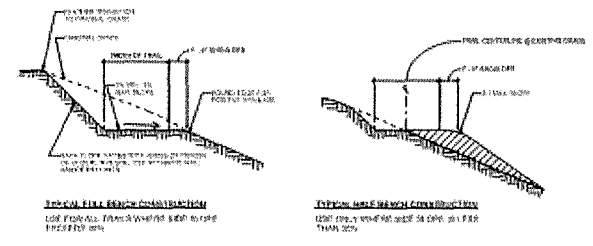
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SCALE: 1/2" = 1'-0"

**13 WALL MOUNTED HANDRAIL - STUD WALL**  
SCALE: 1/2" = 1'-0"

**4 TREAD AND RISERS**  
SCALE: 1/2" = 1'-0"



**GENERAL NOTES:**  
1. ALL SURFACES SHALL BE FINISHED TO A SMOOTH, UNIFORM, AND DURABLE SURFACE.  
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

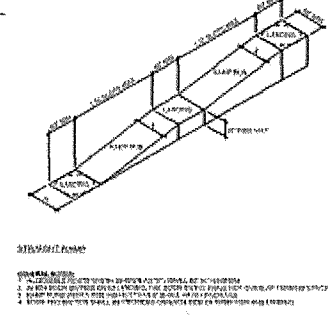
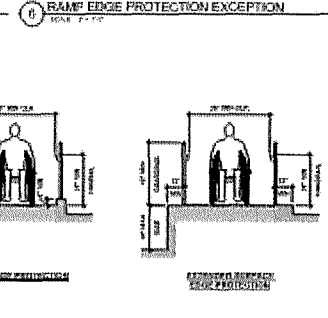
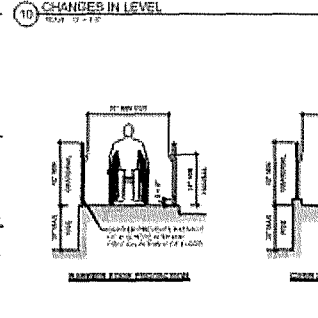
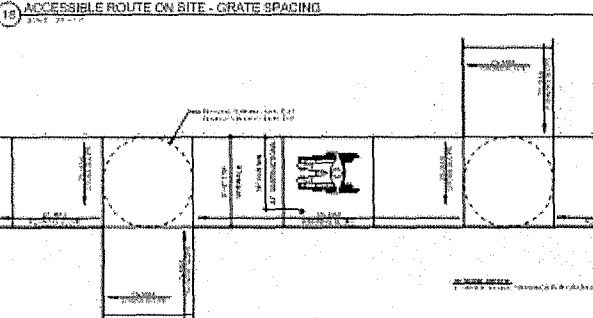
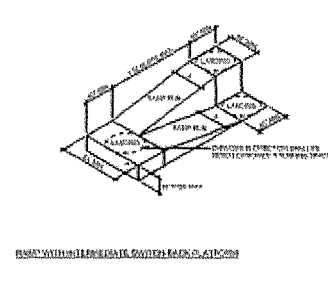
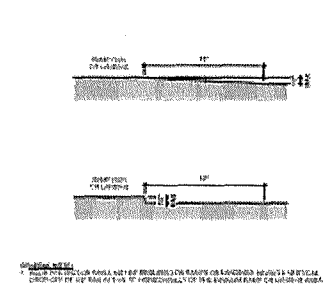
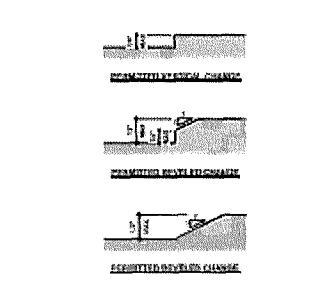
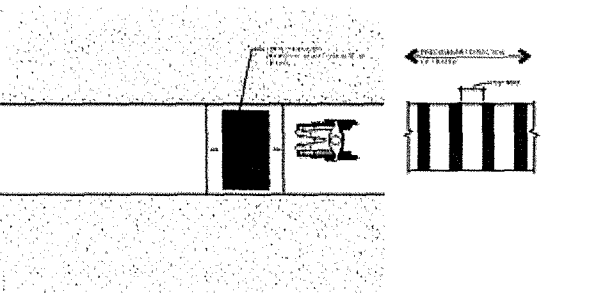


**15 ACCESSIBLE ROUTE ON SITE - TRAIL SLOPE**  
SCALE: 1/2" = 1'-0"

**14 HANDRAIL EXTENSIONS**  
SCALE: 1/2" = 1'-0"

**16 ACCESSIBLE ROUTE ON SITE - GRATE SPACING**  
SCALE: 1/2" = 1'-0"

**5 HANDRAIL EXTENSION PLATFORM**  
SCALE: 1/2" = 1'-0"



**17 ACCESSIBLE ROUTE ON SITE**  
SCALE: 1/2" = 1'-0"

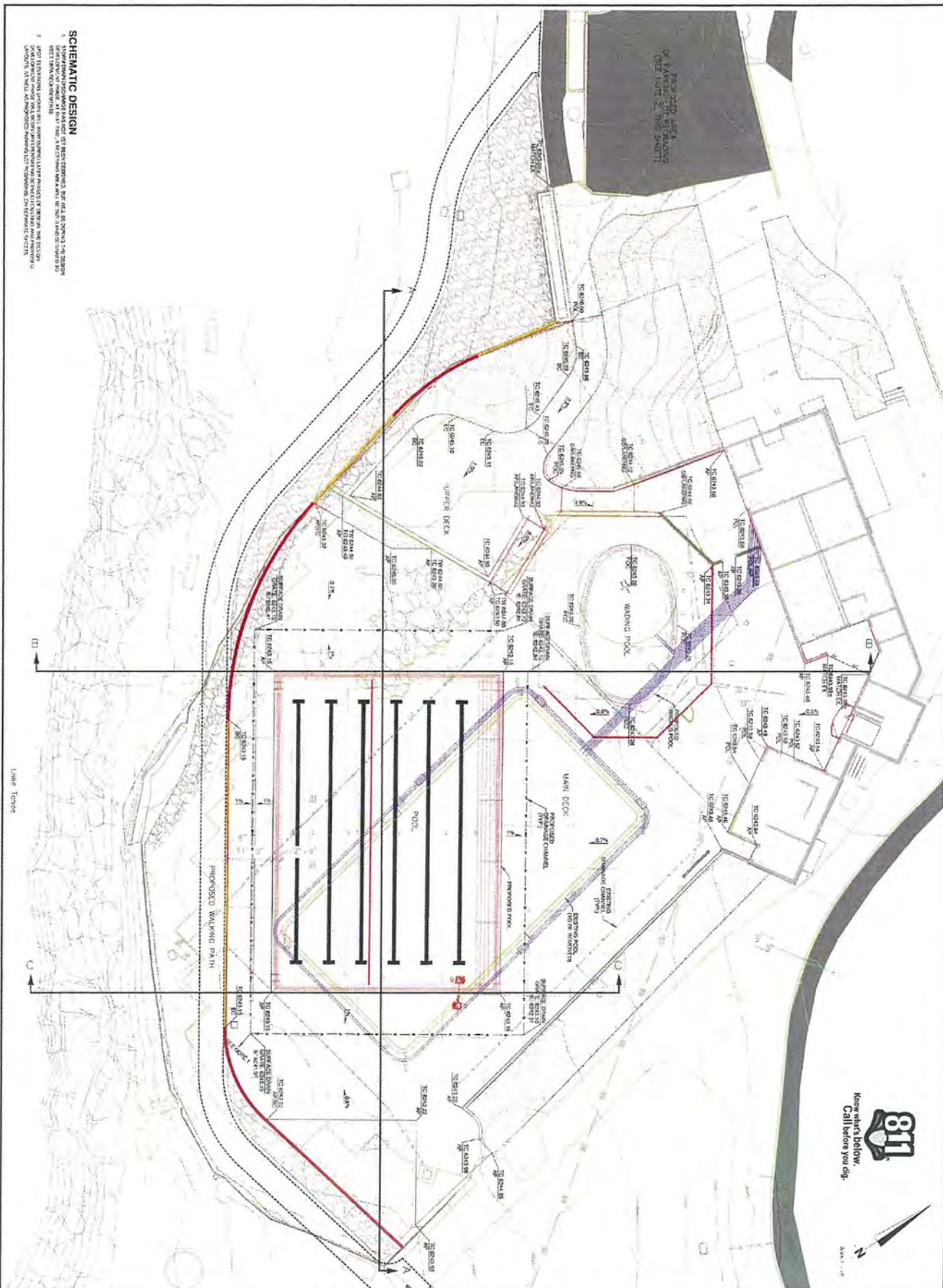
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SCALE: 1/2" = 1'-0"

**6 RAMP EDGE PROTECTION EXCEPTION**  
SCALE: 1/2" = 1'-0"

**7 RAMP DETAILS**  
SCALE: 1/2" = 1'-0"

**GENERAL NOTES:**  
1. ALL SURFACES SHALL BE FINISHED TO A SMOOTH, UNIFORM, AND DURABLE SURFACE.  
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.





**SCHEMATIC DESIGN**

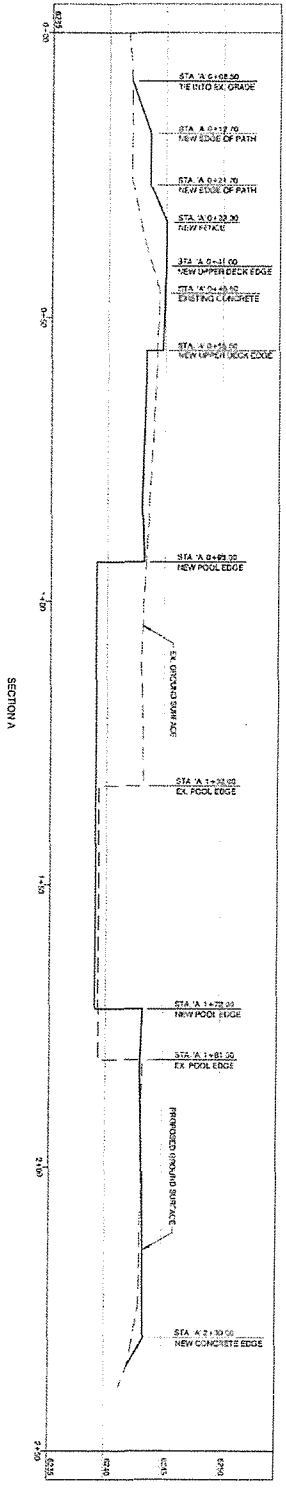
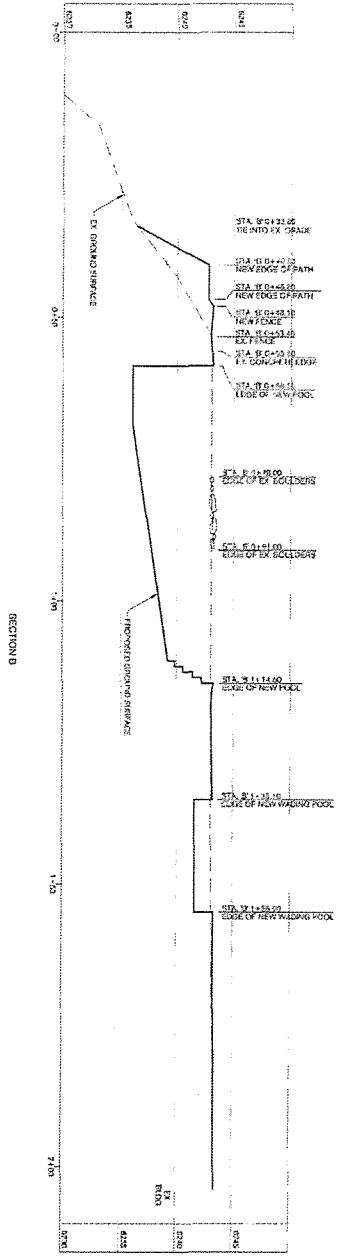
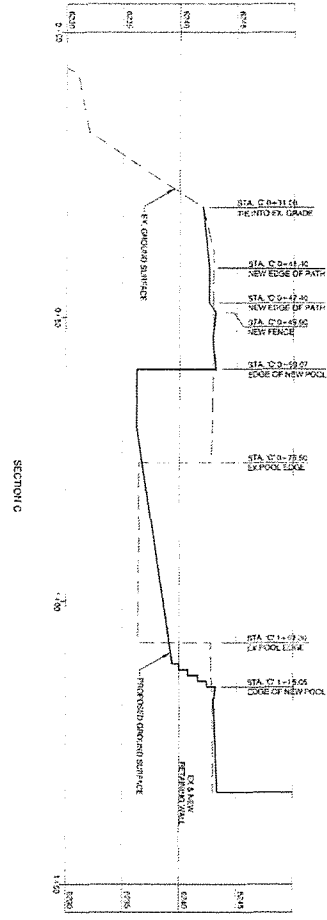
1. SHOW POOL REPLACEMENT LAYOUT AND DECK AREAS. SEE PLAN SHEET FOR POOL REPLACEMENT LAYOUT AND DECK AREAS. SEE PLAN SHEET FOR POOL REPLACEMENT LAYOUT AND DECK AREAS.

2. POOL REPLACEMENT LAYOUT WILL BE APPROVED BY THE DISTRICT ENGINEER. THE DISTRICT ENGINEER WILL BE RESPONSIBLE FOR THE DESIGN OF THE POOL REPLACEMENT LAYOUT AND DECK AREAS. SEE PLAN SHEET FOR POOL REPLACEMENT LAYOUT AND DECK AREAS.



DRAFT Schematic Design (not for construction)	SCHEMATIC DESIGN BURNT CEDAR POOL REPLACEMENT Incline Village General Improvement District Incline Village, Nevada	REVISION _____ _____ _____	DATE _____ _____ _____	<b>RCI</b> Resource Concepts Inc	Engineering • Surveying Water Rights Resources & Environmental Services www.rci-nv.com Carson City 340 N. Minnesota St. Carson City, NV 89701-4102 775-881-1600 Lake Tahoe 276 Kingsbury Grove, Ste. 206 Stateline, NV 89449 775-585-7500
	SHEET 02 OF 3	_____ _____ _____	_____ _____ _____		

NOTE: GRADE CHANGES SHOWN ARE PER PLAN, AND SHOULD BE VERIFIED IN THE FIELD.



SCALE:  
 1" = 5' VERTICAL

DESIGN NO.	250-2501
DATE	01/20/2011
ISSUED FOR	CON. FOR 2011
DESIGNED BY	CEC
CHECKED BY	CEC
SCALE	AS SHOWN
DRAWN BY	CEC
CHECKED BY	CEC

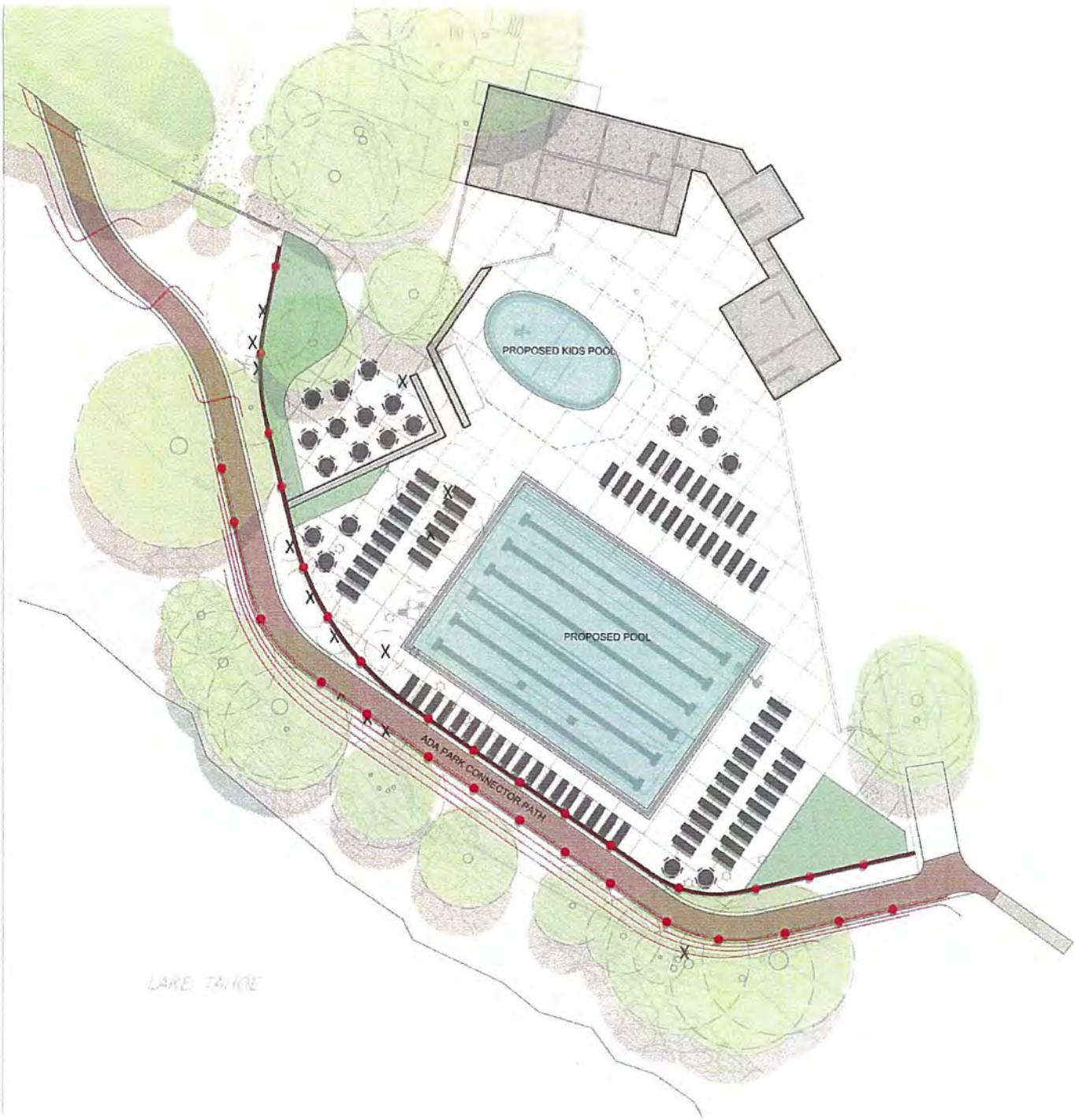
**SCHEMATIC DESIGN**  
 BURNT CEDAR POOL REPLACEMENT  
 Indine Village General Improvement District  
 Indine Village, Nevada

**CROSS SECTIONS**

REVISION	DATE

**RCOI** Engineering • Surveying Water Rights  
 Resources & Environmental Services  
 www.rci-nv.com

Carson City      Lake Tahoe  
 340 N. Minnesota St.      276 Kingsbury Blvd., Ste. 208  
 Carson City, NV 89703-4102      Sparks, NV 89449  
 775-683-1800      775-288-7500



LAKE TANGIE



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 Urban Design • Tourism Planning  
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 125 Market Street  
 Suite 202  
 Sparks, Nevada 89449  
 (775) 388-5279

PLEASE RECYCLE  
 Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
 665 Lakeshore Blvd,  
 Incline Village, NV  
 89451

Job No: 20-018-10  
 Drawing  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**90% SCHEMATIC DESIGN**

REV.	DATE	REVISIONS	DESCRIPTION

Sheet Title  
**ILLUSTRATIVE PLAN**

Date: OCTOBER 30, 2020  
 Sheet 1st

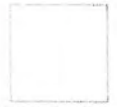
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VIEW LOOKING EAST

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Urban Design • Town Planning

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128 Nevada Street  
Suite 3E  
Sparks, Nevada 89448  
(775) 588-5929

PLEASE RECYCLE

Project

**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**

665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018-10

Owner

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**90% SCHEMATIC  
DESIGN**

REV.	DATE	REVISION	DESIGNER/DATE

Sheet Title

**PERSPECTIVE  
RENDERING**

Date: OCTOBER 30, 2020

Sheet No:

**LS.00**



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PO Box 5006  
128 Market Street  
Suite 7E  
Stateline, Nevada 89449  
(775) 588 5929

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**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No. 20-018.10

Owner:  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

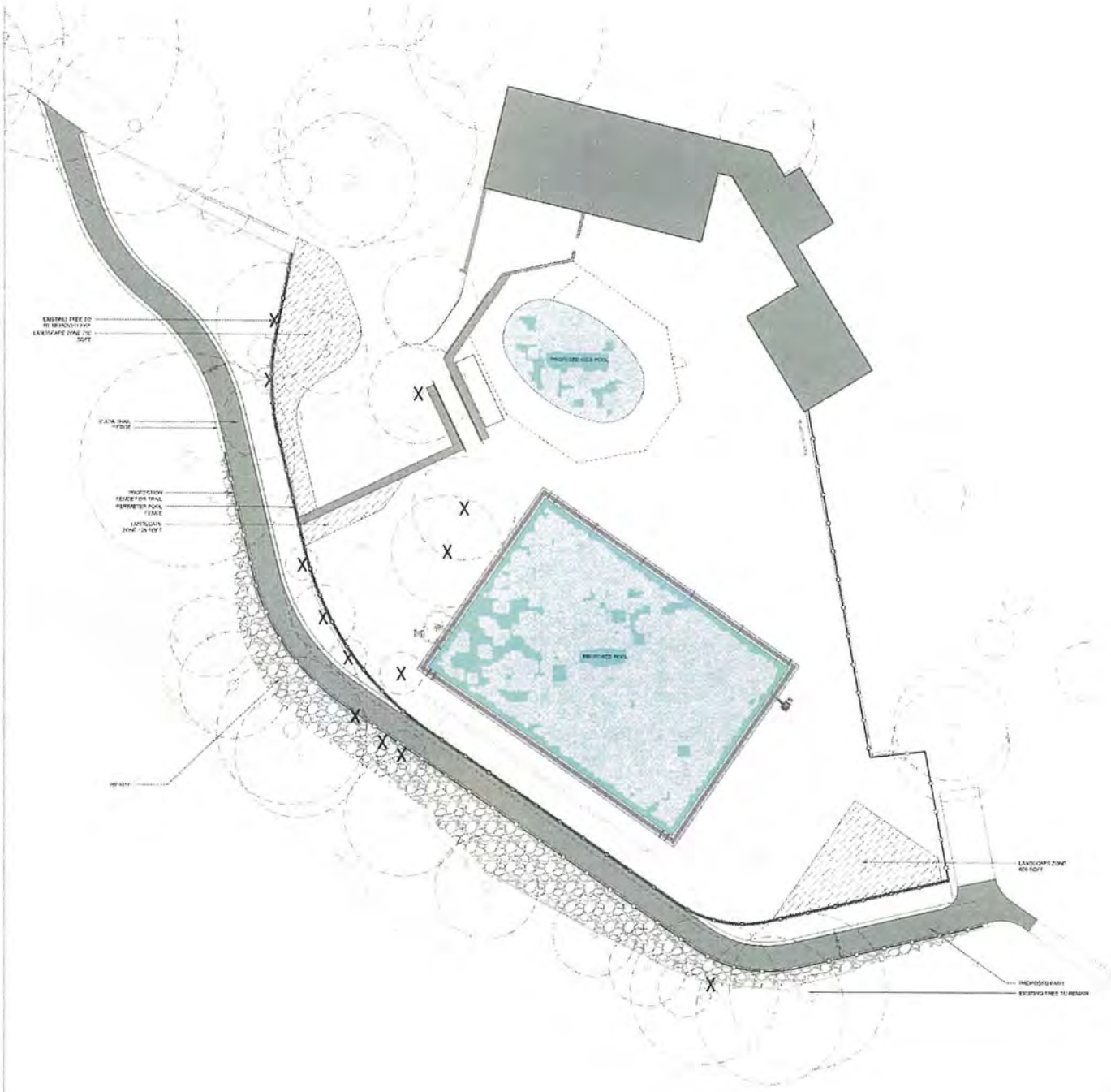
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REV	DATE	DESCRIPTION

Sheet Title:  
**PERSPECTIVE RENDERING**

Date: OCTOBER 30, 2020  
Sheet No:

**LS.00**



EXISTING TREE TO BE MAINTAINED  
LANDSCAPE ZONE TO SOFT

WATER TRAIL  
PERIMETER

PROPOSED TRAIL  
PERIMETER POOL  
PERIMETER POOL  
LANDSCAPE ZONE TO SOFT

LANDSCAPE ZONE TO SOFT

PROPOSED PATH  
EXISTING TREE TO MAINTAIN

**LANDSCAPE LEGEND**

- PROPOSED PLANTS, VINES
- PROPOSED IMPERVIOUS SURFACES
- PROPOSED POOLS
- PROPOSED FENCE



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Hendri NV 89001  
Phone: 775.857.2448  
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Urban Design - Tourism Planning  
PO Box 6956  
128 Market Street  
Suite 3E  
Stateline, Nevada 89449  
(775) 558-5829

PLEASE RECYCLE

Project  
**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018-10  
Client  
**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**90% SCHEMATIC  
DESIGN**

REV	DATE	REVISIONS

Drawn By:

Date: OCT08/24/2022  
Sheet No:

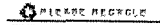
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DATE: 09/18/2008

Completion



**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
955 Lakeshore Blvd,  
Incline Village, NV  
89451

2008-09-23/09-19

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

### 90% SCHEMATIC DESIGN

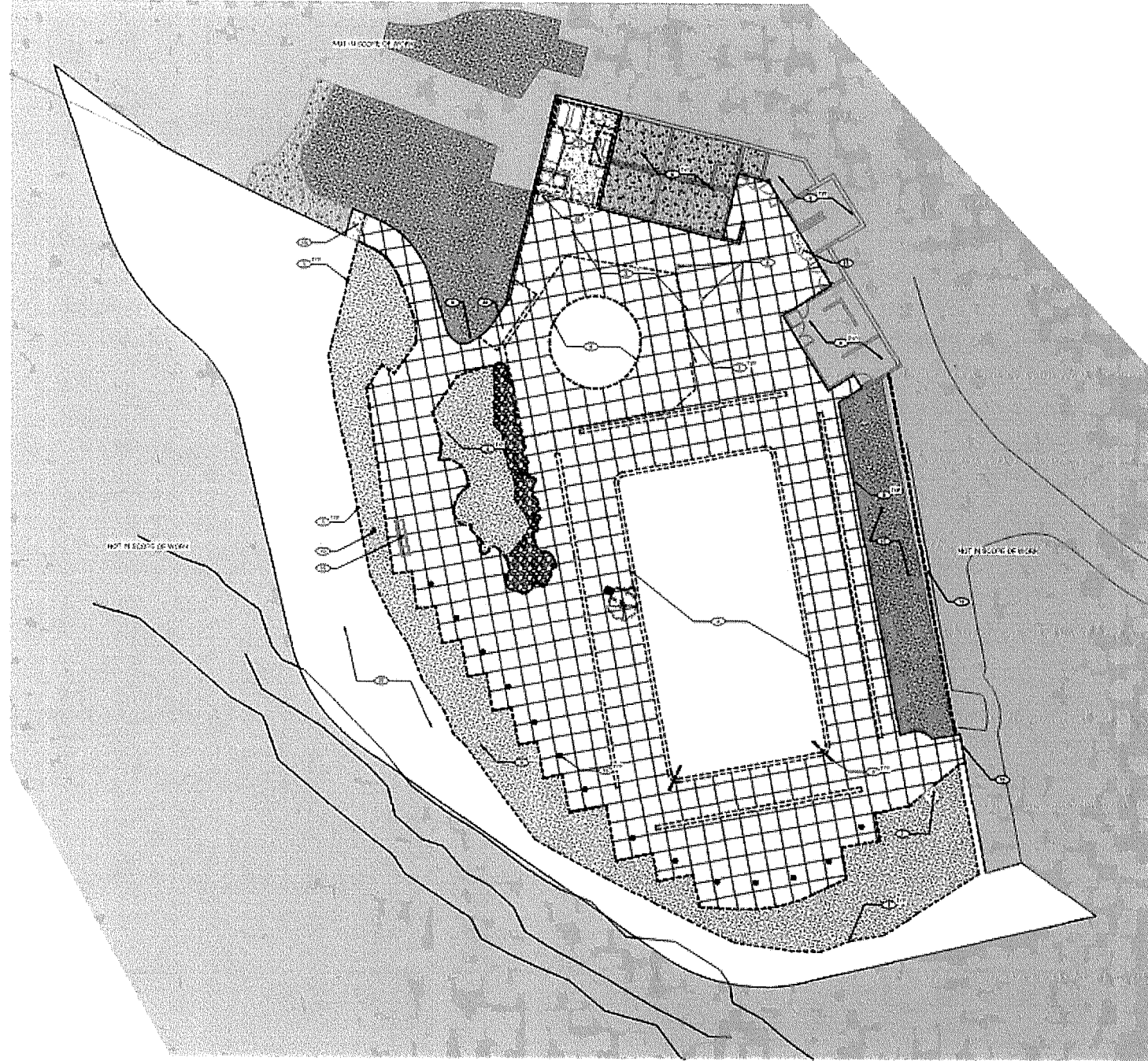
NO.	DATE	REVISION

### ARCHITECTURAL SITE DEMO PLAN

Date Issued: 09/23/08

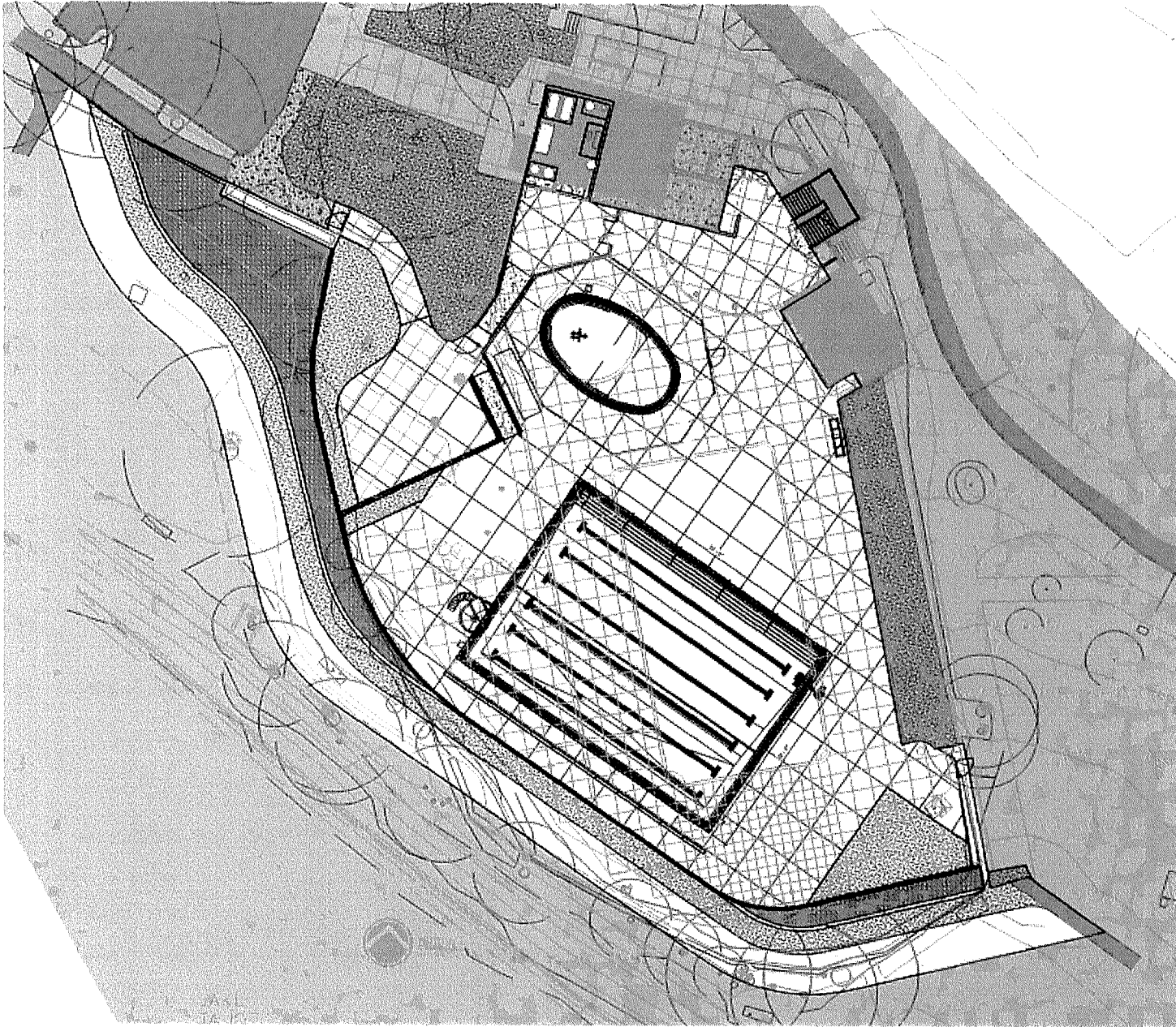
Sheet No.

**ASD1.01**



OVERALL SITE DEMO PLAN





EXISTING SITE OVERLAY  
SCALE: 1" = 10'



**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS, NEVADA, DEVELOPMENT ORDINANCES AND ALL CITY, COUNTY AND STATE REGULATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS, NEVADA, DEVELOPMENT ORDINANCES AND ALL CITY, COUNTY AND STATE REGULATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS, NEVADA, DEVELOPMENT ORDINANCES AND ALL CITY, COUNTY AND STATE REGULATIONS.

**tsk**

205 South Arroyo Avenue,  
Suite A,  
Carlinville, IL 62631  
Phone: 715.262.2888  
Fax: 715.262.2869  
www.tsk.com

100% SCHEMATIC DESIGN

Project: BURNT CEDAR BEACH - POOL RECONSTRUCTION  
655 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 2016-10

Client: INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

90% SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION

100% SCHEMATIC DESIGN

Project: BURNT CEDAR BEACH - POOL RECONSTRUCTION  
655 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 2016-10

Client: INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

90% SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION

100% SCHEMATIC DESIGN

Project: BURNT CEDAR BEACH - POOL RECONSTRUCTION  
655 Lakeshore Blvd,  
Incline Village, NV  
89451

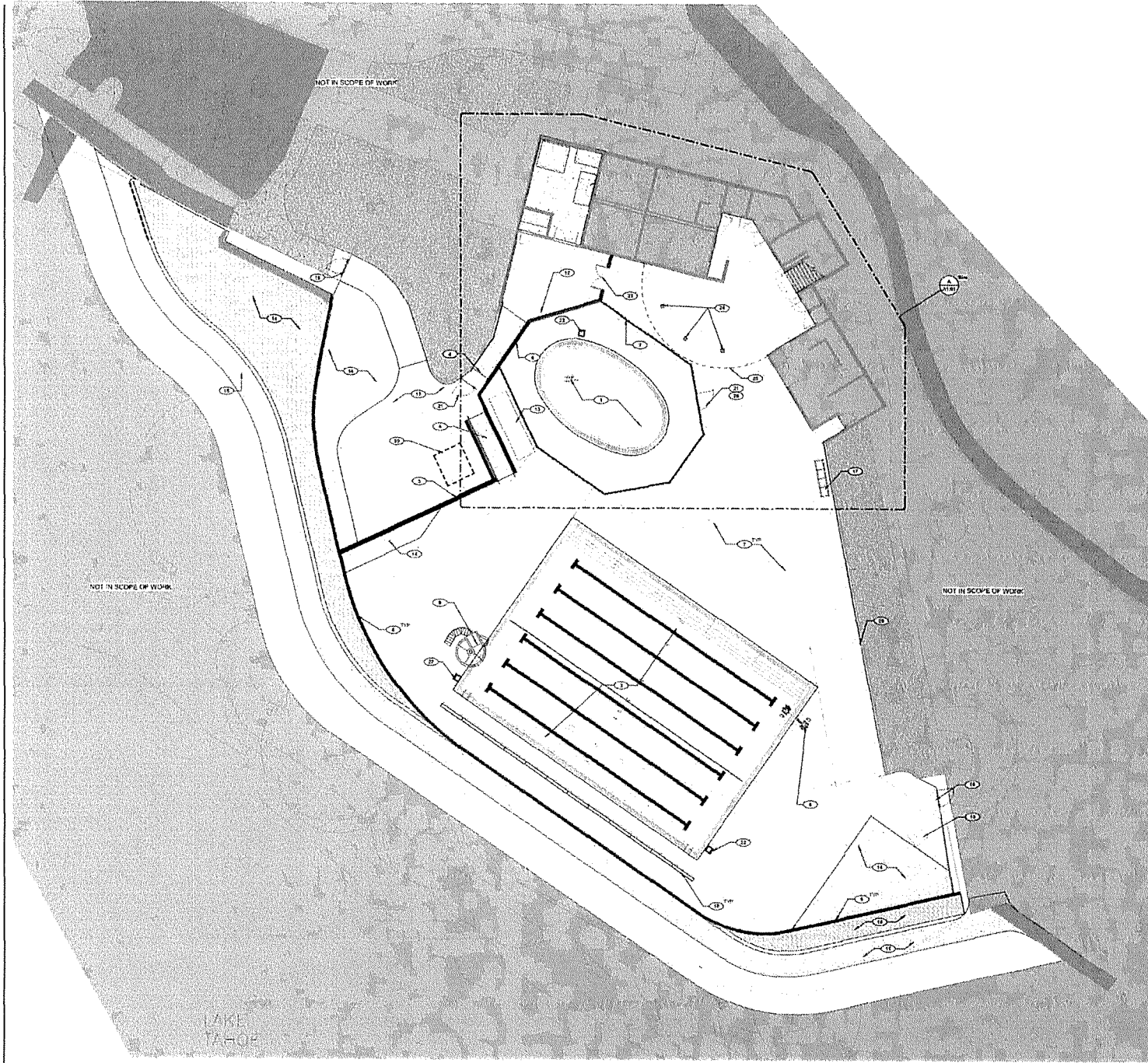
Job No: 2016-10

Client: INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

90% SCHEMATIC DESIGN

Project: BURNT CEDAR BEACH - POOL RECONSTRUCTION  
655 Lakeshore Blvd,  
Incline Village, NV  
89451





**GENERAL NOTES**

1. REFER TO CONTRACT FOR UTILITY LOCATIONS AND TO BE PROTECTED OR RECONSTRUCTED AS NECESSARY.
2. REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED DRIVEWAYS AND OTHER PAVED AREAS.
3. REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED DRIVEWAYS AND OTHER PAVED AREAS.
4. REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED DRIVEWAYS AND OTHER PAVED AREAS.
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9. REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED DRIVEWAYS AND OTHER PAVED AREAS.
10. REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED DRIVEWAYS AND OTHER PAVED AREAS.

**KEYNOTES**

1. NEW 18" DIA. CONCRETE POOL DECK WITH 2" REINFORCING BARS AND 4" THICK POLYURETHANE SURFACE.
2. NEW 18" DIA. CONCRETE POOL DECK WITH 2" REINFORCING BARS AND 4" THICK POLYURETHANE SURFACE.
3. NEW 18" DIA. CONCRETE POOL DECK WITH 2" REINFORCING BARS AND 4" THICK POLYURETHANE SURFACE.
4. NEW 18" DIA. CONCRETE POOL DECK WITH 2" REINFORCING BARS AND 4" THICK POLYURETHANE SURFACE.
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21. NEW 18" DIA. CONCRETE POOL DECK WITH 2" REINFORCING BARS AND 4" THICK POLYURETHANE SURFACE.
22. NEW 18" DIA. CONCRETE POOL DECK WITH 2" REINFORCING BARS AND 4" THICK POLYURETHANE SURFACE.
23. NEW 18" DIA. CONCRETE POOL DECK WITH 2" REINFORCING BARS AND 4" THICK POLYURETHANE SURFACE.
24. NEW 18" DIA. CONCRETE POOL DECK WITH 2" REINFORCING BARS AND 4" THICK POLYURETHANE SURFACE.



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**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
 665 Lakeshore Blvd, Incline Village, NV 89451

Job No: 20-018-10  
 Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**90% SCHEMATIC DESIGN**

REV	DATE	DESCRIPTION

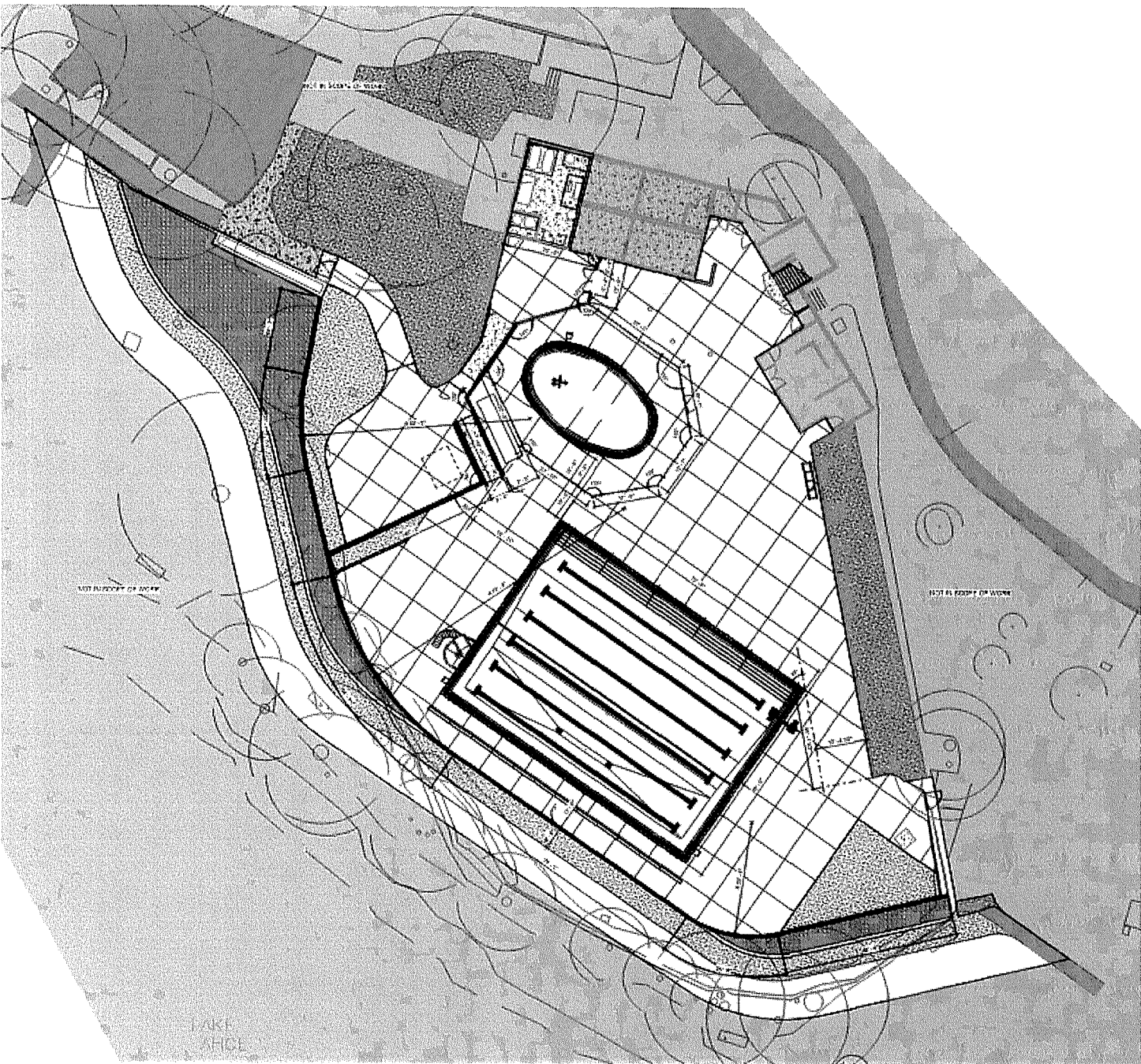
Sheet Title  
**OVERALL SITE PLAN**

Date: October 20, 2020  
 Sheet No.

**AS1.01**

**A OVERALL SITE PLAN**  
 SCALE: 1"=20'





A OVERALL SITE DIMENSION PLAN  
DATE: 7.1.2021



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Consultant

**CLARENCE HICKCOCK**

Project  
**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
683 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No. 23070-13

Drawn

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IMPROVEMENT  
DISTRICT**

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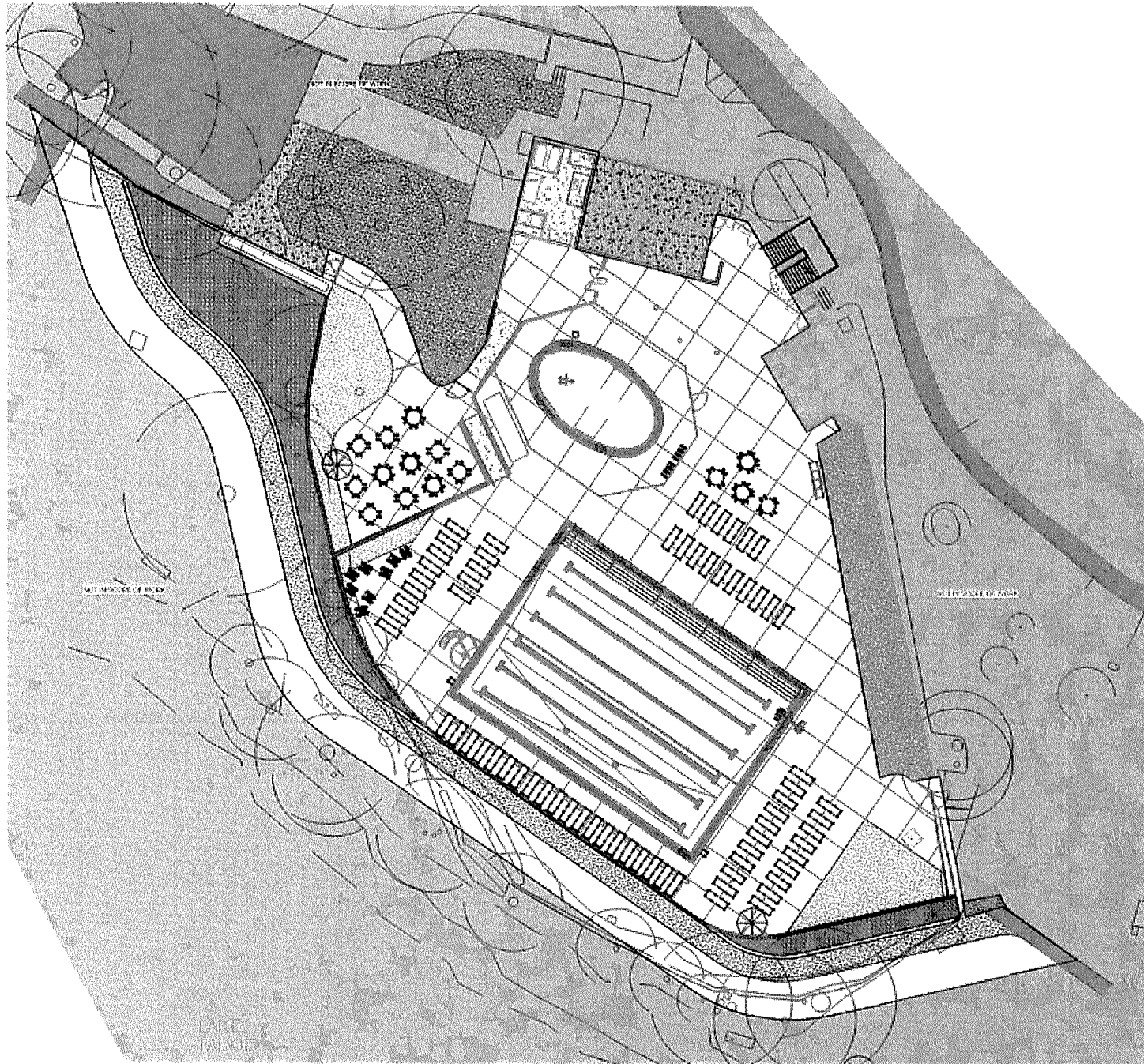
NO.	DATE	DESCRIPTION

Sheet Title  
**OVERALL SITE  
DIMENSION PLAN**

Date: October 01, 2021

Sheet No.

**AS1.11**



1 OVERALL SITE PLAN Copy 1



<p><b>GENERAL NOTES</b></p> <p>1. SEE THE GENERAL NOTES FOR THE BURNT CEDAR BEACH - POOL RECONSTRUCTION PROJECT.</p>																																									
<p><b>RESTRICTIONS</b></p> <p>Construction</p>																																									
<p><b>PLEASE RECYCLE</b></p> <p>PROJECT</p> <p><b>BURNT CEDAR BEACH - POOL RECONSTRUCTION</b></p> <p>885 Lakeshore Blvd, Incline Village, NV 89451</p>																																									
<p>JOB NO: 230110-13</p> <p>Drawn</p> <p><b>INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT</b></p>																																									
<p><b>90% SCHEMATIC DESIGN</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	BY	DESCRIPTION																																				
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<p>Drawn: October 30, 2023</p> <p>Sheet No.</p>																																									
<p><b>AS1.21</b></p>																																									

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CONSTRUCTION

Construction

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PROJECT

**BURNT CEDAR BEACH - POOL RECONSTRUCTION**

885 Lakeshore Blvd,  
Incline Village, NV  
89451

JOB NO: 230110-13

Drawn

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

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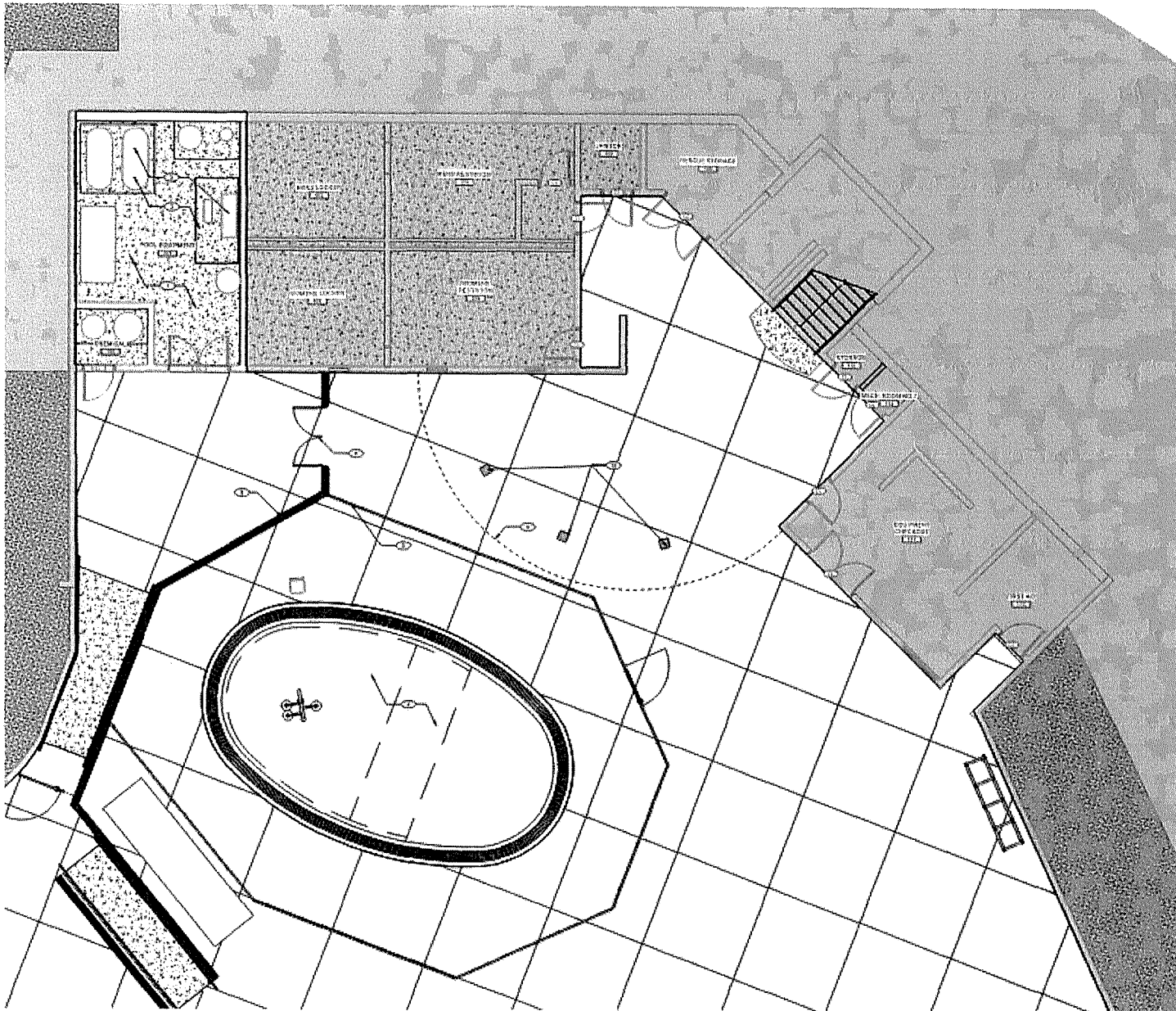
Sheet Title

**SITE FURNITURE PLAN**

Drawn: October 30, 2023

Sheet No.

**AS1.21**



A LOWER LEVEL FLOOR PLAN  
DATE: 10-1-20



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  3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

- KEYNOTES**
1. EQUIPMENT ROOM
  2. EQUIPMENT ROOM
  3. EQUIPMENT ROOM
  4. EQUIPMENT ROOM
  5. EQUIPMENT ROOM
  6. EQUIPMENT ROOM
  7. EQUIPMENT ROOM
  8. EQUIPMENT ROOM
  9. EQUIPMENT ROOM
  10. EQUIPMENT ROOM

**RECYCLE**

Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
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Incline Village, NV  
89451

JOB No: 22016 F3  
Project  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

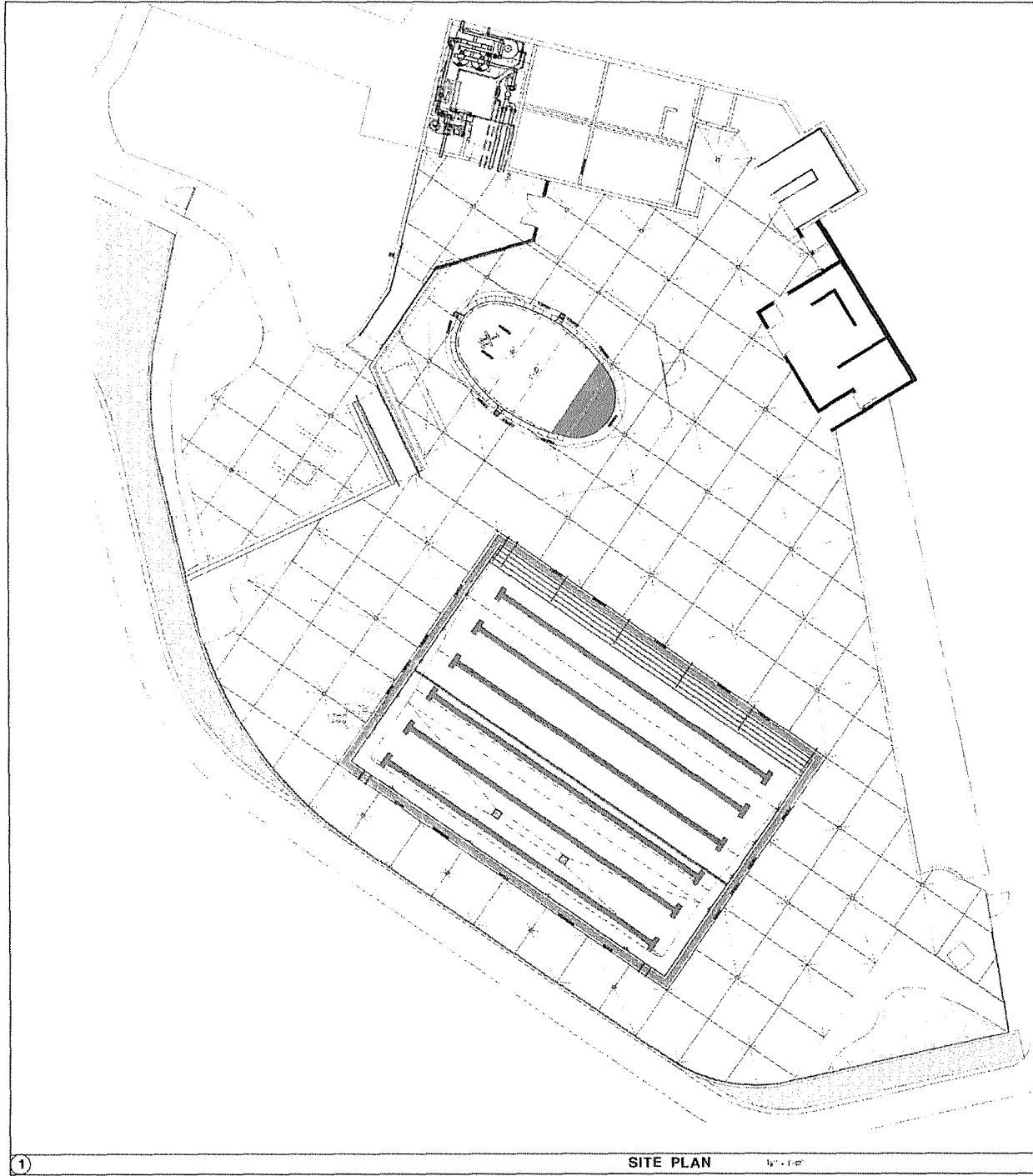
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NO.	REVISION	DATE

Sheet Title  
**LOWER LEVEL FLOOR PLAN**

Date: October 01, 2020  
Sheet No.

**A1.01**



**SWIMMING POOL DATA**

SURFACE AREA	×	3000 SQ. FT.
PERIMETER	×	294 FT.
DEPTH	×	3'-6" TO 7'-3"
VOLUME	×	140,640 GAL.
4 HR TURNOVER	×	67 GPM

**WADING POOL DATA**

SURFACE AREA	×	909 SQ. FT.
PERIMETER	×	83 FT.
DEPTH	×	0'-0" TO 1'-0"
VOLUME	×	492 GAL.
30 MIN TURNOVER	×	84 GPM

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aquaticdesigngroup.com  
760-438-8400

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Incline Village, NV  
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Job No: 20-018-10  
Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



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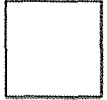
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NO.	DESCRIPTION

Sheet Title  
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Date: 09/26/2020  
Drawn By:

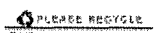
**SP-0**

1 SITE PLAN 1/8" = 1'-0"



Field drawings are for information only. They are not to be used for construction. All dimensions are in feet and inches. All dimensions are to the center of the object unless otherwise noted. All dimensions are to the center of the object unless otherwise noted. All dimensions are to the center of the object unless otherwise noted. All dimensions are to the center of the object unless otherwise noted.

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BEACH - POOL  
RECONSTRUCTION**  
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Incline Village, NV  
89411

Job No. 20-018.15  
Group

**INCLINE VILLAGE  
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IMPROVEMENT  
DISTRICT**



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NO.	DATE	DESCRIPTION

Sheet Title  
**SWIMMING POOL  
LAYOUT PLAN**

PLN-CYCLONE 30 2010  
Sheet No.

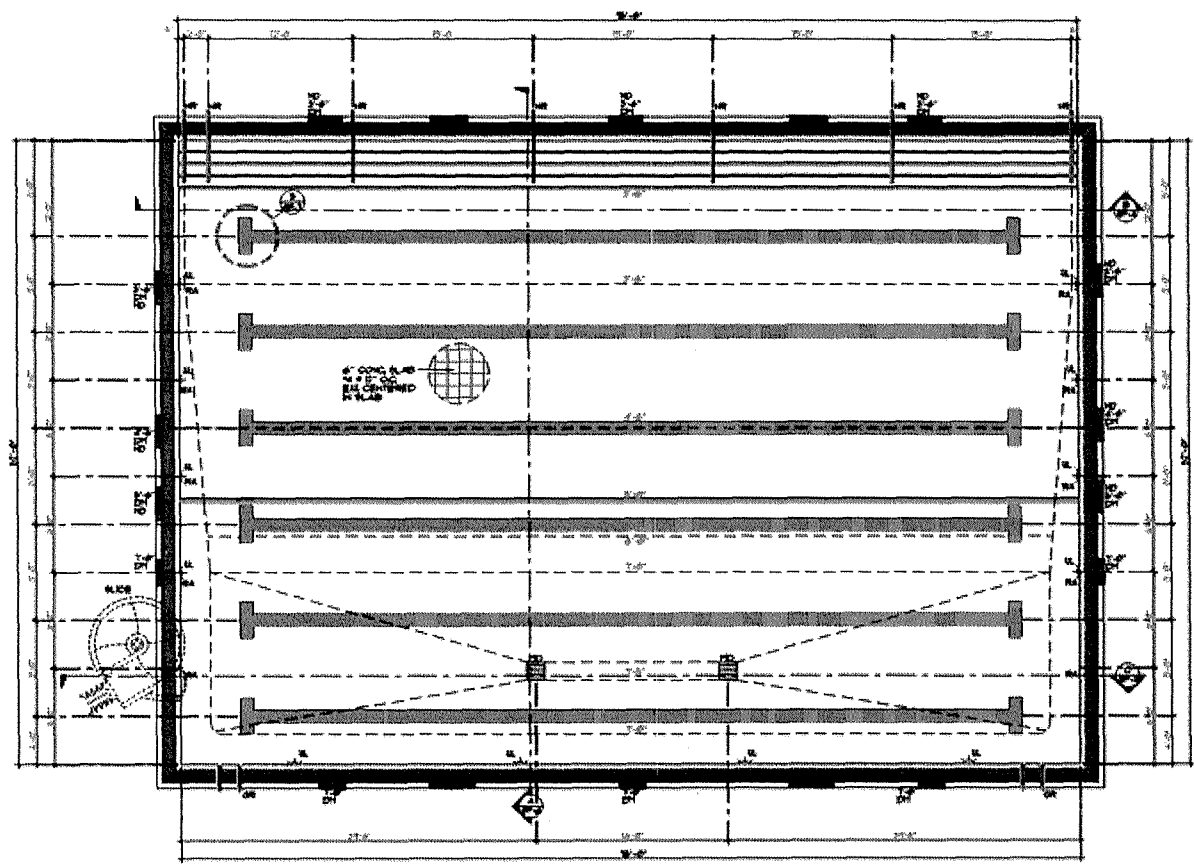
**SP-1**

**SWIMMING POOL DATA**

SURFACE AREA	=	1900 SQ. FT.
PERIMETER	=	264 FT.
DEPTH	=	5'-0" TO 7'-0"
VOLUME	=	148,668 GAL.
4 HR. TURNOVER	=	63 GPM

**LEGEND**

- NR = HANDRAIL
- DM = DEPTH MARKER
- ND = NO DIVING SYMBOL
- NR = NO SWIMMING
- OR = OVERHANG
- AL = ACCESSIBLE LIFT
- RA = ROPE ANCHOR
- FD = MAIN DRAIN
- LL = UNDERLAYER LIGHT



**SWIMMING POOL LAYOUT PLAN** 1/4" = 1'-0"



Field Inspection Report (FIR) is a tool used by the contractor to document the construction process. It is a record of the work performed and the materials used. It is a key document in the project file and is used for quality control and dispute resolution. It is the responsibility of the contractor to complete and submit the FIR to the architect. The FIR should be completed daily and should include the following information: Date, Location, Description of Work, Materials Used, and any other relevant information.

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Form 6/09



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Project  
**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
685 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No. 20061418

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**



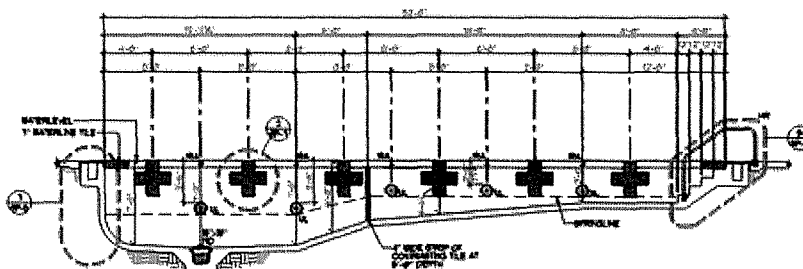
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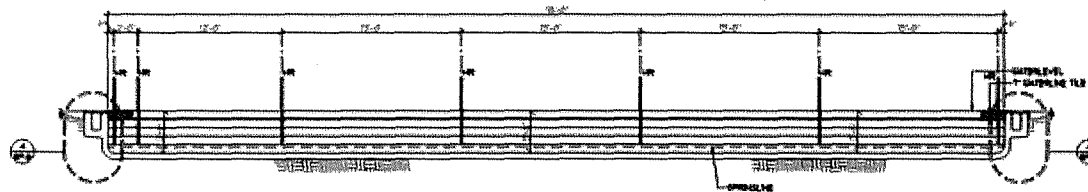
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**SWIMMING POOL  
SECTIONS**

Date: OCTOBER 30, 2010  
Sheet No.

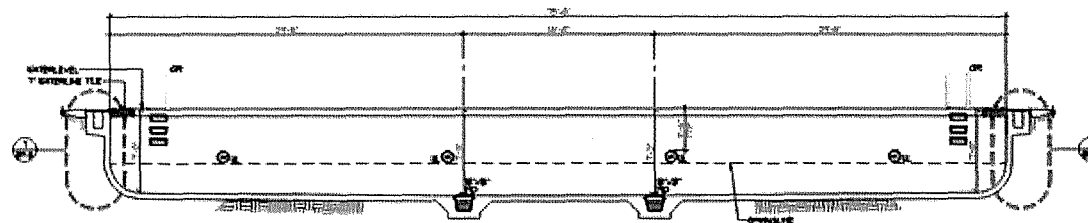
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SWIMMING POOL SECTION 1/4" = 1'-0"



SWIMMING POOL SECTION 1/4" = 1'-0"



SWIMMING POOL SECTION 1/4" = 1'-0"



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89451

CONTRACT NO. 20-0118-10  
PROJECT  
INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT



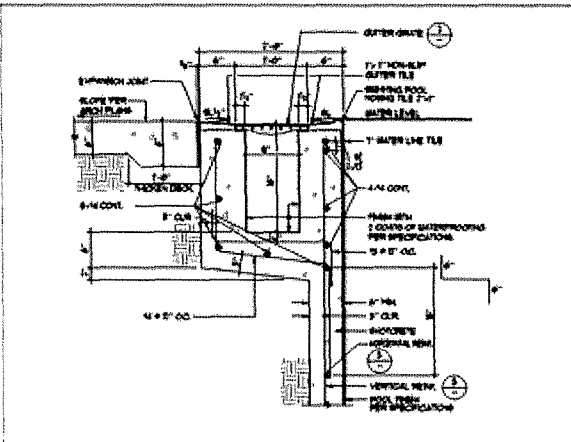
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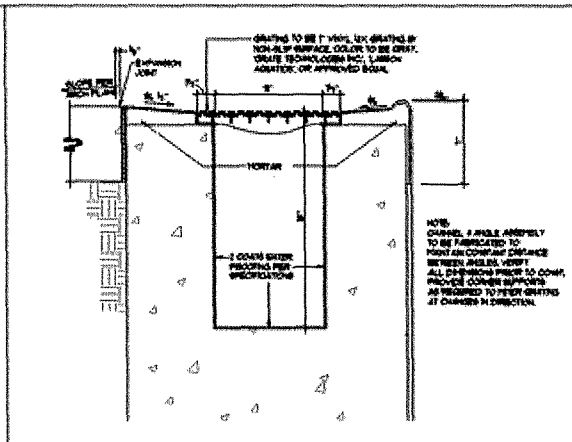
Sheet Title  
**DETAILS**

Date: 02/27/2010 10:30:20  
Sheet No:

**SP-5**



1 RIM FLOW GUTTER 5'-11 1/2"



2 RIM FLOW GUTTER/GRATE 5'-11 1/2"

REINFORCEMENT TABLE						
WALL DEPTH	V	H	VERTICAL REIN.	HORIZONTAL REIN.	MINIMUM WALL THICKNESS	MINIMUM WALL HEIGHT
0'-0" TO 1'-0"	4"	3"	6" TO 6"	4# 6" OC	4# 6" OC	3"
1'-0" TO 4'-0"	6"	3"	6" TO 6"	4# 6" OC	4# 6" OC	3"
4'-0" TO 7'-0"	8"	3"	6" TO 6"	4# 6" OC	4# 6" OC	3"

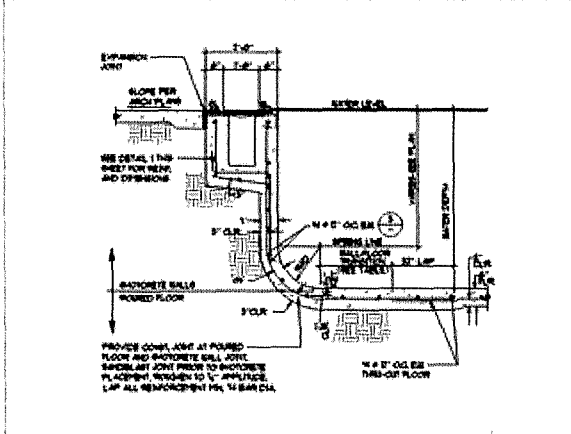
**CONCRETE NOTES**

- THE MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE 4000 PSI.
- CONCRETE SHALL BE PLACED IN LAYERS OF ALL CONCRETE PLACEMENT.
- ALL CONCRETE SHALL BE TYPE II.
- THE MAXIMUM ALLOWABLE CRACK WIDTH SHALL BE 0.015 INCHES.
- CONCRETE SHALL BE CURED WITH WET BURLAP OR OTHER APPROVED MEANS.
- REMOVAL OF FORMS SHALL BE DONE CAREFULLY TO AVOID DAMAGE TO THE CONCRETE.
- ALL REINFORCING SHALL BE 60,000 PSI YIELD STRENGTH.
- ALL REINFORCING SHALL BE 1/2" DIA. UNLESS OTHERWISE NOTED. LAPS SHALL BE 48 BAR DIA.

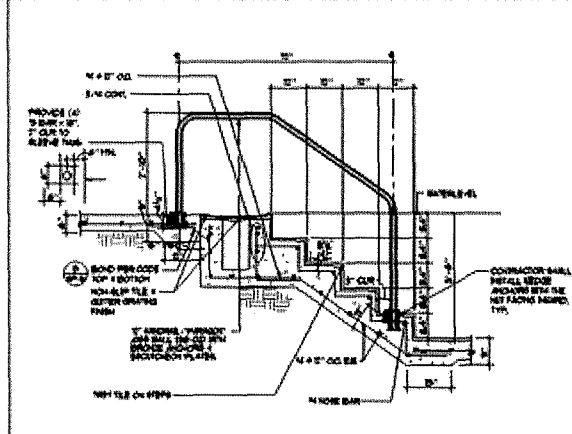
**ANCHOR NOTES**

- ANCHORS SHALL HAVE A TENSILE CAPACITY OF 10,000 LBS.
- ALL ANCHORS SHALL BE CORROSION RESISTANT.
- CONCRETE SHALL BE PLACED TO ANCHORS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ANCHORS SHALL BE SET TO A MINIMUM OF 4" FROM THE FACE OF THE CONCRETE.
- ANCHORS SHALL BE SET TO A MINIMUM OF 4" FROM THE FACE OF THE CONCRETE.
- ANCHORS SHALL BE SET TO A MINIMUM OF 4" FROM THE FACE OF THE CONCRETE.
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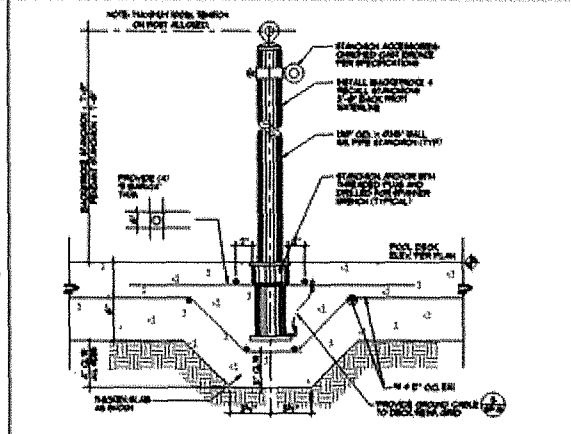
3 REINFORCEMENT TABLE



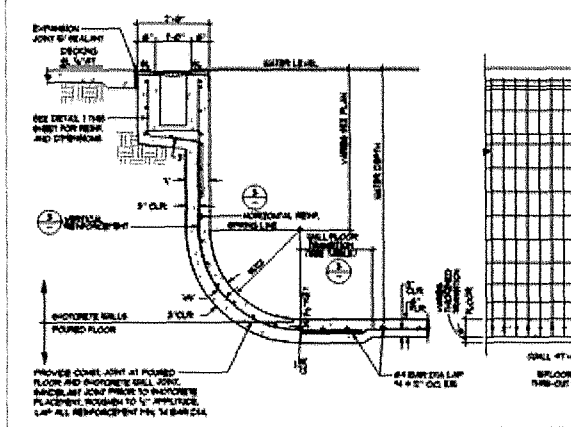
4 POOL WALL 0'-0" TO 5'-0" 5'-11 1/2"



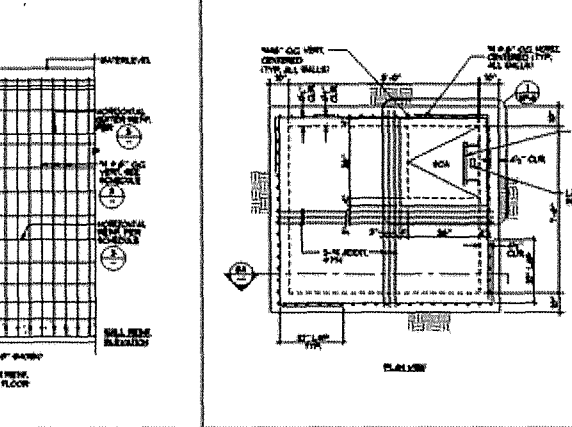
5 HANDRAIL DETAIL 5'-11 1/2"



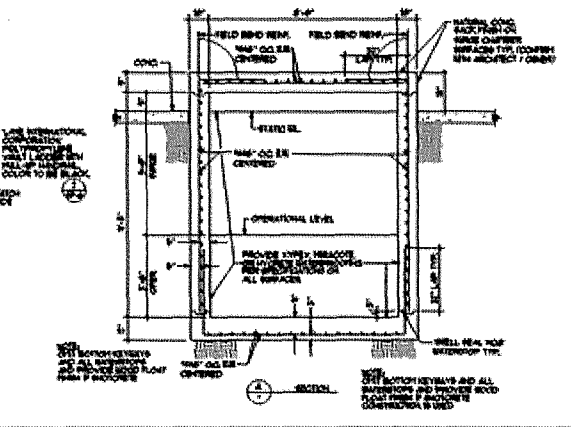
6 STANCHION POST/ANCHOR 5'-11 1/2"



7 POOL WALL 5'-1" TO 7'-3" 5'-11 1/2"

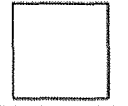


8 SURGE CHAMBER 5'-11 1/2"



9 POOL DECK DETAIL 5'-11 1/2"





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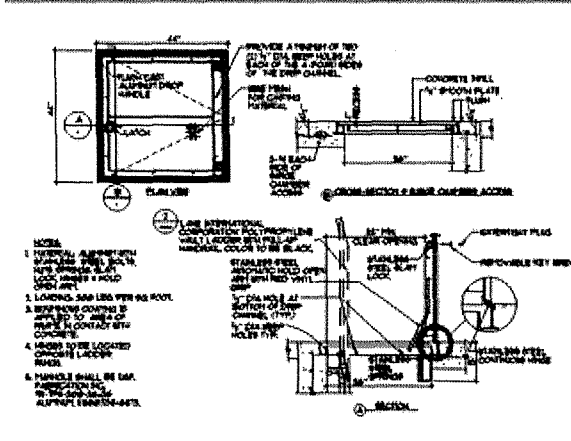
Job No. 20-21A-12  
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 GENERAL IMPROVEMENT DISTRICT



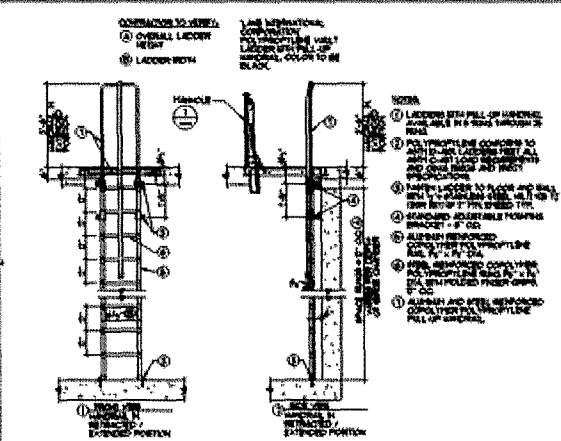
90% SCHEMATIC DESIGN

NO.	DESCRIPTION	DATE

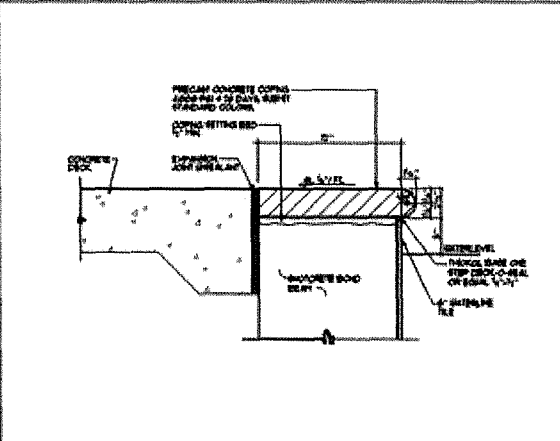
Sheet No. DETAILS  
 Date: 02/20/10 TO 2/20/10  
 Sheet No.



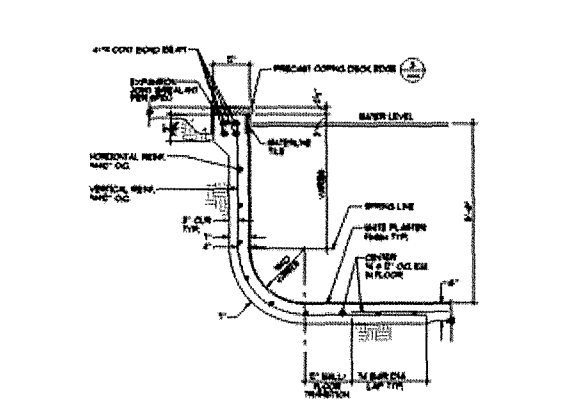
1 SURGE CHAMBER ACCESS COVER 1'-0\"/>



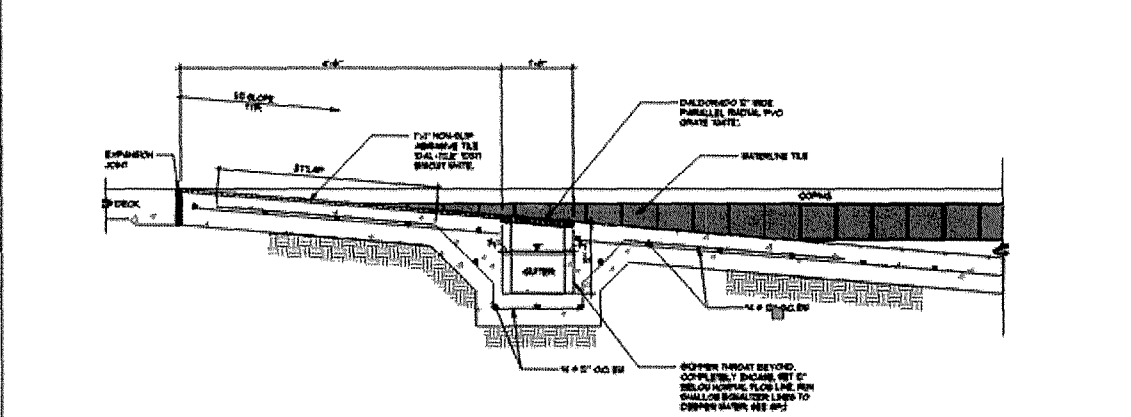
2 SURGE CHAMBER ACCESS LADDER 1'-0\"/>



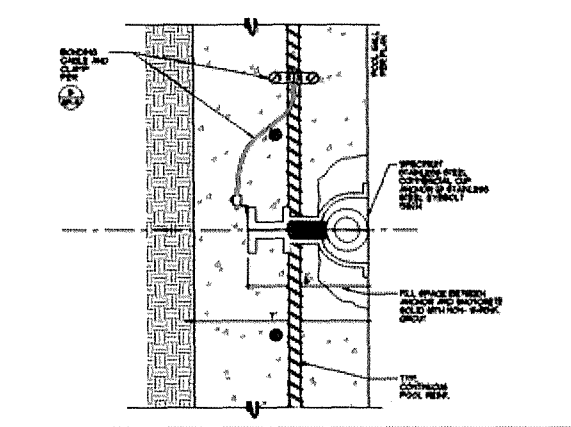
3 TYPICAL COPING EDGE DETAIL 3'-0\"/>



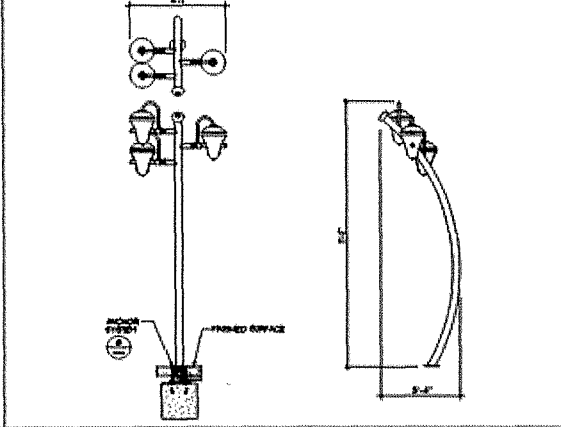
4 TYPICAL POOL WALL @ 5'-0\"/>



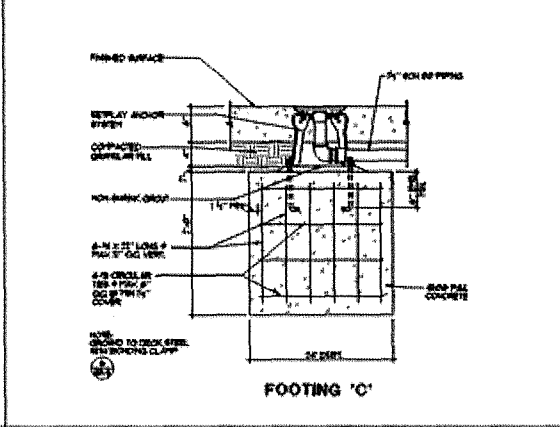
5 ZERO DEPTH ENTRY GUTTER DETAIL 1'-0\"/>



6 CUP ANCHOR 1'-0\"/>



7 SNEAKY SOAKER 3 1'-0\"/>



8 PLAYPHASE ANCHOR SYSTEM 1'-0\"/>

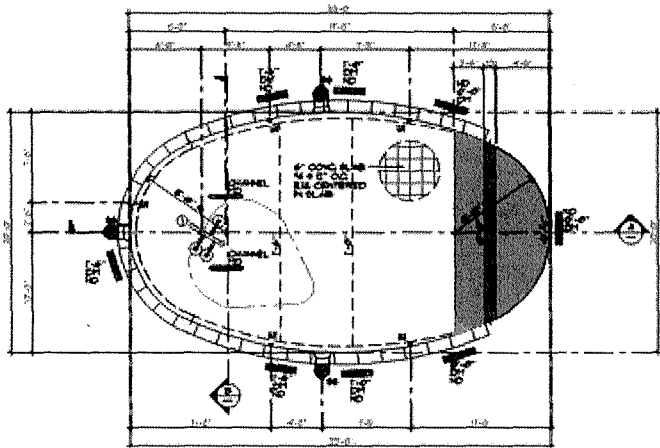
**WADING POOL DATA**

SURFACE AREA	=	848 SQ. FT.
PERIMETER	=	98 FT.
DEPTH	=	0'-0" TO 7'-6"
VOLUME	=	430 GAL.
SP. PHL. TURNOVER	=	34 GPM

**LEGEND**

DM	=	DEPTH MARKER	
ND	=	NO DRAIN SYMBOL	
MD	=	MAN DRAIN	
UI	=	WALL INLET	
SS	=	SURFACE SCOPER	

PRODUCT LEGEND			
PRODUCT CODE	QTY	TOTAL FLOOR	
① ENLARGED SCOPER'S 3.000-145 WATERPLAY	1	150PH	



1) SWIMMING POOL LAYOUT PLAN 1/2" = 1'-0"

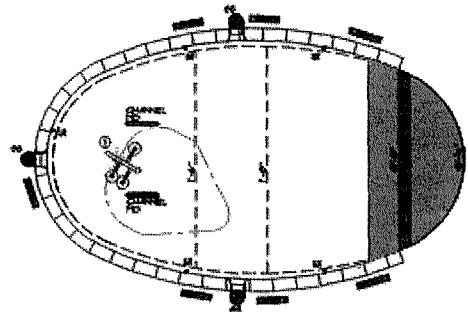
**WADING POOL DATA**

SURFACE AREA	=	848 SQ. FT.
PERIMETER	=	98 FT.
DEPTH	=	0'-0" TO 7'-6"
VOLUME	=	430 GAL.
SP. PHL. TURNOVER	=	34 GPM

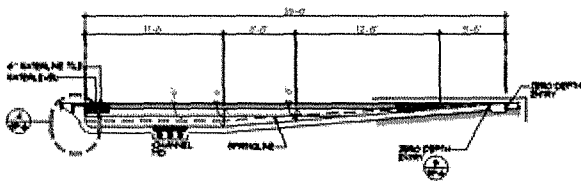
**LEGEND**

MD	=	MAN DRAIN	
UI	=	WALL INLET	
SS	=	SURFACE SCOPER	

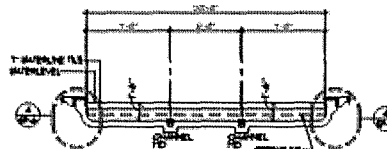
PRODUCT LEGEND			
PRODUCT CODE	QTY	TOTAL FLOOR	
① ENLARGED SCOPER'S 3.000-145 WATERPLAY	1	150PH	



2) SWIMMING POOL ENLARGED PIPING PLAN 1/2" = 1'-0"



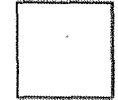
A) WADING POOL SECTION 1/2" = 1'-0"



B) WADING POOL SECTION 1/2" = 1'-0"

**tsk**

215 South Arizona Avenue  
 Suite 100  
 Reno NV 89501  
 phone 775.781.2288  
 www.tsk.com



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Cont. No.



RECYCLE

BURNT CEDAR  
 BEACH - POOL  
 RECONSTRUCTION  
 655 Lakeshore Blvd,  
 Incline Village, NV  
 89451

ISS: 01-20-2018

INCLINE VILLAGE  
 GENERAL  
 IMPROVEMENT  
 DISTRICT



90% SCHEMATIC  
 DESIGN

NO.	DATE	DESCRIPTION

Drawn By  
**WADING POOL  
 LAYOUT PLAN,  
 PIPING PLAN AND  
 SECTIONS**  
 Date: 03/12/2020 10:20:20  
 Drawn By:

**WP-1**



MECHANICAL / PLUMBING SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES...

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES...

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES...



255 South Alhambra Avenue  
Suite A  
Orange, CA 92668  
Phone: 714.261.2848  
www.tsk.com

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES...



683 LAKEHORE BLVD.  
INCLINE VILLAGE, NV

IVGID

SCHEMATIC

Table with 4 columns and 10 rows, likely a schedule of materials or quantities.

MECHANICAL / PLUMBING SPECIFICATIONS - NEW-30x42  
Date: 10/1/2003  
Sheet No: MP0.01

**SHEET NOTES:**

1. ALL WORK SHALL BE ACCORDING TO THE CITY OF ALBANY PLUMBING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

**tsk**  
 225 South Broadway Avenue  
 Suite 100  
 Albany, NY 12202  
 Phone: 518.255.2444  
 Fax: 518.255.2444  
 www.tsk.com



FIELD CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

**msa**  
 ENGINEERING CONSULTANTS  
 8000 Lehigh Valley  
 Suite 100  
 775 N. 22nd Street  
 Allentown, PA 18103  
 610.261.1111

PLEASE RECYCLE  
 Project: **BURNT CEDAR POOL**

601 LAKESHORE BLVD.  
 INCLUE VILLAGE, NY

Job No: 2024-001  
 Owner: **TVGID**

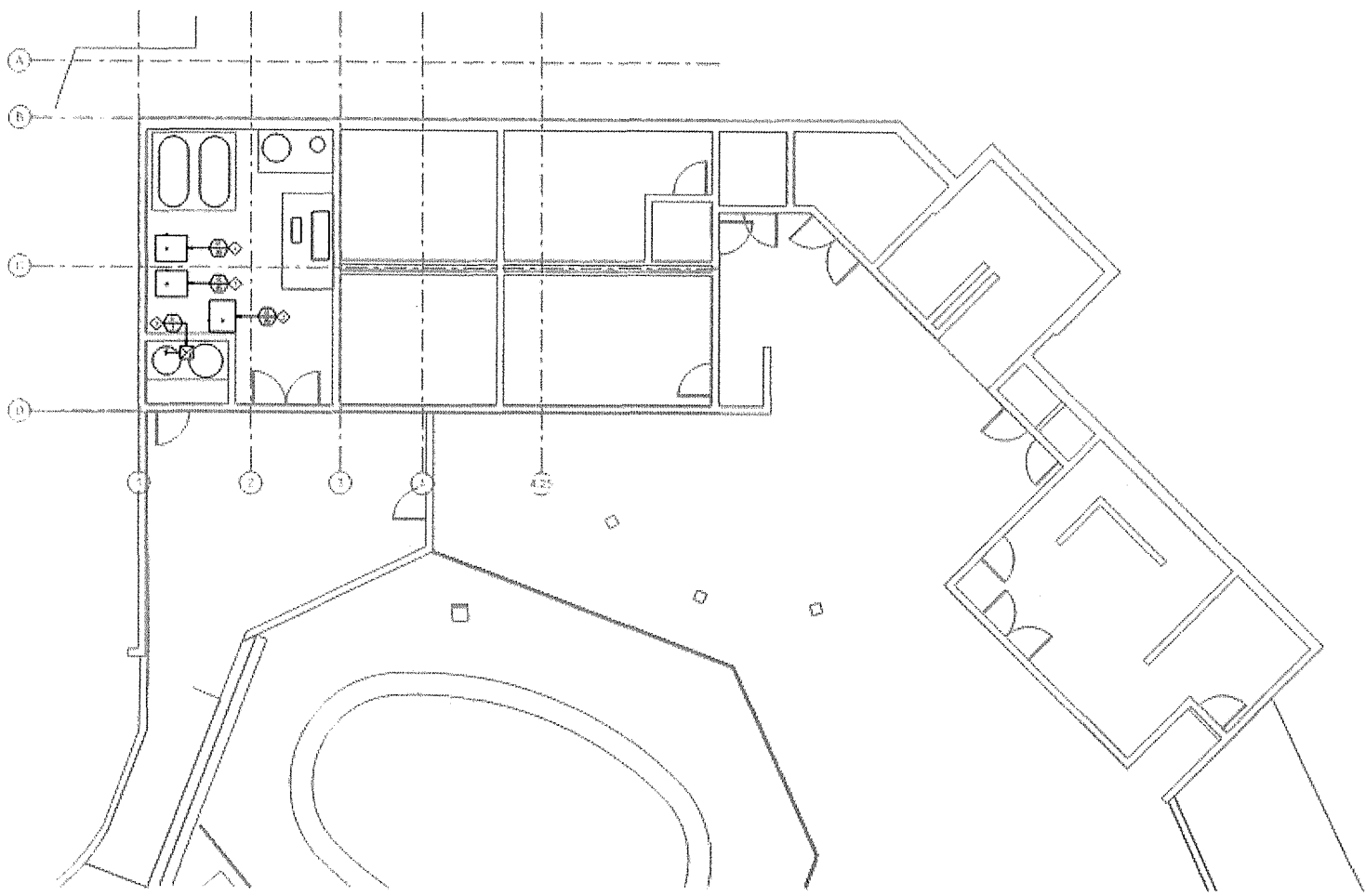
**SCHEMATIC**

NO.	DATE	DESCRIPTION

Client: **MECHANICAL / PLUMBING PLAN**

Scale: 1/8" = 1'-0"  
 Date: 10/20/24

**MP1.01**



**MECHANICAL HVAC PLAN**



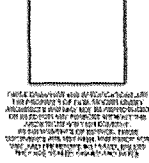
ELECTRICAL SPECIFICATIONS - NEW WORK

COMMERCIAL GRADE

Table with 3 columns: SECTION, DESCRIPTION, and MATERIALS, EQUIPMENT. Contains detailed electrical specifications for various systems including lighting, power, and communication.



205 South Arlington Avenue, Suite A, Dallas, TX 75215, Phone: 214-742-2244, Fax: 214-742-2244, Website: www.tsk.com



MSA ENGINEERING CONSULTANTS, 8000 Lakeshore Blvd, Suite 100, Dallas, TX 75225, Phone: 214-343-4400, Fax: 214-343-4400, Website: www.msa.com

BUROIT CEDAR POOL, 903 LAKESHORE BLVD, INCLINE VILLAGE, NV

Job No. 00000000

IVGID

SCHEMATIC

Table with 2 columns: Item No. and Description. Contains a list of items for the schematic.

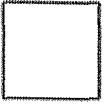
Electrical Specifications

Date: 03/20/00, Sheet No.

E0.01

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 Suite A  
 San Jose, CA 95128  
 Phone: 774.887.5448  
 Fax: 774.887.5900  
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 UNDER E.O. 13526, WHICH IS APPLICABLE  
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 EDWIN LOUGHEY, P.E.  
 10000 N. 10th Street  
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 602-952-8800  
 602-952-8801  
 www.msa.com

PLEASE RECYCLE  
 BURNT CEDAR POOL

688 LAKESHORE BLVD.  
 INCLINE VILLAGE, NV

USE NO. 0000-00  
 IVGID

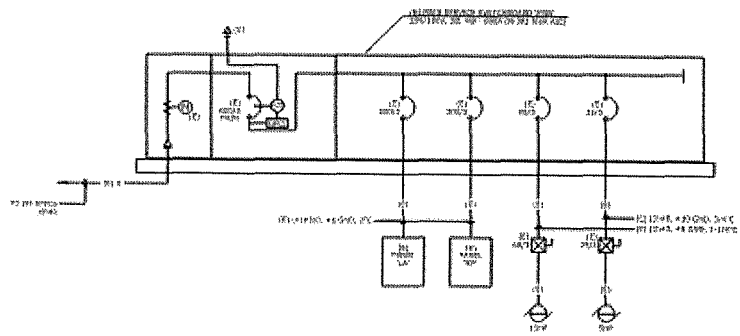
**SCHEMATIC**

NO.	DATE	DESCRIPTION

SINGLE LINE  
 DIAGRAM, PANEL  
 SCHEDULES, AND  
 LOAD CALCS

DATE: 01/20/08  
 DRAWN BY:

**E0.02**



**SINGLE LINE DIAGRAM**

# tsk

225 South Arlington Avenue  
 Suite A  
 Cary, NC 27513  
 Phone: 770.850.0400  
 Fax: 770.850.2803  
 www.tsk.com



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 ENGINEERING CONSULTANTS  
 8000 LITTLEWAY ROAD  
 SUITE 100  
 DEXTER, MI 48131  
 734.241.4000  
 www.msa.com

WILKINS REDFIELD  
 PROJECT  
**BURNT CEDAR POOL**

883 LAKESHORE BLVD.  
 INCLINE VILLAGE, NV

JOB NO. 2009-00  
 Client  
**IVGID**

**SCHEMATIC**

NO.	DESCRIPTION	DATE

Sheet Title:  
**LOWER LEVEL ELECTRICAL POWER PLAN**

Date: 10/21/2009  
 Drawn By:

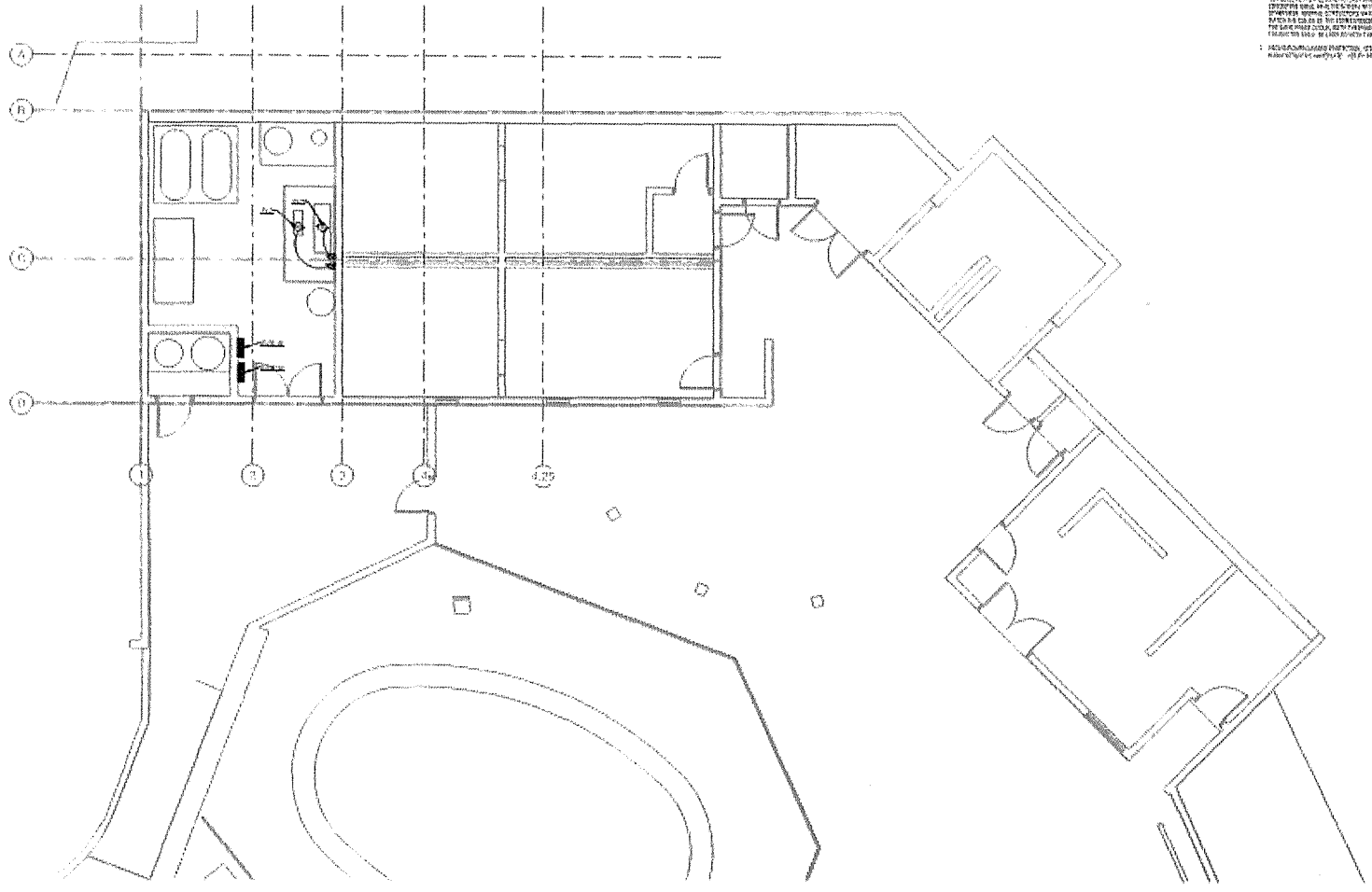
**E1.01**

**GENERAL NOTES:**

1. REFER TO ALL GENERAL NOTES ON ALL SHEETS OF THIS PROJECT FOR GENERAL NOTES, SPECIFICATIONS AND CONDITIONS TO CONTRACT.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES AND ORDINANCES.
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES AND ORDINANCES.
4. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES AND ORDINANCES.
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7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES AND ORDINANCES.
8. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES AND ORDINANCES.

**SHEET NOTES:**

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES AND ORDINANCES.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES AND ORDINANCES.



**LOWER LEVEL ELECTRICAL POWER PLAN**





# CURRENT PROJECT

## COST ESTIMATE

### Option 1 at completion of Concept Design. (8/6/2020)

\$4,553,425	Total Construction Costs (Construction + Estimating Contingency)
\$1,070,055	Total Soft Costs
<hr/>	
\$5,623,480	Total Estimated Project Cost

### Option 1 at completion of Schematic Design (11/10/2020)

\$3,907,214	Total Construction Costs (Construction + Estimating Contingency)
\$918,195	Total Soft Costs
<hr/>	
\$4,825,410	Total Estimated Project Cost

### Cost reduction items from Concept Design Option include:

- Reduced Deck Size
- Reduced Wading Pool Size
- Revised Wading Pool skimmer system
- Existing utilities are of adequate size for new pool equipment
- Number of existing pieces of pool equipment can be reused.
- Deleted lighting and shade structures.
- Revised unit cost for various items upon discussion with Consulting Team

# OPINION OF PROBABLE COSTS

Updated 11/10/2020

**Burnt Cedar Swimming Pool Improvement Project**  
**Preliminary Opinion of Probable Costs - Schematic Design Level**  
**Option #1 - Schematic Design Update**

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	Item (Fully Burdened)	Notes
<b>BASE IMPROVEMENTS (include Contractor Percentages O/P, GC, Bonds, etc... of 23%)</b>						
1.1	Mobilization/Demobilization	1	LS	\$ 129,000	\$ 129,000	
1.2	Site Preparation/Demolition	1	LS	\$ 154,800	\$ 154,800	Site, pools, deck, pool eq. room
1.3	Utility Allowance	1	LS	\$ 10,000	\$ 10,000	Ex. Service is Acceptable (N) tie in's
1.4	Earthwork	1	LS	\$ 103,200	\$ 103,200	
1.5	Terrace Retaining Walls	90	LF	\$ 150	\$ 13,500	Was \$290 lf (Lower height)
1.6	New Swimming Pool (2-4 Hour TOR)	3,900	SF	\$ 322.5	\$ 1,257,750	
1.7	Swimming Pool Surge Tank	1	LS	\$ 64,500	\$ 64,500	
1.8	New Wading Pool	565	SF	\$ 260	\$ 146,900	Was 800 sf.
1.9	Wading Pool Surge Tank	0	LS	\$ 51,600	\$ -	N/A (now skimmer system)
1.10	Wading Pool Interactive Play Equipment	1	LS	\$ 96,750	\$ 96,750	
1.11	Wading Pool Splash/Spouts	1	LS	\$ 25,800	\$ 25,800	
1.12	Wading Pool Fence Barrier	173	LF	\$ 160	\$ 19,680	Was 176 lf. (TSK-confirmed)
1.12a	Wading Pool Gate (self close/latch)	1	ea	\$ 4,000	\$ 4,000	broken out cost
1.13	Drainage/BMPs	1	LS	\$ 129,000	\$ 129,000	
1.14	Pool Decks	14,566	SF	\$ 45	\$ 656,927	
1.15	Deck Equipment <sup>1</sup>	1	LS	\$ 96,776	\$ 96,776	
1.16	Pool Area Perimeter Fencing (283 lf.)	283	LF	\$ 225	\$ 63,675	Was 320 lf
1.16a	Pool Perimeter Low Curb at Fence	283	LF	\$ 40	\$ 11,320	broken out cost
1.16b	Pool Area Perimeter Access Gates	2	ea	\$ 4,000	\$ 8,000	broken out cost
1.16c	Relocated Wrought Iron Perimeter Fence	100	LF	\$ 100	\$ 10,000	at East CMU Wall
1.17	Pool Equip Rm. Upgrades & Equipment	1	Allowance	\$ 79,000	\$ 79,000	Eq. & New Slab
1.18	Landscape/Site (Inside The Pool Fence)	3,000	SF	\$ 20	\$ 60,000	Was \$64,500 allowance
1.19	Tree and Rock/Juniper Removal	1	LS	\$ 64,500	\$ 64,500	1500/tree + rock & Juniper removal
1.20	Site Lighting	0	Allowance	\$ -	\$ -	Removed
1.21	Recreation Pool Slide (New)	1	LS	\$ 30,000	\$ 30,000	Updated per 3/15 invoice (21K)
1.22	Shade Structure (Fixed)	0	LS	\$ 32,250	\$ -	Removed
1.23a	Park Connector Walk-Way (6'wide Asphalt Inc. base)	2,220	SF	\$ 50	\$ 111,000	Was 150K, includes earthwork cost
1.23b	Park Connector Retaining Wall	90	LF	\$ 200	\$ 18,000	Was 320 lf
1.23c	Park Connector Rip-Rap stabilization	250	SY	\$ 50	\$ 12,500	New item
1.23d	Park Connector Wood Guard Rail	220	LF	\$ 50	\$ 11,000	Was 320 lf
1.24	Existing Sidewalk Repair	1	Allowance	\$ 10,000	\$ 10,000	New Item - for east edge
<b>1.25</b>	<b>Base Construction Subtotal</b>				<b>\$ 3,197,578</b>	
1.26	Estimating Contingency	15%			\$ 509,637	
<b>1.27</b>	<b>Base Construction + Estimating Contingency</b>				<b>\$ 3,907,214</b>	
<b>ADD ALTERNATES</b>						
2.1	None Noted at this time.	0	LF	\$ -	\$ -	All above
<b>3.0</b>	<b>TOTAL CONSTRUCTION COSTS</b>				<b>\$ 3,907,214</b>	
<b>SOFT COSTS</b>						
4.1	Location Multiplier (Tahoe)	0%			\$ -	no change
4.2	IVGID Contingency	10%			\$ 390,721	
4.3	Permits & Fees	0.5%			\$ 19,536	
4.4	IVGID Management Cost	3%			\$ 117,216	
4.4	Architecture & Engineering	10%			\$ 390,721	
<b>4.6</b>	<b>TOTAL SOFT COSTS</b>	<b>23.5%</b>			<b>\$ 918,195</b>	
<b>5.0</b>	<b>TOTAL ESTIMATED PROJECT COST</b>				<b>\$ 4,825,410</b>	
<b>Notes</b>						
1. Deck Equipment includes pool covers, pool cover reels, lifeguard chairs, lane line, lane line reels, safety signs, safety equipment etc...						
Excludes: FF&E						

# SCHEDULE

## TIMING OF SERVICES & DEVELOPMENT

Project Schedules will be reviewed at the completion of each successful project documentation phase.

### CURRENT PROJECT SCHEDULE:

Task	Duration	Start	Complete
<u>Schematic Design</u>	60 days	9/11/2020	12/9/2020
IVGID Review	2 days	11/2/2020	11/3/2020
Final SD Documents	3 days	11/4/2020	11/6/2020
IVGID Board Meeting	1 day	11/18/2020	
CMAR Cost Estimate	16 days	11/9/2020	11/30/2020
IVGID Board Meeting	1 day	12/9/2020	
<u>Design &amp; Permitting</u>	100 days	12/10/2020	4/28/2021
<u>Design Development</u>	25 days	12/10/2020	1/13/2021
IVGID Review	10 days	1/14/2021	1/27/2021
WC & TRPA Permitting	*50 days	1/28/2021	4/7/2021
<u>Construction Docs</u>	40 days	1/28/2021	3/24/2021
Prepare GMP	10 days	3/25/2021	4/14/2021
IVGID Authorize GMP	1 day	4/28/2021	
Construction Phase Start		5/1/2021	Completes per CMAR Schedule



A N N I V E R S A R Y

**Reno - Tahoe Office**

225 S. Arlington Ave., Suite A  
Reno, NV 89501

**tsk**

A R C H I T E C T S

T: +1 (775) 857-2949

# BURNT CEDAR BEACH - POOL RECONSTRUCTION

90% SCHEMATIC DESIGN

October 30, 2020

PROJECT ADDRESS:

665 Lakeshore Blvd,  
Incline Village, NV 89451



CLIENT:

## INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

1220 Sweetwater Road, Incline Village, NV 90451  
P. 775-832-1331

Project Manager: Nathan Chorey, PE | Engineering Manager  
M. 530-448-4895  
E. npc@ivgid.org

# tsk

225 South Arlington Avenue,  
Suite A  
Reno NV, 89501  
phone: 775-857-2949  
www.tska.com



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Consultants

### DESIGN TEAM

#### ARCHITECT

TSK ARCHITECTS  
225 SOUTH ARLINGTON AVENUE, SUITE A,  
RENO, NV, 89501  
P. 775-857-2949

#### POOL DESIGNER

AQUATIC DESIGN GROUP, INC.  
2226 FARADAY AVENUE,  
CARLSBAD, CA, 92008  
P. 760-438-8400

#### CIVIL ENGINEER

RESOURCE CONCEPTS INC.  
340 NORTH MINNESOTA STREET,  
CARSON CITY, NV, 89703  
P. 775-863-1600

#### LANDSCAPE ARCHITECT

DESIGN WORKSHOP  
128 MARKET STREET, SUITE 3E,  
STATELINE, NV 89449  
P. 775-848-3166

#### STRUCTURAL ENGINEER

NELSON-WILCOX SE  
225 SOUTH ARLINGTON AVENUE, SUITE B,  
RENO, NV, 89501  
P. 775-848-3166

#### MPE ENGINEER

MSA ENGINEERING  
4599 LONGLEY LANE,  
RENO, NV, 89502  
P. 775-848-3166

PLEASE RECYCLE

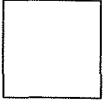
Project  
**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No. 20018 10

Owner  
**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**90% SCHEMATIC  
DESIGN**  
October 30, 2020





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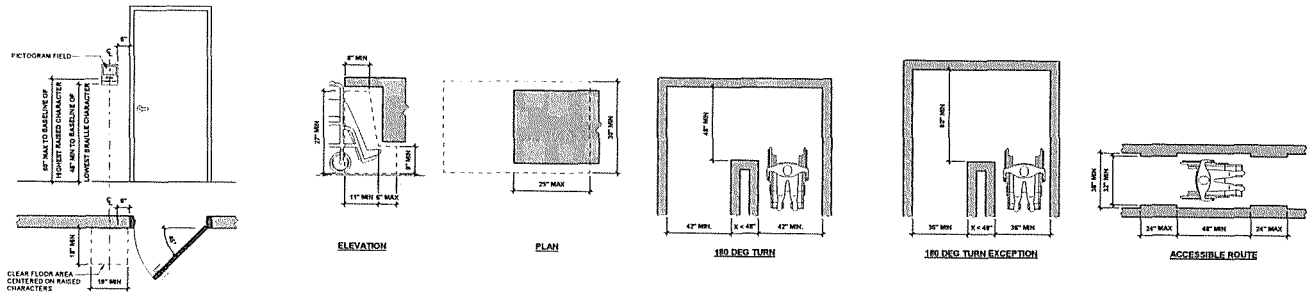
Project

**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
 665 Lakeshore Blvd,  
 Incline Village, NV  
 89451

Job No. 20-018-10

Owner

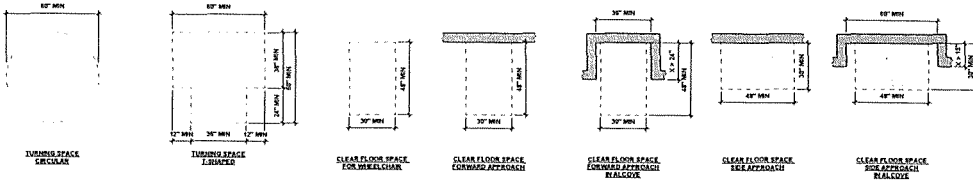
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



12 LOCATION OF SIGNS AT DOORS  
 SCALE: 1/2" = 1'-0"

11 KNEE AND TOE CLEARANCE  
 SCALE: 3/4" = 1'-0"

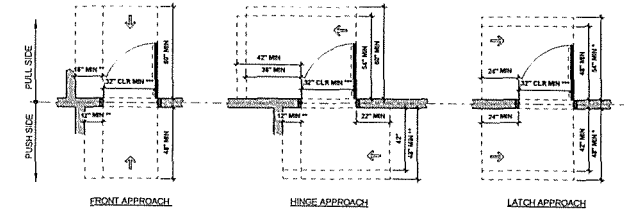
8 CLEAR WIDTH OF AN ACCESSIBLE ROUTE AND CLEAR WIDTH AT TURN  
 SCALE: 3/4" = 1'-0"



17 WHEELCHAIR TURNING SPACE  
 SCALE: 3/4" = 1'-0"

13 WHEELCHAIR CLEAR FLOOR SPACE  
 SCALE: 3/4" = 1'-0"

5 MANEUVERING CLEARANCE AT DOORS  
 SCALE: 3/4" = 1'-0"



NOTES:  
 - IF CLOSET IS PROVIDED  
 - IF CLOSET AND CLOSER ARE PROVIDED  
 \*\*\* CLEAR WIDTH SHALL COMPLY WITH LOCAL CODE AMENDMENT REQUIREMENTS

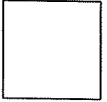
**90% SCHEMATIC DESIGN**

REVISIONS	
REV. DATE	DESCRIPTION

Sheet Title  
**GENERAL ACCESSIBILITY DETAILS**

Date: October 30, 2020  
 Sheet No:

**G1.01**



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Consultant

PLEASE RECYCLE

Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV 89451

Job No. 20-018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

90% SCHEMATIC DESIGN

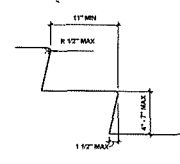
REV	DATE	DESCRIPTION

Sheet Title  
**GENERAL ACCESSIBILITY DETAILS**

Date: October 30, 2020

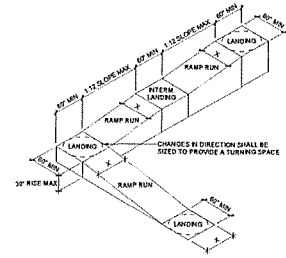
Sheet No.

**G1.02**

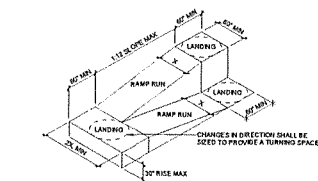


GENERAL NOTES:  
1. ALL STEPS OR FLOORS OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND TREAD DEPTH.  
2. THE LEADING EDGE OF TREAD SHALL HAVE VISUAL CONTRAST OF DARK OR LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.

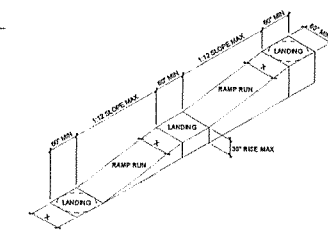
**4 TREAD AND RISERS**  
SCALE: 1/16" = 1'-0"



**RAMP WITH TURNING PLATFORM**



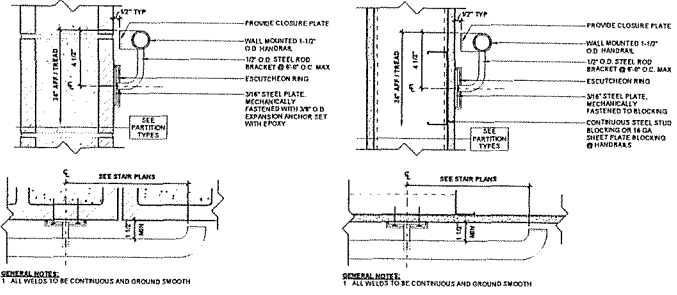
**RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM**



**STRAIGHT RAMP**

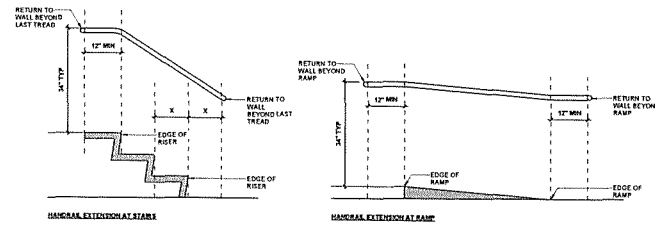
GENERAL NOTES:  
1. RAMP RUNS OF ANY WIDTH (SHOWN AS "L") SHALL BE 24" MINIMUM.  
2. WHEN RAMP RUNS ENDS INTO A LANDING, THE DOOR SWING SHALL NOT OVERLAP TURNING SPACE.  
3. RAMP RUNS WITH A RISE HIGHER THAN 8" SHALL HAVE HANDRAILS.  
4. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUN AND LANDING.

**1 RAMP DETAILS**  
SCALE: 1/4" = 1'-0"

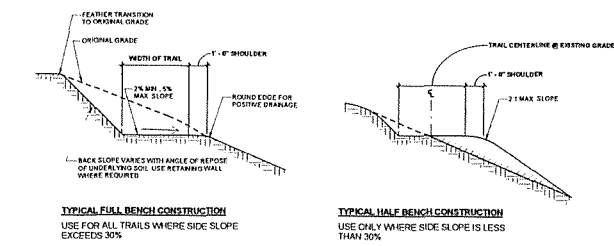


**12 WALL MOUNTED HANDRAIL - CMU WALL**  
SCALE: 3/4" = 1'-0"

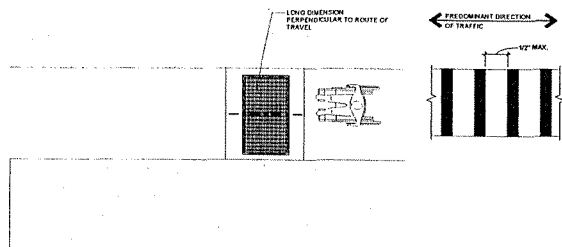
**8 WALL MOUNTED HANDRAIL - STUD WALL**  
SCALE: 3/4" = 1'-0"



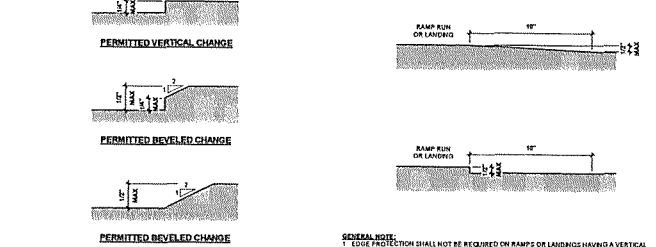
**11 HANDRAIL EXTENSIONS**  
SCALE: 3/4" = 1'-0"



**10 ACCESSIBLE ROUTE ON SITE - TRAIL SLOPE**  
SCALE: 3/4" = 1'-0"

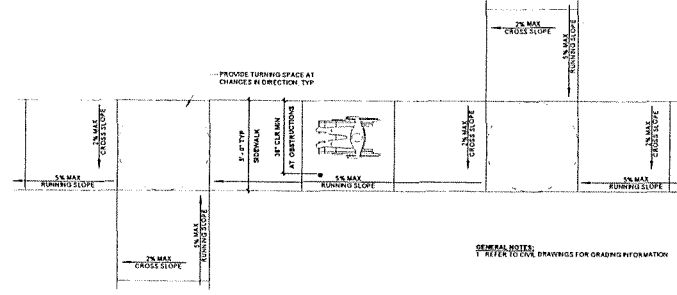


**18 ACCESSIBLE ROUTE ON SITE - GRATE SPACING**  
SCALE: 3/4" = 1'-0"

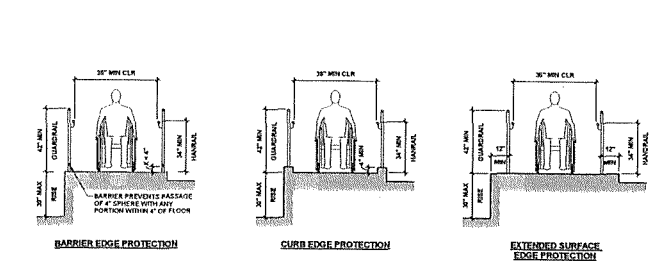


**10 CHANGES IN LEVEL**  
SCALE: 1/2" = 1'-0"

**6 RAMP EDGE PROTECTION EXCEPTION**  
SCALE: 3/4" = 1'-0"



**17 ACCESSIBLE ROUTE ON SITE**  
SCALE: 3/4" = 1'-0"



**9 RAMP EDGE PROTECTION**  
SCALE: 3/4" = 1'-0"



# BURNT CEDAR POOL REPLACEMENT

for




## INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

665 LAKESHORE BOULEVARD  
INCLINE VILLAGE, NEVADA 89451

### ABBREVIATIONS:

- AP ANGLE POINT
- BC BEGIN CURVE
- BLDG BUILDING
- E ENDING
- EC END OF CURVE
- EX EXISTING
- FG FINISHED GRADE
- GB GRADE BREAK
- IE INVERT ELEVATION
- PC POINT ON CURVE
- POL POINT ON LINE
- TC TOP OF CONCRETE
- TW TOP OF WALL

### LEGEND:

-  CONCRETE SURFACING
-  ASPHALT
-  LANDSCAPING



VICINITY MAP  
NO SCALE

### SHEET INDEX:

- SHEET C1 - TITLE SHEET
- SHEET C2 - SITE PLAN
- SHEET C3 - CROSS SECTIONS

### OWNER:

INGID  
CONTACT: NATHAN CHOREY  
893 SOUTHWOOD BLVD  
INCLINE VILLAGE, NV 89451

### ENGINEER:

RESOURCE CONCEPTS, INC.  
CONTACT: JOE CACOPPO, P.E.  
240 NORTH MINNESOTA STREET  
CARSON CITY, NEVADA 89703  
(775) 883-1800

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NADES, NEVADA COORDINATE SYSTEM 1983/94, WEST ZONE, MODIFIED TO GROUND USING THE COMBINED SCALE FACTOR OF 1.000218, AS OBSERVED FROM WASHOE COUNTY CONTROL POINT T115M01556.

### BASIS OF ELEVATION

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE DATUM OF LAKE TAHOE AS PUBLISHED BY THE USGS FOR THE LAKE TAHOE GAUGE ON SEPTEMBER 02, 2020 (#226-9).



Know what's below.  
Call before you dig.

## SCHEMATIC DESIGN

Engineering • Surveying • Water Rights  
 Resources & Environmental Services  
 Carson City, NV 89703  
 278 S. Virginia St., 208  
 Carson City, NV 89703-4157  
 775-883-1800  
 Lois Tahoe 208  
 278 S. Virginia St., 208  
 Incline Village, NV 89451  
 775-883-1800



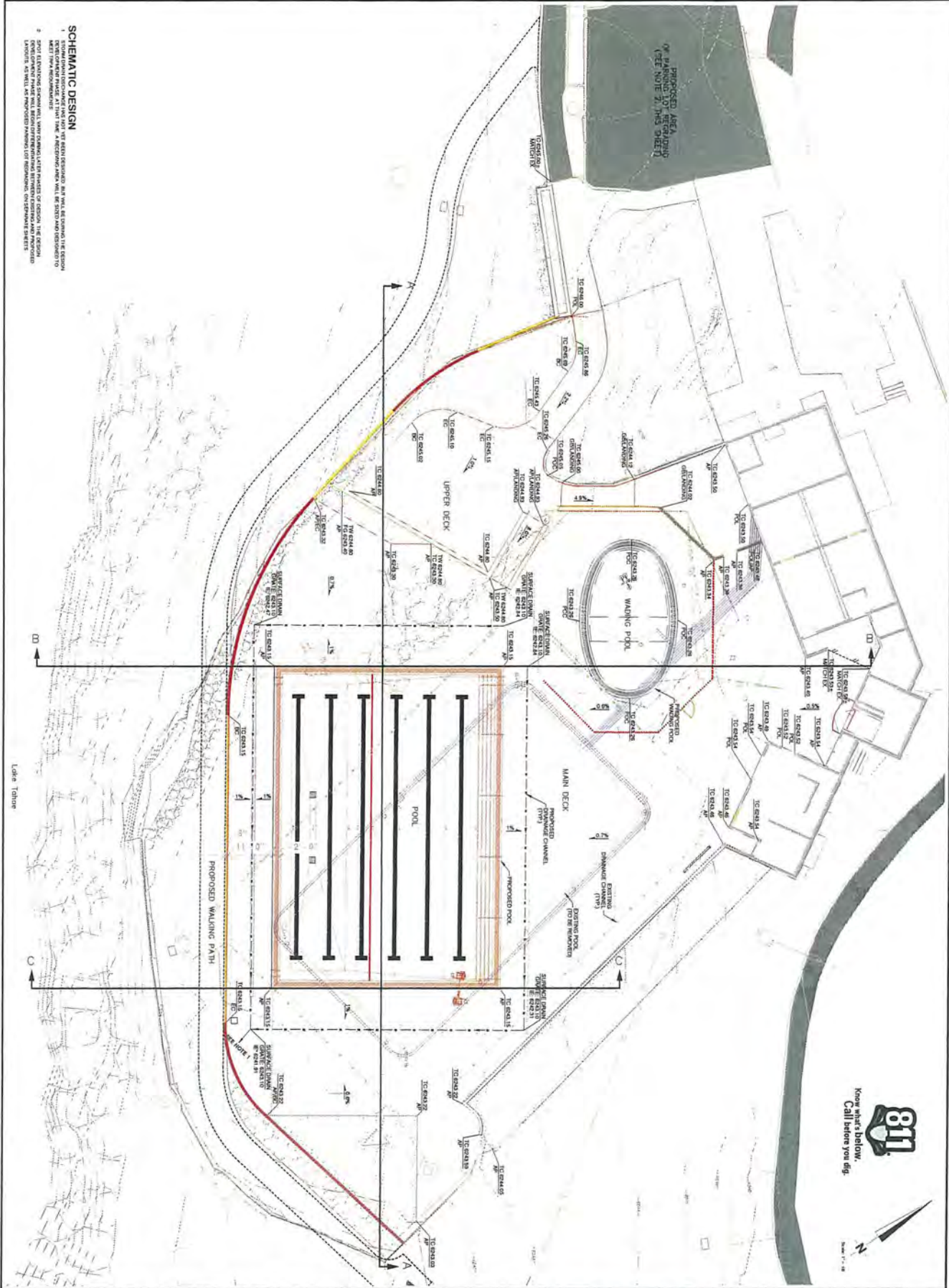
REVISION	DATE

SCHEMATIC DESIGN BURNT CEDAR POOL REPLACEMENT Incline Village General Improvement District Incline Village, Nevada	TITLE SHEET
---	-------------

DRAFT  
Schematic Design  
(Not for Construction)

JOB NO.:	20-250.1
DATE:	OCT. 30, 2020
DESIGNED:	JEC
DRAWN:	JEC
CHECKED:	JEC

SHEET C1 OF



**SCHEMATIC DESIGN**

1. EXISTING POOL AND SURROUNDING LOT ARE AS SHOWN. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REGIONAL WATER TREATMENT PLANT IMPROVEMENT PROJECT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REGIONAL WATER TREATMENT PLANT IMPROVEMENT PROJECT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REGIONAL WATER TREATMENT PLANT IMPROVEMENT PROJECT.
2. SPORTS EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE REGIONAL WATER TREATMENT PLANT IMPROVEMENT PROJECT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REGIONAL WATER TREATMENT PLANT IMPROVEMENT PROJECT.



DATE	2017-07-20
DESIGNED BY	AC
CHECKED BY	AC
DATE	2017-07-20
DESIGNED BY	AC
CHECKED BY	AC

**SCHEMATIC DESIGN**  
**BURNT CEDAR POOL REPLACEMENT**  
 Incline Village General Improvement District  
 Incline Village, Nevada

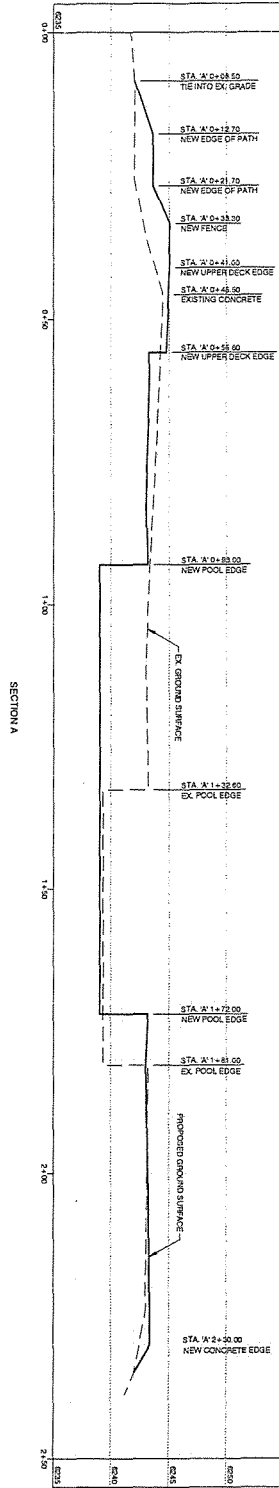
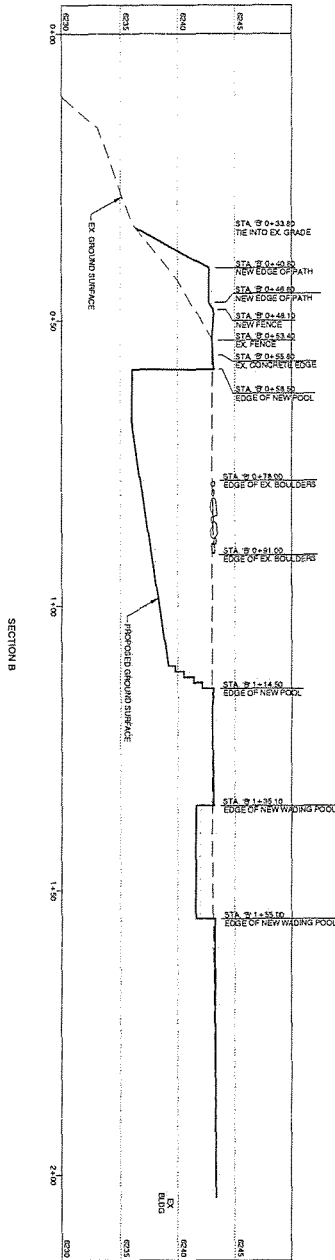
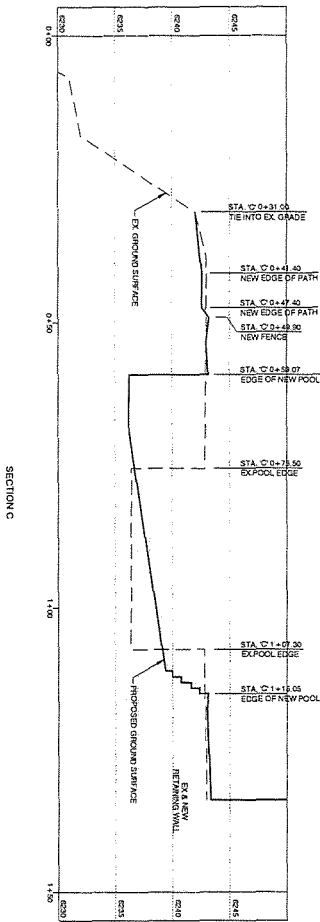
**SITE PLAN**

REVISION	DATE

**RCOI** Engineering • Surveying Water Rights  
 Resources & Environmental Services  
 www.rcoi-nv.com

Carson City 240 N. Minnesota St. 775-883-1600  
 Reno 276 Kingsbury Cross, Ste. 206 775-883-4192  
 Sparks 276 Kingsbury Cross, Ste. 206 775-883-7500

NOTE: GROUND SURFACES SHOWN ARE PRELIMINARY BASED ON SCHEMATIC DESIGN



Know what's below.  
Call before you dig.  
811  
SCALE: 1" = 5' VERTICAL

DATE:	01.30.2002
DESIGNED BY:	EC
DRAWN BY:	EC
CHECKED BY:	EC
DATE:	01.30.2002
PROJECT NO.:	200-2301

**DRAFT**  
Schematic Design  
(Not for Construction)

SCHMATIC DESIGN  
BURNT CEDAR POOL REPLACEMENT  
Incline Village General Improvement District  
Incline Village, Nevada

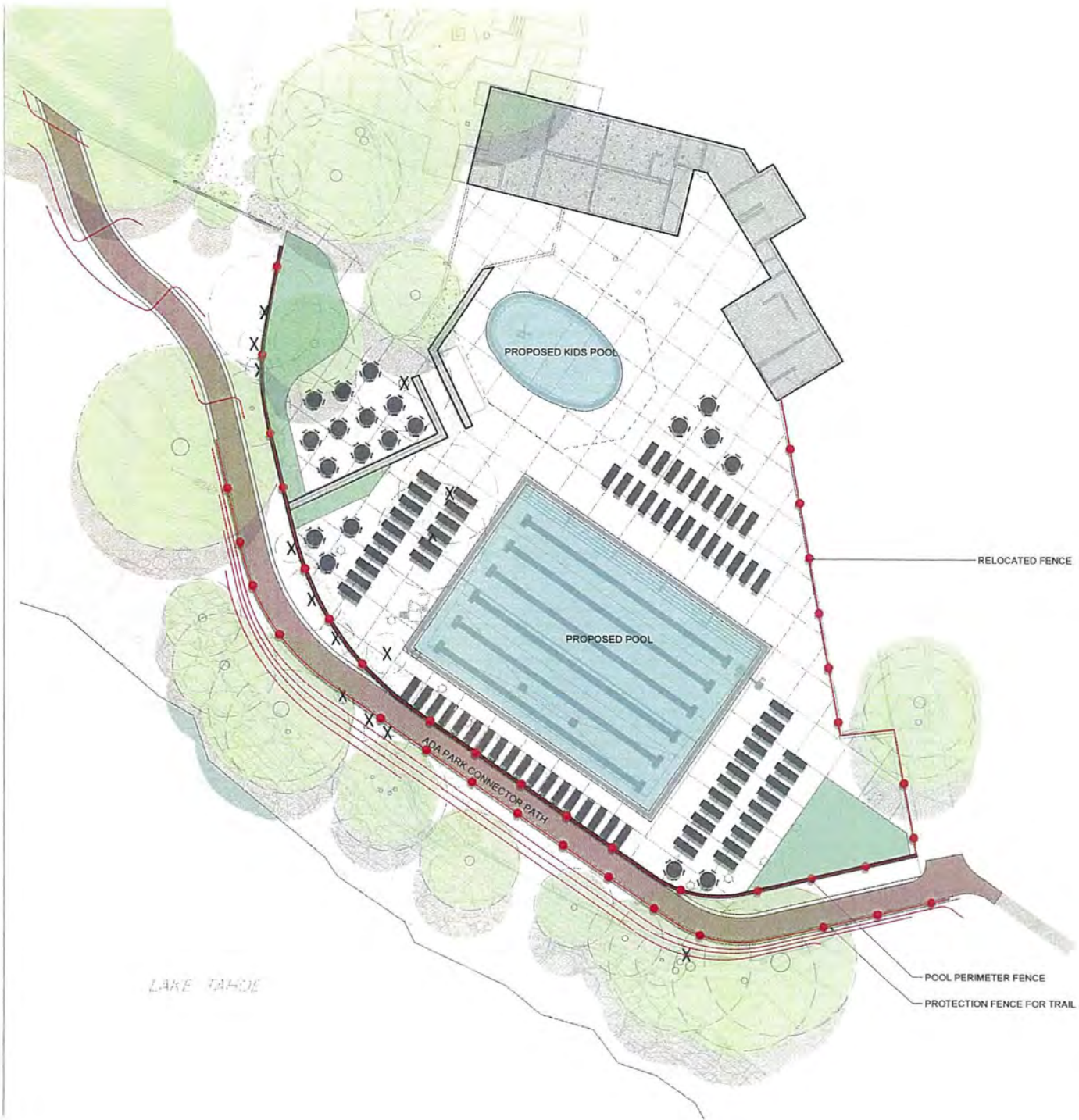
CROSS SECTIONS

REVISION	DATE

**ROI** Engineering • Surveying Water Rights  
Resources & Environmental Services  
www.roi-nv.com

Carson City  
140 N. Minnesota St.  
775-885-1600

Lake Tahoe  
276 Kingsbury Grade, Ste. 206  
Stateline, NV 89449  
775-588-7500



**tsk**

225 South Arlington Avenue,  
Suite A  
Reno NV, 89501  
phone: 775.851.2949  
www.tskva.com



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Landscape Architecture - Land Planning  
Urban Design - Feature Planning  
PO Box 5656  
128 Market Street  
Suite 202  
Stateline, Nevada 89449  
(775) 588-9929

PLEASE RECYCLE

Project  
**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018-10

Owner  
**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**90% SCHEMATIC  
DESIGN**

REV	DATE	REVISIONS	DESCRIPTION

Sheet Title  
**ILLUSTRATIVE  
PLAN**

Date: OCTOBER 30, 2020  
Sheet No:

**LS.00**





VIEW LOOKING EAST

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Urban Design - Township Planning  
PO Box 5656  
128 Market Street  
Suite 202  
Stateline, Nevada 89449  
(775) 588-9929

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Project

**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018.10

Owner

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**90% SCHEMATIC  
DESIGN**

REV.	DATE	BY/APP'D	DESCRIPTION

Sheet Title:

**PERSPECTIVE  
RENDERING**

Date: OCTOBER 30, 2020

Sheet No:

**LS.00**



VIEW LOOKING WEST

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Landscape Architecture - Land Planning  
Urban Design - Transition Planning  
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128 Market Street  
Suite 20  
Stateline, Nevada 89449  
(775) 588-5929

PLEASE RECYCLE

Project:

**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018.10

Owner:

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**90% SCHEMATIC  
DESIGN**

REV	DATE	REVISION	DESCRIPTION

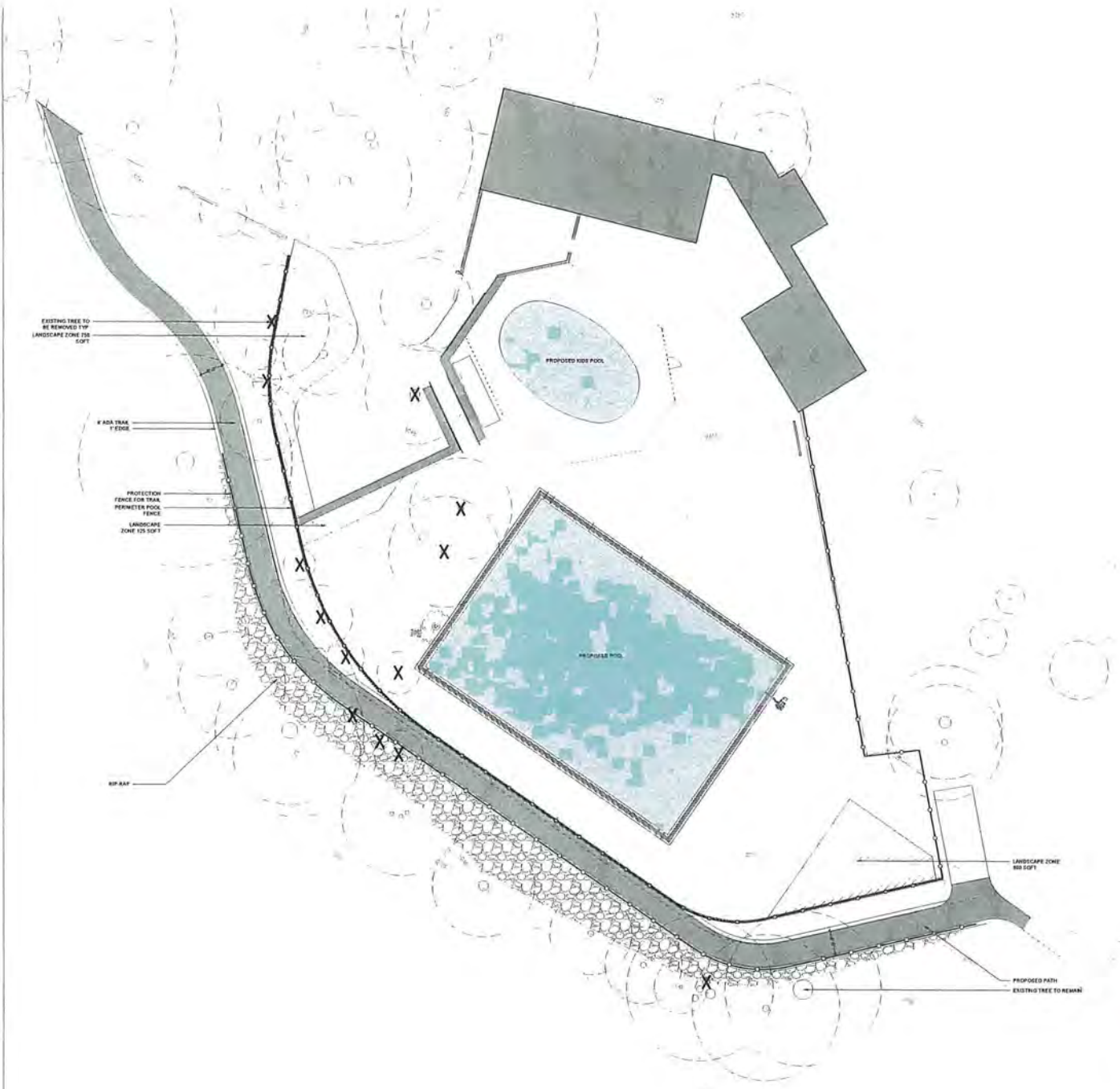
Sheet Title:

**PERSPECTIVE  
RENDERING**

Date: OCTOBER 30, 2020

Sheet No:

**LS.00**



**LANDSCAPE LEGEND**

	PROPOSED PLANTING AREA
	PROPOSED RIP RAP FOR STABILIZATION
	PROPOSED POOL
	PROPOSED FENCE



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Urban Design - Traffic Planning  
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128 Market Street  
Suite 3C  
Stateline, Nevada 89449  
(775) 588-5923

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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018.10

Owner

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**90% SCHEMATIC DESIGN**

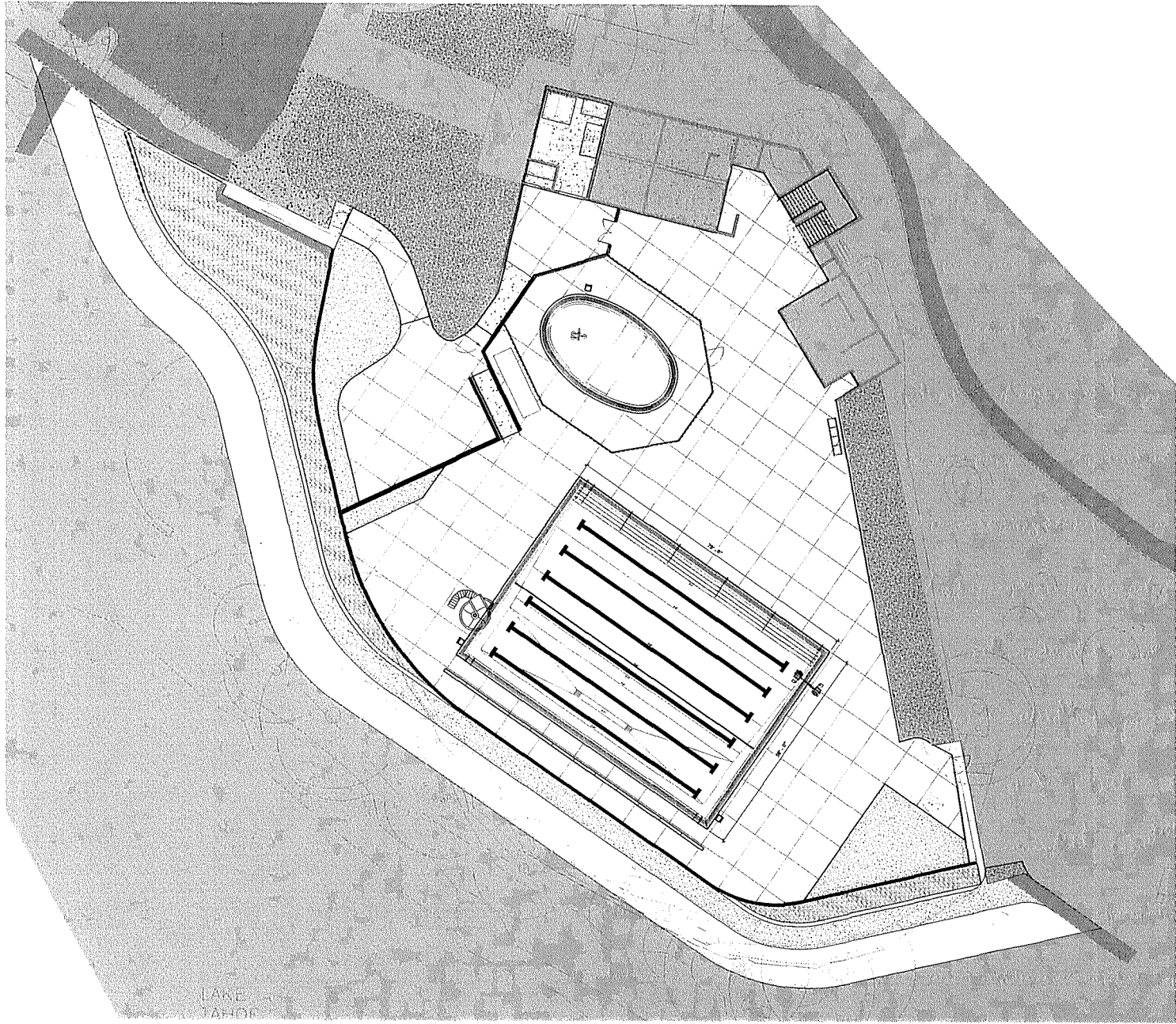
REV	DATE	DESCRIPTION

Sheet Title

Date: OCTOBER 30, 2020

Sheet No:

**LS.01**



LAKE TAHOE

**A** EXISTING SITE OVERLAY  
SCALE 1"=10'0"



**GENERAL NOTES**

EXISTING OVERLAY SHOWN IN BLACK FOR REFERENCE ONLY AND TO PROVIDE DEMONSTRATION SHEETS AND ADDITIONAL DISCIPLINE SHEETS FOR ADDITIONAL INFORMATION.

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**KEYNOTES**

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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**90% SCHEMATIC DESIGN**

REVISIONS		
REV	DATE	DESCRIPTION

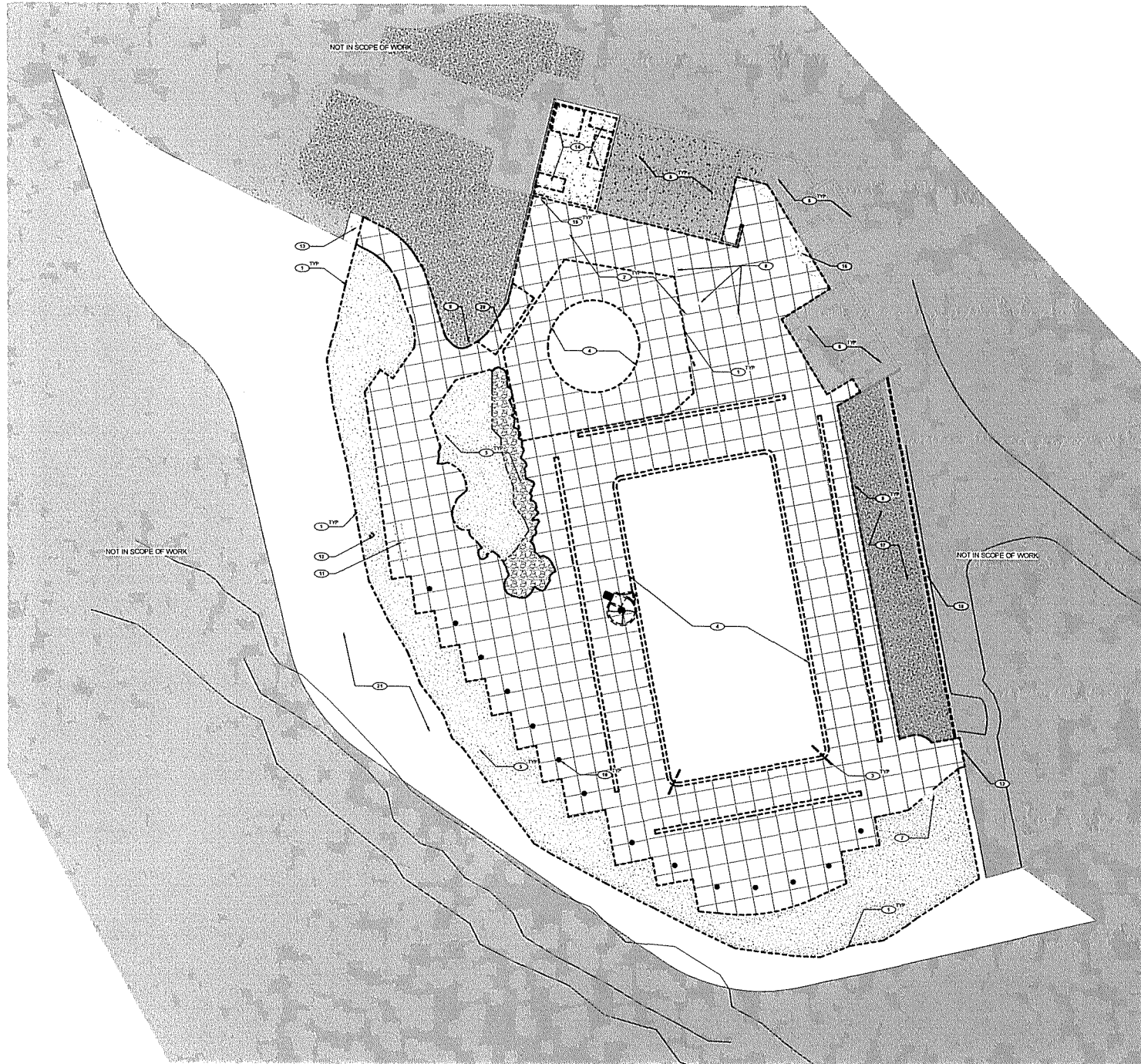
Sheet Title  
**EXISTING SITE OVERLAY**

**KEYPLAN**

Date: October 30, 2020  
Sheet No:

**ASP1.01**





**A** OVERALL SITE DEMO PLAN  
SCALE: 1"=19'0"

**GENERAL NOTES**

1. GENERAL CONTRACTOR TO VERIFY DIMENSIONS IN FIELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. PROVIDE SCALE DRAWINGS.
2. REFER TO CIVIL DRAWINGS FOR DRAINAGE, STREET, AND CURB DIMENSIONS.
3. REFER TO CIVIL DRAWINGS FOR POTENTIAL CONTROL.
4. REFER TO CIVIL DRAWINGS FOR SITE DEVELOPMENT OUTSIDE OF PROJECT LIFE.
5. REFER TO CIVIL DRAWINGS FOR STUMPING INFORMATION.
6. REFER TO ALL DRAWINGS FOR ADDITIONAL INFORMATION ON LIMIT OF WORK.
7. SEE CHARGED SITE PLANS FOR ALL SITE PLAN REVISIONS.
8. REFER TO CIVIL DRAWINGS FOR SITE USE ALTERNATE OPTIONS.
9. REFER TO DESIGN ANALYSIS FOR DESIGNATED (TYP. ROOM) REGION DRAWINGS.
10. CONTRACTOR TO PATCH AND REPAIR EXISTING CURBS/CEMENT IN RESULT OF NEW WORK.

**KEYNOTES**

1. REMOVE EXISTING WOOD ROOF GATE AND FENCE. OFFER TO OWNER.
2. REMOVE EXISTING CONCRETE SLAB ON GRADE AND PREPARE FOR NEW GRADE AND CONCRETE SLAB.
3. REMOVE EXISTING POOL HANDRAILS.
4. REMOVE EXISTING POOL IN ALL ITS ENTIRETY AND PREPARE NEW POOL FOR NEW WORK PLANS.
5. REMOVE EXISTING LANDSCAPE INCLUDING CORSE STONE AND PATIENES FOR NEW CONCRETE DECK.
6. EXISTING FLOORING TO REMAIN. PROTECT IN PLACE.
7. EXISTING FOOT WASHING STATION AND DRAIN TO REMAIN. PROTECT IN PLACE.
8. EXISTING STRUCTURAL COLUMNS TO REMAIN. PROTECT IN PLACE.
9. EXISTING RETAINMENT WALL TO REMAIN. PROTECT IN PLACE.
10. REMOVE EXISTING SLAB ELECTRICAL LIGHTING AND CONDUIT SYSTEM AND GCP AT SOURCE.
11. EXISTING BIKE RACK. SALVAGE FOR REUSE.
12. EXISTING FRONT PORCH HOUSE BB. PROTECT IN PLACE.
13. EXISTING GATE TO REMAIN. PROTECT IN PLACE. VERIFY CONNECTIONS TO ACCEPT NEW FENCING.
14. REMOVE SLAB AND PILES. SALVAGE BOULDER AND WATER FEATURES. SEE MOVE EQUIPMENT PLANS.
15. REMOVE EXISTING BRICE OFF EXISTING AND ASSOCIATED AREA DRAIN AND REPLACE WITH NEW SEE PLUMBING DRAWINGS.
16. EXISTING CONCRETE STOOD TO REMAIN. PROTECT IN PLACE.
17. REMOVE EXISTING JUNKIES AND ACCENTED PERIMETER AND PREPARE AREA FOR FUTURE LAWN LAWN WORK IS NOT IN CONTRACT.
18. REMOVE AND RELOCATE EXISTING FENCING FOR FENCE AND PLACE APPROXIMATELY 1' OFF FACE OF EXISTING CMU WALL.
19. EXISTING DOOR TO REMAIN. PROTECT IN PLACE.
20. REMOVE EXISTING RAMP AND HANDRAILS AND PREPARE FOR NEW RAMP AND HANDRAILS.
21. PREPARE FOR NEW PERIMETER PATH. SEE CIVIL AND LANDSCAPE DRAWINGS.

**LEGEND**

  EXISTING CONCRETE DECK TO BE REMOVED (COORDINATE WITH ALL DISCIPLINES)  
  EXISTING ITEMS TO BE REMOVED  
  EXISTING PERIMETER FENCE AND WADING POOL FENCE TO BE REMOVED OFFER TO OWNER  
  EXISTING ITEMS TO BE REMOVED  
  EXISTING ITEMS TO REMAIN

**NOTE:**  
 DARK BOLD DASHED LINES ARE ITEMS TO BE REMOVED  
 HALF THICK SOLID LINES ARE ITEMS TO REMAIN

**KEYPLAN**



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Project  
**BURNT CEDAR BEACH POOL RECONSTRUCTION**  
 665 Lakeshore Blvd,  
 Incline Village, NV  
 89451

Job No: 20.018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

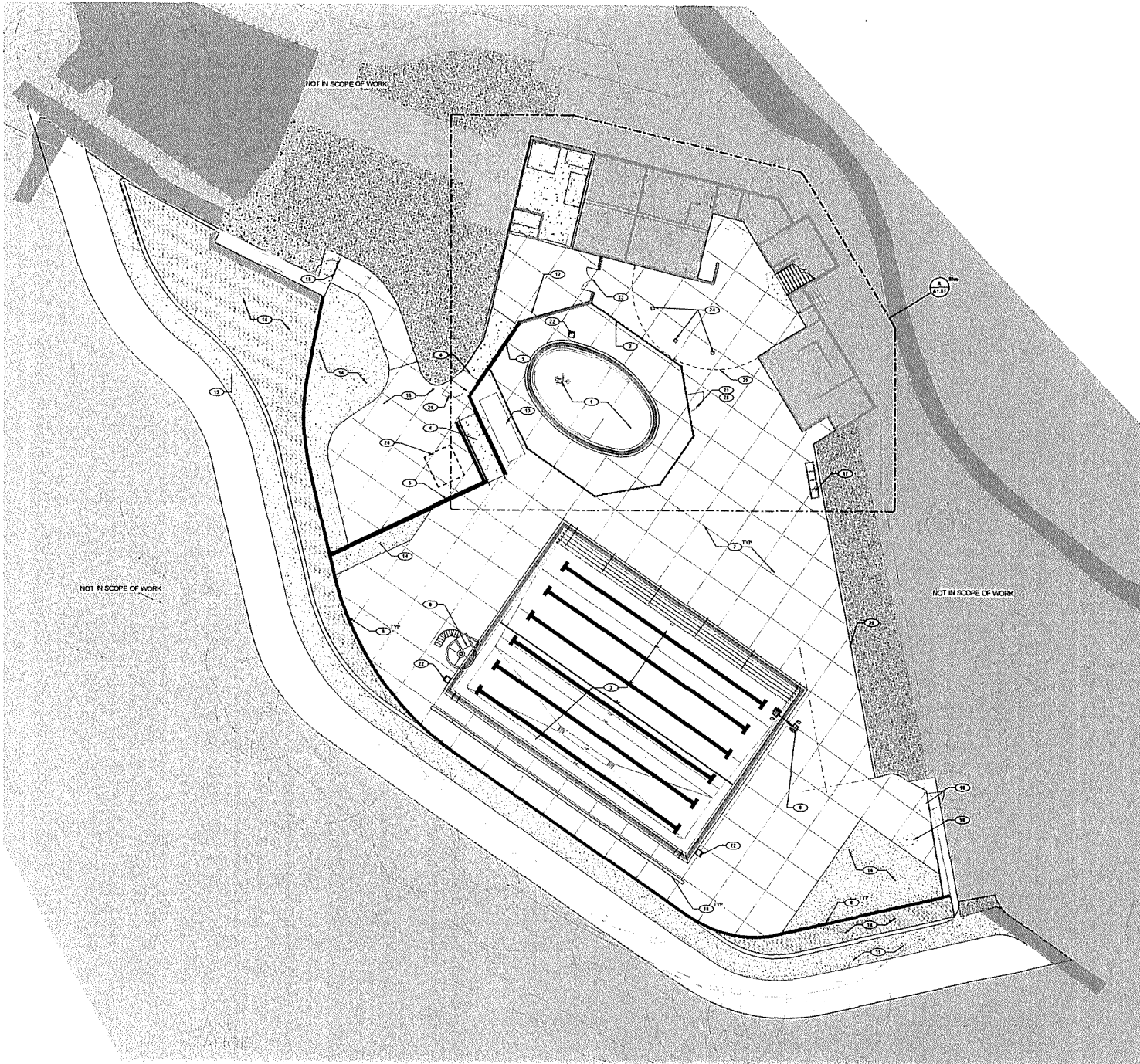
**90% SCHEMATIC DESIGN**

REVISIONS	
REV.	DESCRIPTION

Sheet Title  
**ARCHITECTURAL SITE DEMO PLAN**

Date: October 30, 2020  
 Sheet No:  
**ASD1.01**





**A** OVERALL SITE PLAN  
SCALE: 1" = 10'-0"



**GENERAL NOTES**

1. MAINTAIN UTILITIES OF EXISTING COMMERCIAL IN FIELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. DO NOT SCALE DRAWINGS.
2. REFER TO CIVIL DRAWINGS FOR PARKING, STREET, AND CURB FINISHES.
3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL NOTES.
4. REFER TO CIVIL DRAWINGS FOR STREET ELEVATION OUTSIDE OF BUILDING LINE.
5. REFER TO CIVIL DRAWINGS FOR STRIPPING INFORMATION.
6. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON LIMIT OF WORK.
7. SEE ENLARGED SITE PLANS FOR ALL SITE PLAN NOTES.
8. REFER TO CIVIL DRAWINGS FOR SITE AND ALTERNATE OPTIONS.
9. REFER TO DESIGN ANALYSIS FOR THE MANUFACTURER FOR ROOF DESIGN DRAWINGS.
10. CONTRACTOR TO PATCH AND REPAIR EXISTING CANOPY CEILING IN RESULT OF NEW WORK.

**KEYNOTES**

1. NEW WADING POOL. SEE POOL DESIGN DRAWINGS.
2. NEW WADING POOL SECURE FENCE/DRUMMER. SEE ENLARGED PLAN AND DETAILS.
3. NEW SWIMMING POOL. SEE POOL DESIGN DRAWINGS.
4. NEW RAMP AND HANDRAILS TO TERRACE. SEE DETAILS.
5. NEW TERRACE RETAINING WALL. SEE DETAILS.
6. NEW PERMITTER FENCE AT POOL EDGE. SEE MANHOLE COLLECTIONS.
7. CAST IN PLACE POOL DECK. SEE TYPICAL SECTION FOR CONTE AND FINISH.
8. ADA POOL SEAT (DO POWER AND REMOVABLE) SEE POOL DESIGN DRAWINGS.
9. POOL SLICE. SEE POOL DESIGN DRAWINGS.
10. NEW POOL FOOT WASH. SEE PLUMBING DRAWINGS.
11. NEW WREST OFF SHOWER. SEE PLUMBING DRAWINGS.
12. NEW CMU SCREEN WALL 14'-0" FINISH HEIGHT. SEE STRUCTURAL DRAWINGS.
13. LOCATION OF POOL TAMP RACK. SEE POOL DESIGN DRAWINGS.
14. LANDSCAPE. SEE LANDSCAPE DRAWINGS.
15. CONNECTOR PATHWAY AND ALTERNATE #100. SEE CIVIL AND LANDSCAPE DRAWINGS.
16. EXISTING GATES.
17. EXISTING BIKE RACK RELOCATED. COORDINATE WITH OWNER ON LOCATION.
18. NEW BENCH DRAIN. SEE POOL DESIGN DRAWINGS.
19. EXISTING FOOTWASH AND DRAIN.
20. SURGE TANK BELOW TERRACE DECK. SEE POOL DESIGN DRAWINGS.
21. NEW 4'-0" x 4'-0" GATE TO MATCH NEW PERIMETER FENCE.
22. NEW LIFE GUARD STAND. COORDINATE WITH OWNER ON EXACT LOCATION.
23. NEW 8'-0" x 4'-0" DOUBLE GATE TO MATCH NEW PERIMETER FENCE.
24. EXISTING COLUMNS.
25. AREA OF DECK ABOVE.
26. EXISTING ROOF FENCE TO BE REUSED WHERE POSSIBLE.

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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 201018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**90% SCHEMATIC DESIGN**

REV	DATE	REVISION	DESCRIPTION

Sheet Title  
**OVERALL SITE PLAN**

Date: October 30, 2020  
Sheet No.

**AS1.01**

# tsk

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RECONSTRUCTION**  
665 Lakeshore Blvd,  
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89451

Job No: 20.018.10

Owner

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GENERAL  
IMPROVEMENT  
DISTRICT**

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REVISIONS	
REV	DATE

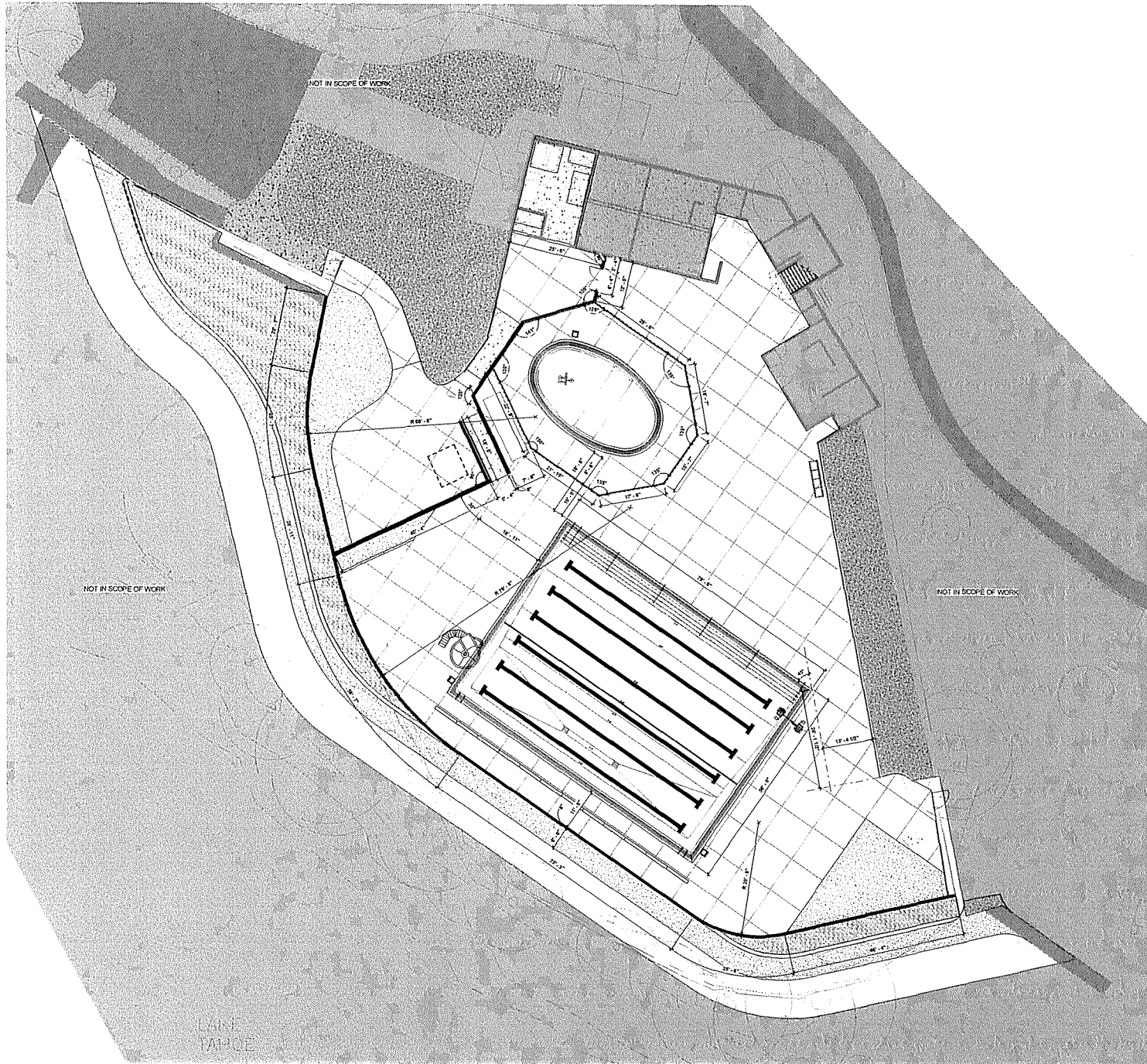
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**OVERALL SITE  
DIMENSION PLAN**

Date: October 30, 2020

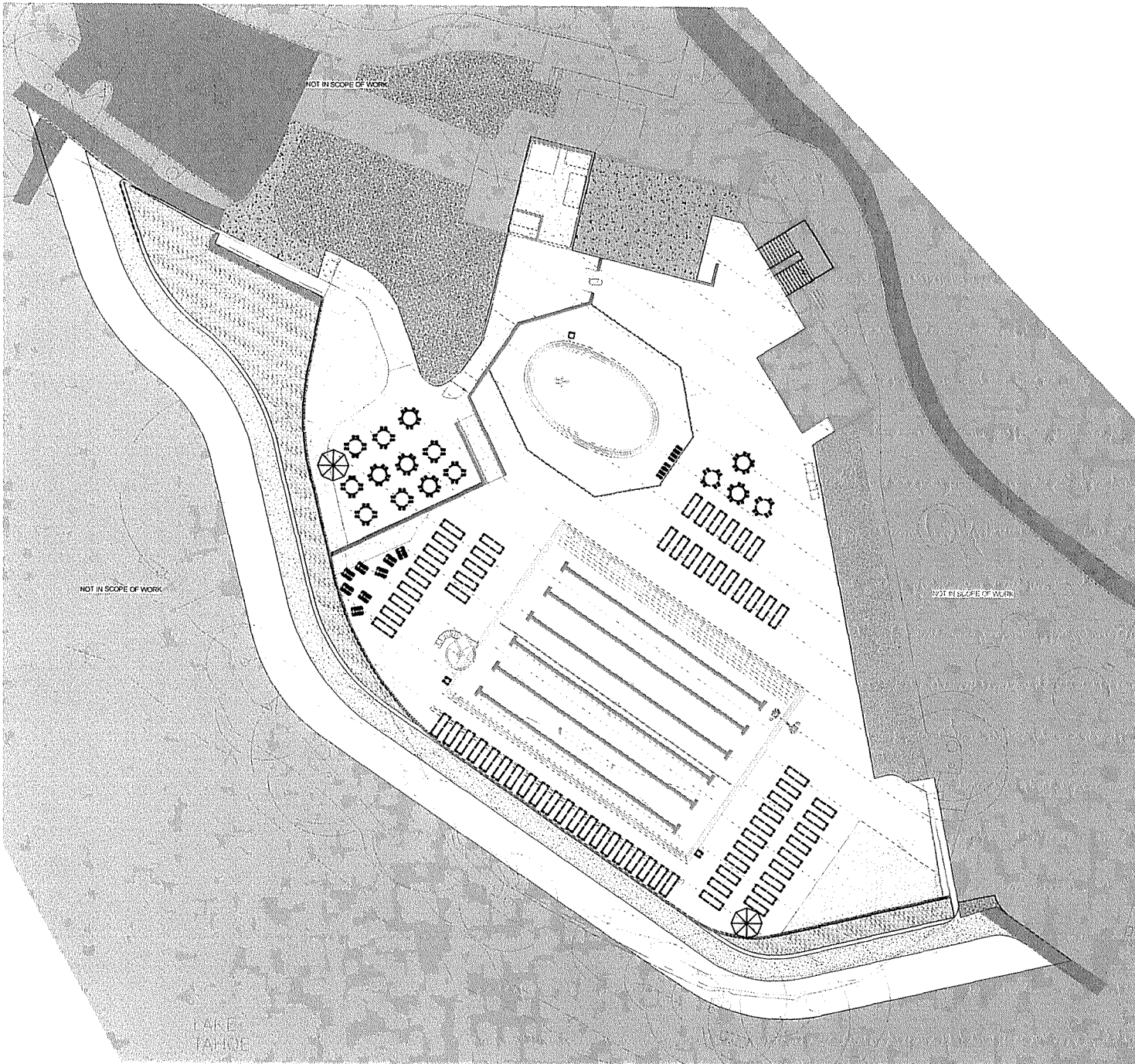
Sheet No:

**AS1.11**



**A OVERALL SITE DIMENSION PLAN**  
SCALE: 1"=10'-0"





NOT IN SCOPE OF WORK

NOT IN SCOPE OF WORK

NOT IN SCOPE OF WORK

LAKE  
TA-LINE

1 OVERALL SITE PLAN Copy 1  
SCALE: 1"=10'-0"



**GENERAL NOTES**

1 DIMENSIONS SHOWN BY DIMENSION LINES FOR REFERENCE ONLY N.E.C.



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**KEYNOTES**

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Job No. 20.018.10

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**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

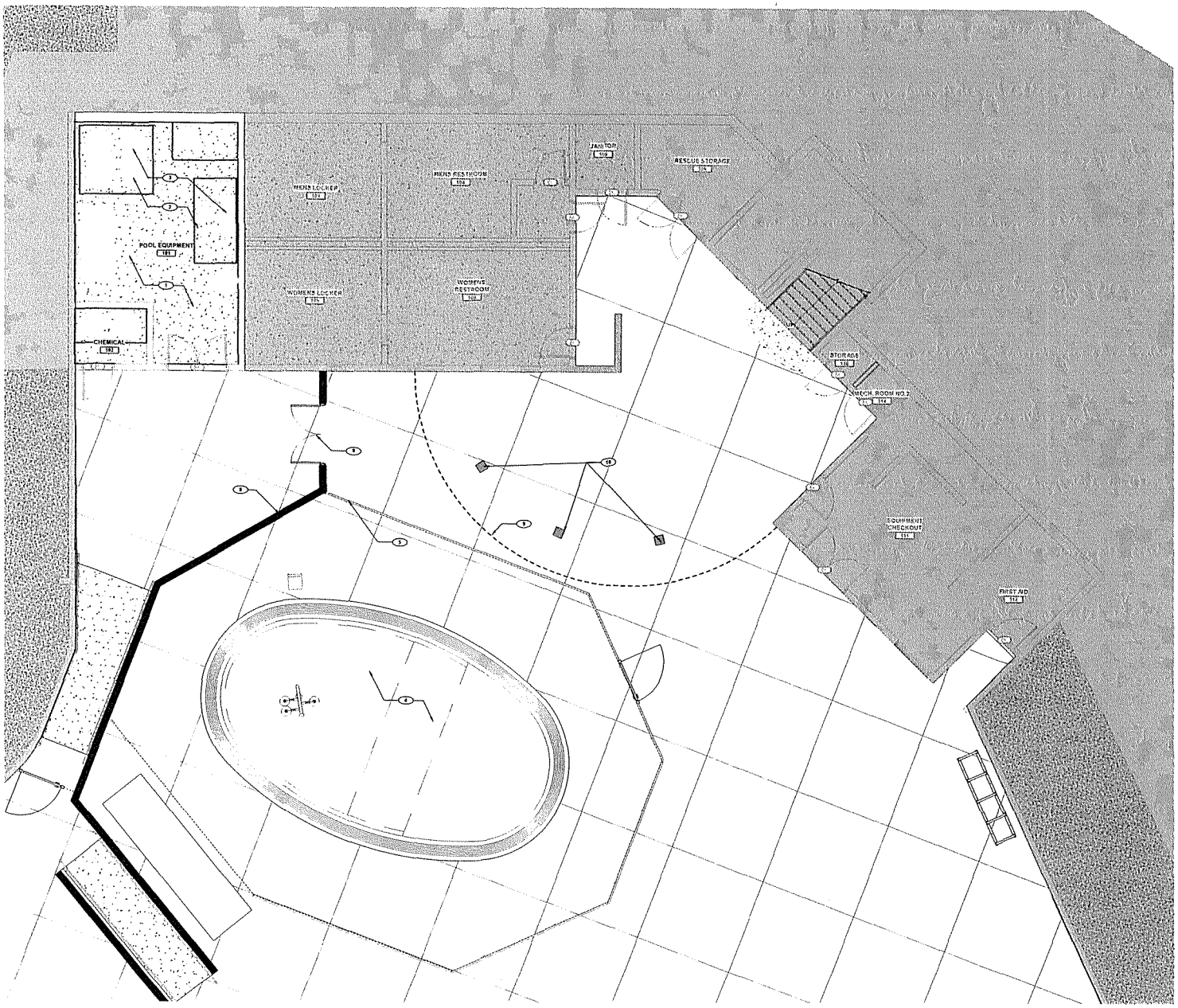
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REV#	DATE	REVISIONS	DESCRIPTION

Sheet Title  
**SITE FURNITURE PLAN**

Date: October 30, 2020  
Sheet No.

**AS1.21**



**A LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**GENERAL NOTES**

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDY WALLS, OR CONCRETE CURB.
2. SEE POOL DESIGN, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL WORK NOT SHOWN ON THIS DRAWING.
3. ALL EQUIPMENT (P, F, O, I, AND C, F, E, I, J) SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS.

**KEYNOTES**

1. NEW CONCRETE FLOOR.
2. NEW CONCRETE EQUIPMENT PAD AND RECESSED PIT. SEE STRUCTURAL DRAWING.
3. SALVAGED EQUIPMENT. SEE MECHANICAL AND POOL DESIGN DRAWINGS.
4. NEW WADING POOL. SEE POOL DESIGN DRAWINGS.
5. NEW WADING POOL. SECURE FENCE/GARMENT. SEE ENLARGED PLAN AND DETAILS.
6. NEW RAMP AND HANDRAILS TO TERRACE. SEE DETAILS.
7. NEW CURB SCREEN WALL (4'-0" HIGH). SEE STRUCTURAL DRAWINGS.
8. NEW 6'-0" x 8'-0" DOUBLE GATE TO MATCH NEW FORMER FENCE.
9. LINE OF DECK ABOVE.
10. EXISTING COLUMNS.

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**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
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Job No. 20 018 10  
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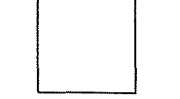
REVISES	
REV.	DESCRIPTION

Sheet Title  
**LOWER LEVEL FLOOR PLAN**

Date: October 30, 2020  
Sheet No.

**A1.01**

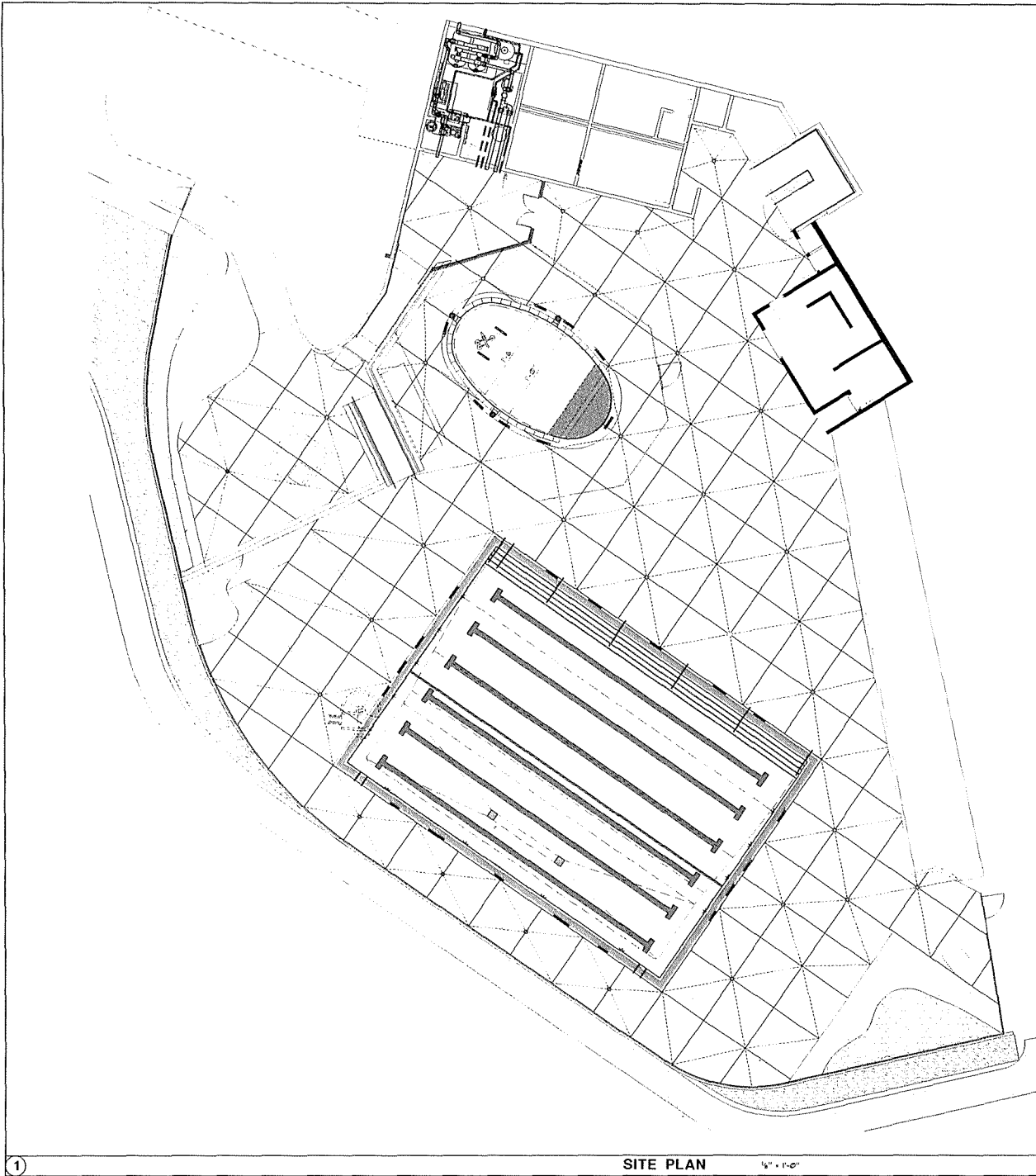
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**SWIMMING POOL DATA**

SURFACE AREA	•	3,900 SQ. FT.
PERIMETER	•	254 FT.
DEPTH	•	3'-6" TO 7'-3"
VOLUME	•	146,648 GAL.
4 HR. TURNOVER	•	611 GPM

**WADING POOL DATA**

SURFACE AREA	•	565 SQ. FT.
PERIMETER	•	83 FT.
DEPTH	•	0'-0" TO 1'-6"
VOLUME	•	437 GAL.
30 MIN TURNOVER	•	164 GPM

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Job No. 20-018.10

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REV#	DATE	DESCRIPTION

Sheet Title  
**SITE PLAN**

Date: OCTOBER 30, 2020  
Sheet No:

**SP-0**

**SITE PLAN** 1/8" = 1'-0"



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REV	DATE	REVISIONS	DESCRIPTION

Sheet Title  
**SWIMMING POOL LAYOUT PLAN**

Date: OCTOBER 30, 2020  
Sheet No:

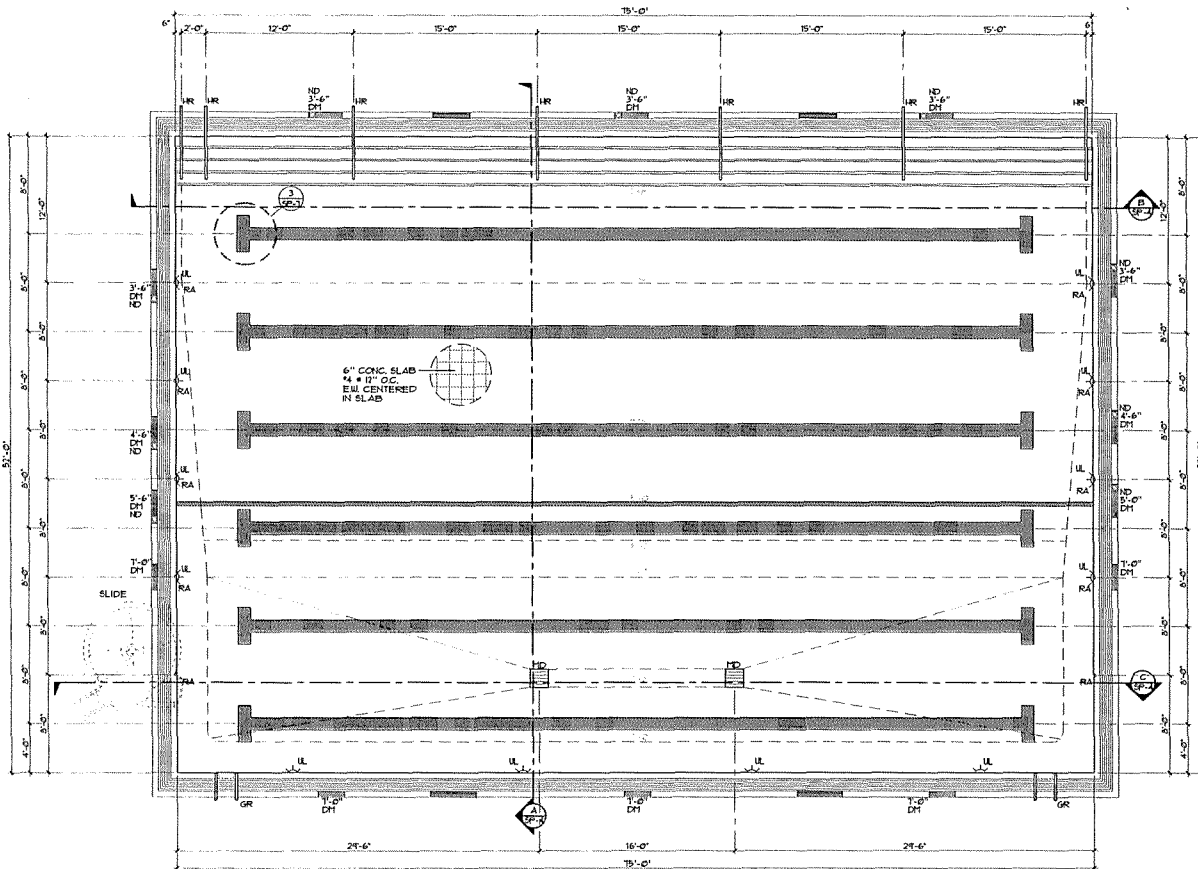
**SP-1**

**SWIMMING POOL DATA**

SURFACE AREA	•	3,900 <sup>0</sup> SQ. FT.
PERIMETER	•	294 FT.
DEPTH	•	0'-0" TO 1'-3"
VOLUME	•	146,668 GAL.
4 HR. TURNOVER	•	611 GPM

**LEGEND**

HR	•	HANDRAIL	
DM	•	DEPTH MARKER	
ND	•	NO DIVING SYMBOL	
NR	•	NO RINNING	
GR	•	GRABRAIL	
AL	•	ACCESSIBLE LIFT	
RA	•	ROPE ANCHOR	
MD	•	MAN DRAIN	
UL	•	UNDERWATER LIGHT	



**SWIMMING POOL LAYOUT PLAN** 1/4" = 1'-0"





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Incline Village, NV  
89451

Job No: 20-018.10  
Owner  
**INCLINE VILLAGE  
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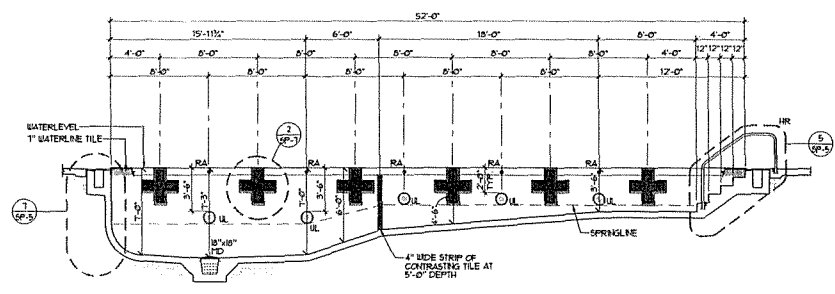
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REV	DESCRIPTION

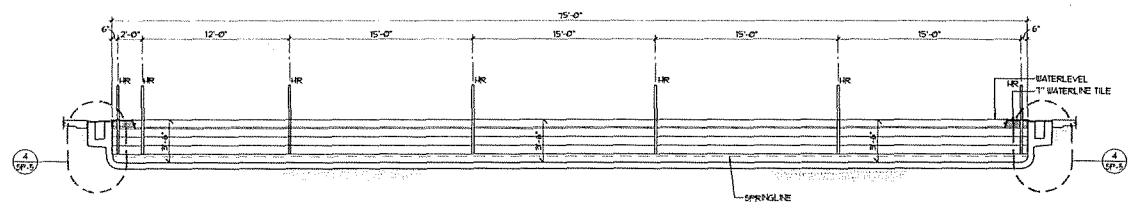
Sheet Title  
**SWIMMING POOL  
SECTIONS**

Date: OCTOBER 30, 2020  
Sheet No:

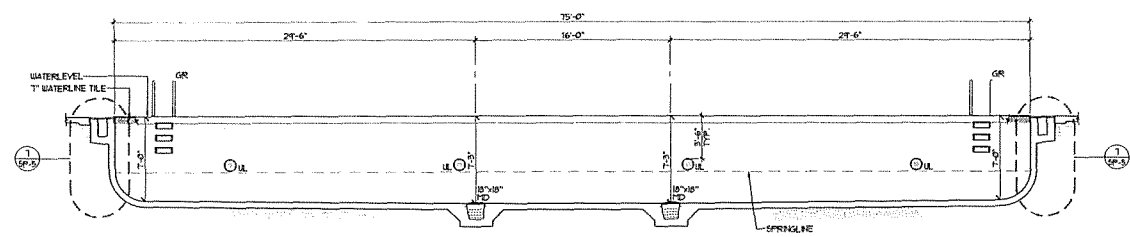
**SP-4**



SWIMMING POOL SECTION 1/4" = 1'-0"



SWIMMING POOL SECTION 1/4" = 1'-0"



SWIMMING POOL SECTION 1/4" = 1'-0"



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Job No: 20-D18.10  
Owner  
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**DETAILS**

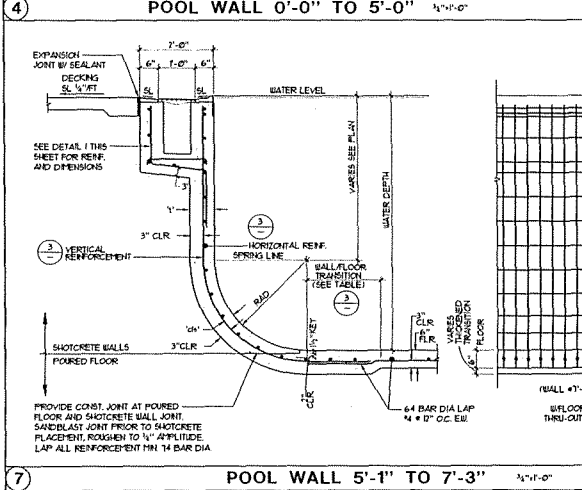
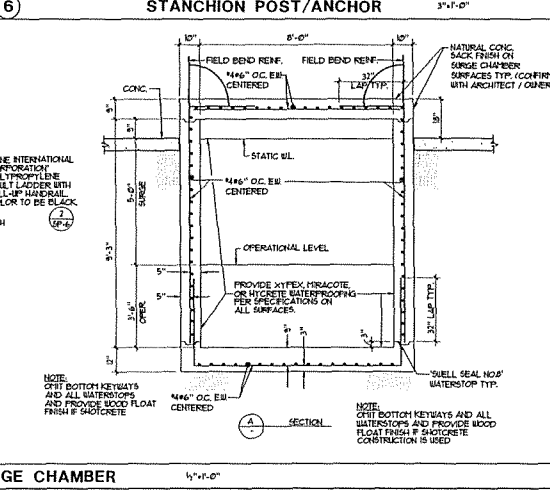
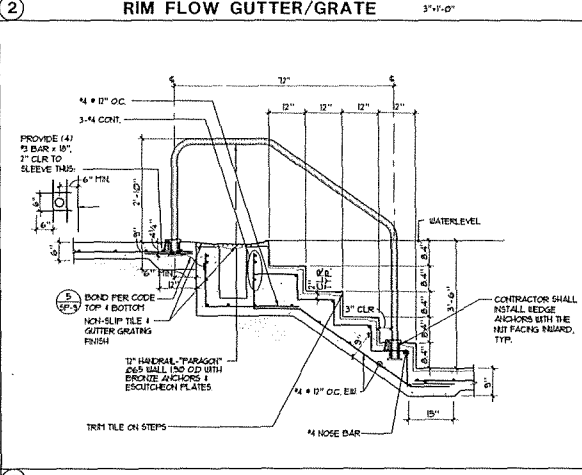
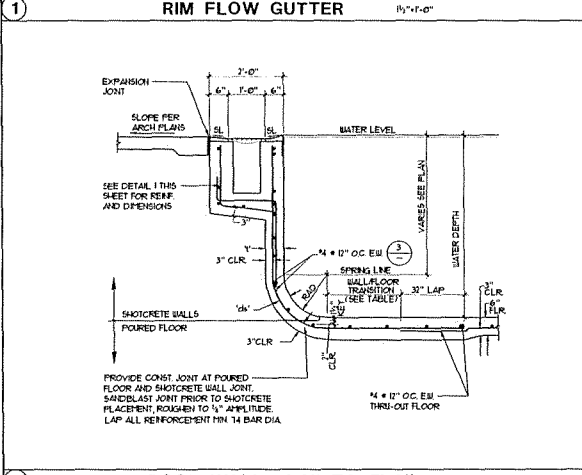
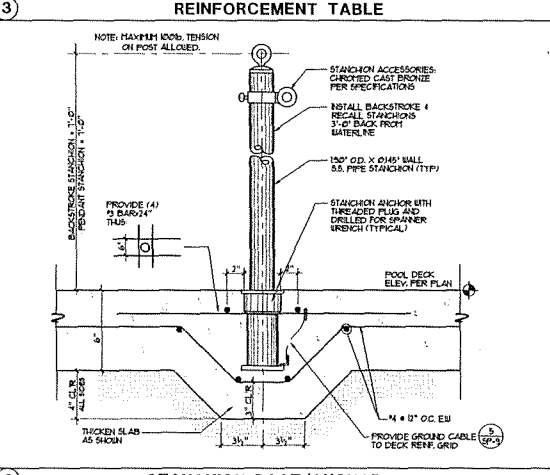
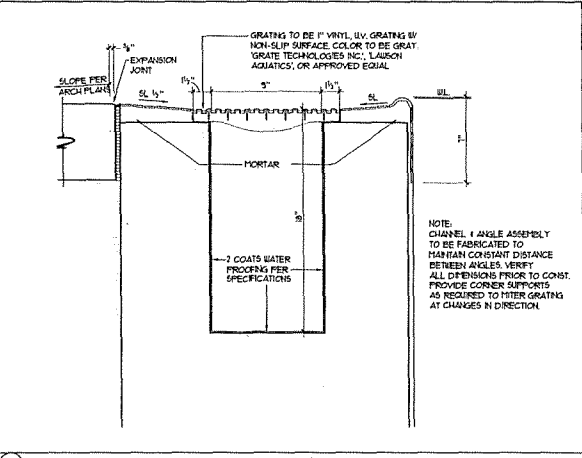
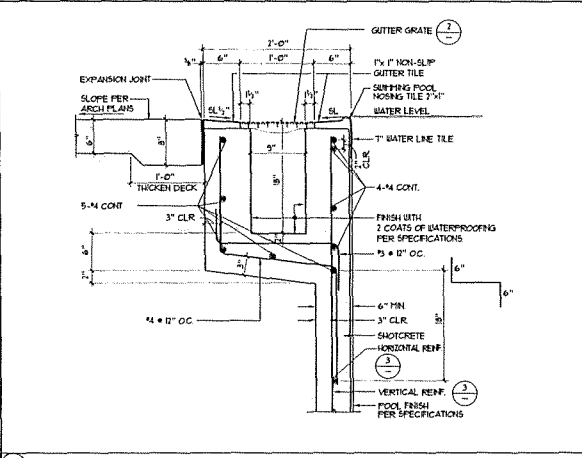
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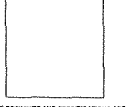
**SP-5**

### REINFORCEMENT TABLE

WATER DEPTH	1' dia'	RADIUS	VERTICAL REIN.	HORIZONTAL REIN.	TRANSITION TO FLOOR REIN. BEYOND END RADIUS
0'-0" TO 1'-6"	6" 3"	0" TO 6"	4 # 10' O.C.	4 # 10' O.C.	24"
3'-6" TO 5'-0"	6" 3"	6" TO 24"	4 # 10' O.C.	4 # 10' O.C.	24"
5'-1" TO 7'-3"	8" 5"	24" TO 30"	4 # 6" O.C.	4 # 8" O.C.	24"

- CONCRETE NOTES:**
- THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS WITH A 0.40-0.50 WATER/CEMENT RATIO  
POOL = 4000 PSI  
SLAB-ON-GRADE = 4000 PSI
  - CONTINUOUS INSPECTION BY AN APPROVED INSPECTOR IS REQUIRED OF ALL CONCRETE PLACEMENT.
  - ALL CEMENT USED SHALL CONFORM TO ASTM C-150 TYPE II
  - FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C-33 HAVING MAX SIZE OF AGGREGATE TO BE 1/2"
  - CONCRETE MIX DESIGNS SHALL BE BASED UPON CBC SECTION 1002.
  - CONCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005.
  - REMOVAL OF FORMS SHALL COMPLY WITH CBC SECTION 1005.
  - ALL REINFORCING SHALL BE ASTM A-616, GRADE 60, UNLESS OTHERWISE NOTED. LAPS SHALL BE #4 BAR DIA.
- SHOTCRETE NOTES:**
- SHOTCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. SHOTCRETE MATERIAL SHALL HAVE A WATER/CEMENT RATIO OF 0.40-0.50 PER ACI 506R CHAPTER 6. PROPORTIONS AND PRECONSTRUCTION TESTING SECTION 6.3.3, BEI-TRX PROCESS.
  - CONTINUOUS INSPECTION BY AN APPROVED INSPECTOR IS REQUIRED OF ALL SHOTCRETE PLACEMENT.
  - ALL CEMENT USED SHALL CONFORM TO ASTM C-150 TYPE II
  - FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C-33 HAVING MAX SIZE OF AGGREGATE TO BE 1/4"
  - SHOTCRETE MIX DESIGNS SHALL BE PER CBC SECTION 1002.
  - SHOTCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005 AND 1005.
  - ANCHOR BOLTS, ANCHORS, DOUELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO PLACING OF SHOTCRETE.
  - ALL REINFORCEMENT WITHIN SHOTCRETE SHALL MAINTAIN MINIMUM 1" CLEAR NON-CONTACT SPACES.
  - THE FILM OF LATHING OR FORMS ON THE SURFACE OF THE SHOTCRETE SHALL BE REMOVED WITHIN APPROXIMATELY TWO HOURS AFTER PLACEMENT BY BRUSHING WITH A STIFF BRUSH. THIS IS NOT TO BE REMOVED WITHIN TWO HOURS. IT SHALL BE REMOVED BY THOROUGH WIRE BRUSHING OR SAND BLASTING. CONSTRUCTION JOINTS OVER EIGHT HOURS OLD SHALL BE THOROUGHLY CLEANED WITH AIR AND WATER PRIOR TO RECEIVING SHOTCRETE.
  - ALL REINFORCING SHALL BE ASTM A-616, GRADE 60, UNLESS OTHERWISE NOTED. LAPS SHALL BE #4 BAR DIA.





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665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018.10  
Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



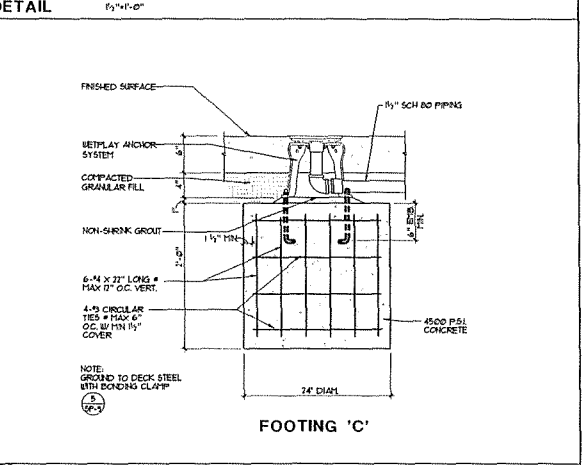
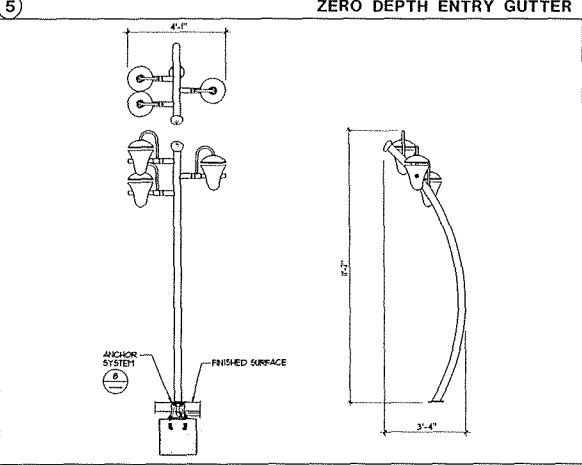
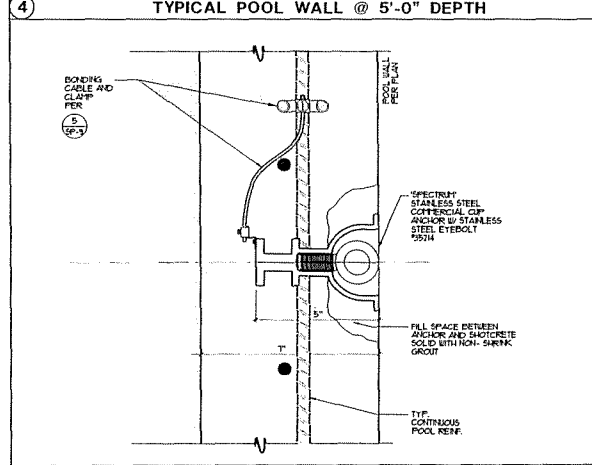
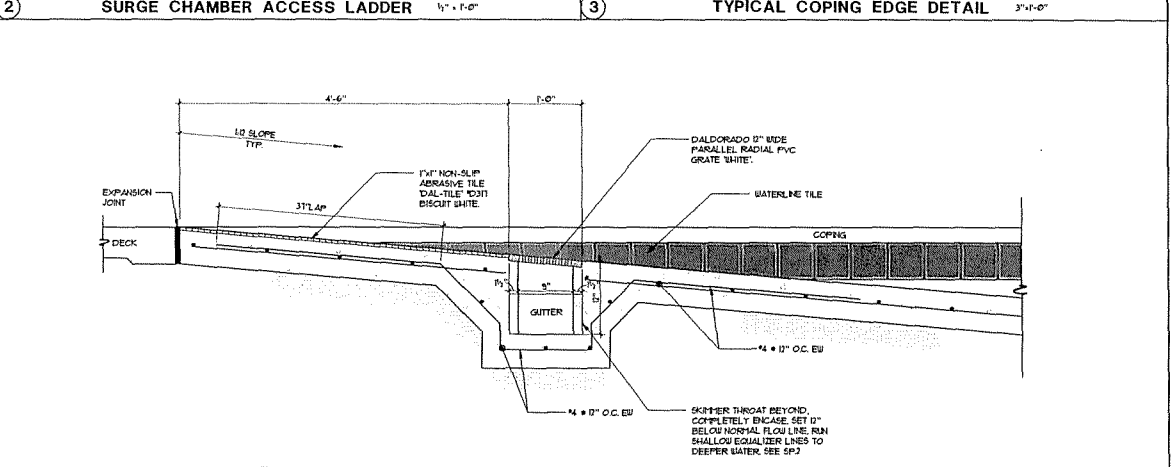
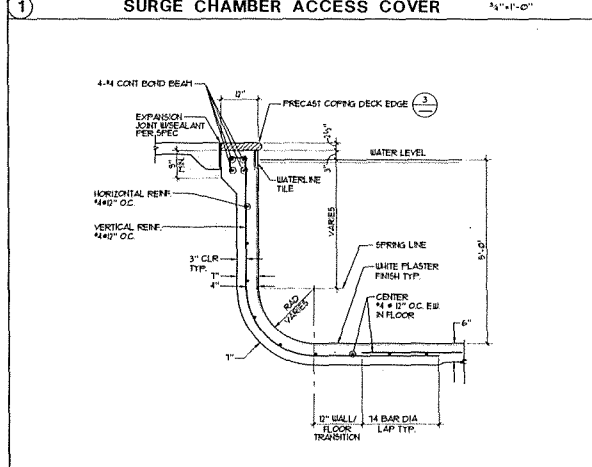
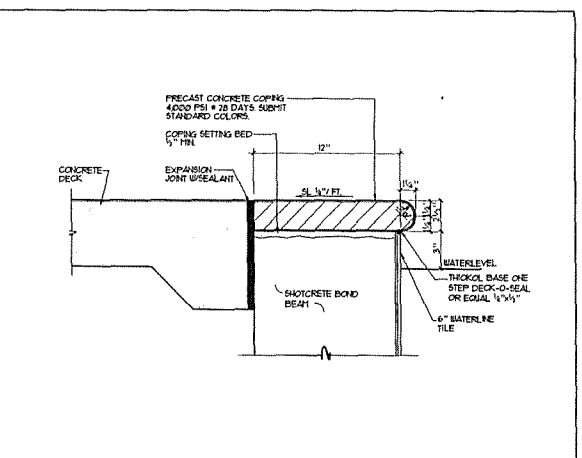
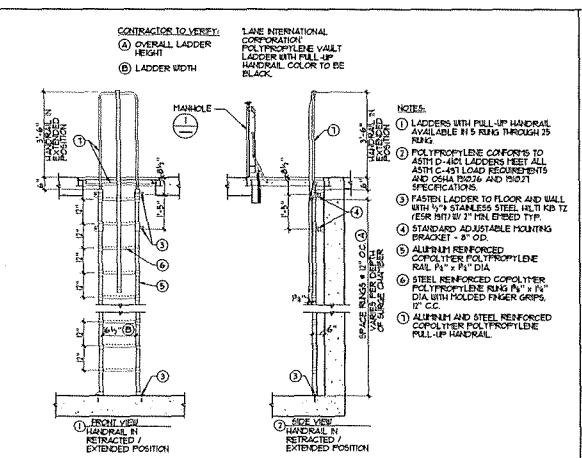
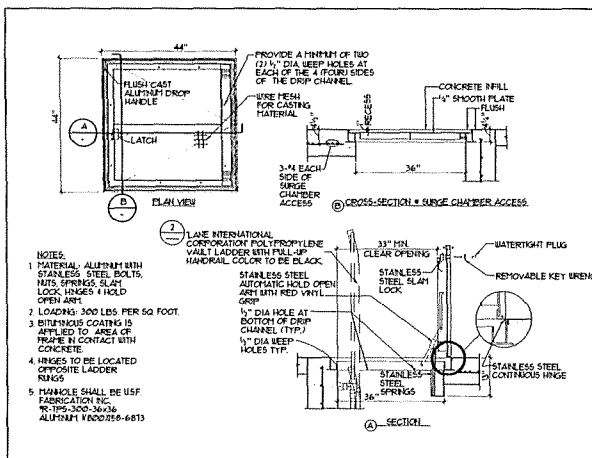
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Sheet Title  
**DETAILS**

Date: OCTOBER 30, 2020  
Sheet No.

**SP-6**



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 665 Lakeshore Blvd,  
 Incline Village, NV  
 89451

Job No: 20-018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



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REV	DATE	REVISIONS	DESCRIPTION

Sheet Title  
**WADING POOL LAYOUT PLAN, PIPING PLAN AND SECTIONS**

Date: OCTOBER 30, 2020  
 Sheet No:

**WP-1**

**WADING POOL DATA**

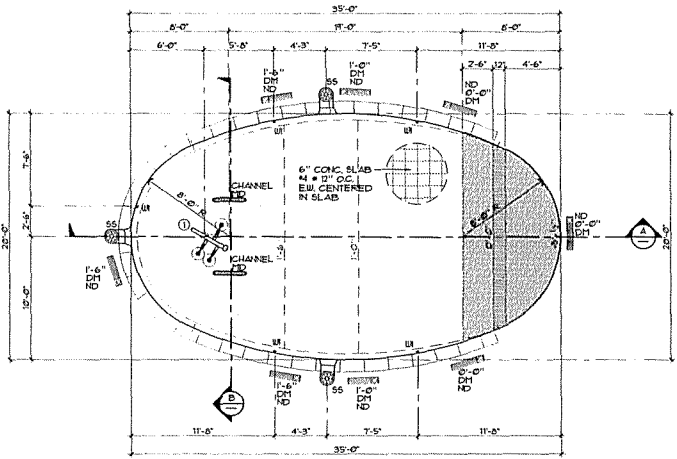
SURFACE AREA	•	565 SQ. FT.
PERIMETER	•	89 FT.
DEPTH	•	0'-0" TO 1'-6"
VOLUME	•	492 GAL.
30 MIN. TURNOVER	•	16.4 GPM

**LEGEND**

DM	•	DEPTH MARKER	(1) SP-3
ND	•	NO DIVING SYMBOL	(6) SP-3
MD	•	MAIN DRAIN	(2) SP-5
WI	•	WALL INLET	(4) SP-5
SS	•	SURFACE SKIFFER	(1) SP-5

**PRODUCT LEGEND**

PRODUCT CODE	QTY	TOTAL FLOW
(1) SNEAKER SOAKER 3 COLO-HBT WATERPLAT	1	1 GPM (1) SP-6



**WADING POOL DATA**

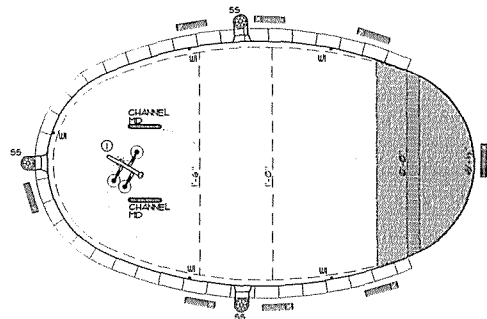
SURFACE AREA	•	565 SQ. FT.
PERIMETER	•	89 FT.
DEPTH	•	0'-0" TO 1'-6"
VOLUME	•	492 GAL.
30 MIN. TURNOVER	•	16.4 GPM

**LEGEND**

MD	•	MAIN DRAIN	(1) SP-5
WI	•	WALL INLET	(4) SP-5
SS	•	SURFACE SKIFFER	(1) SP-5

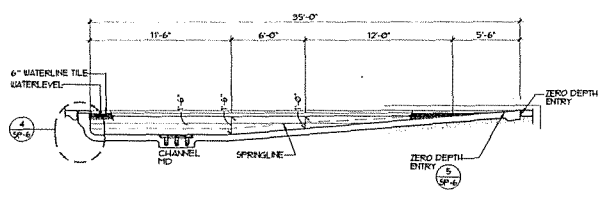
**PRODUCT LEGEND**

PRODUCT CODE	QTY	TOTAL FLOW
(1) SNEAKER SOAKER 3 COLO-HBT WATERPLAT	1	1 GPM (1) SP-6

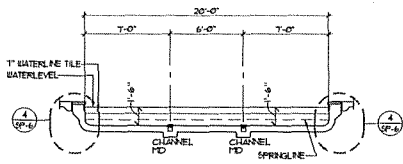


1 SWIMMING POOL LAYOUT PLAN 1/4" = 1'-0"

2 SWIMMING POOL ENLARGED PIPING PLAN 1/4" = 1'-0"



A WADING POOL SECTION 1/4" = 1'-0"



B WADING POOL SECTION 1/4" = 1'-0"







**SHEET NOTES:**

1. EXISTING ROOF AND ASSUMED FLOOR TO FINISH
2. EXISTING H.V. CORRECT NEW WATER AND GAS PIPING TO RELOCATED ROOF
3. NEW CONDENSATE PAN TO BE INTERLOCKED WITH CARBON DIOXIDE SENSOR. EXTEND NEW DUCTWORK TO EXISTING EXHAUST PIPER.

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BR2006

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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No. 20 018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**90% SCHEMATIC DESIGN**

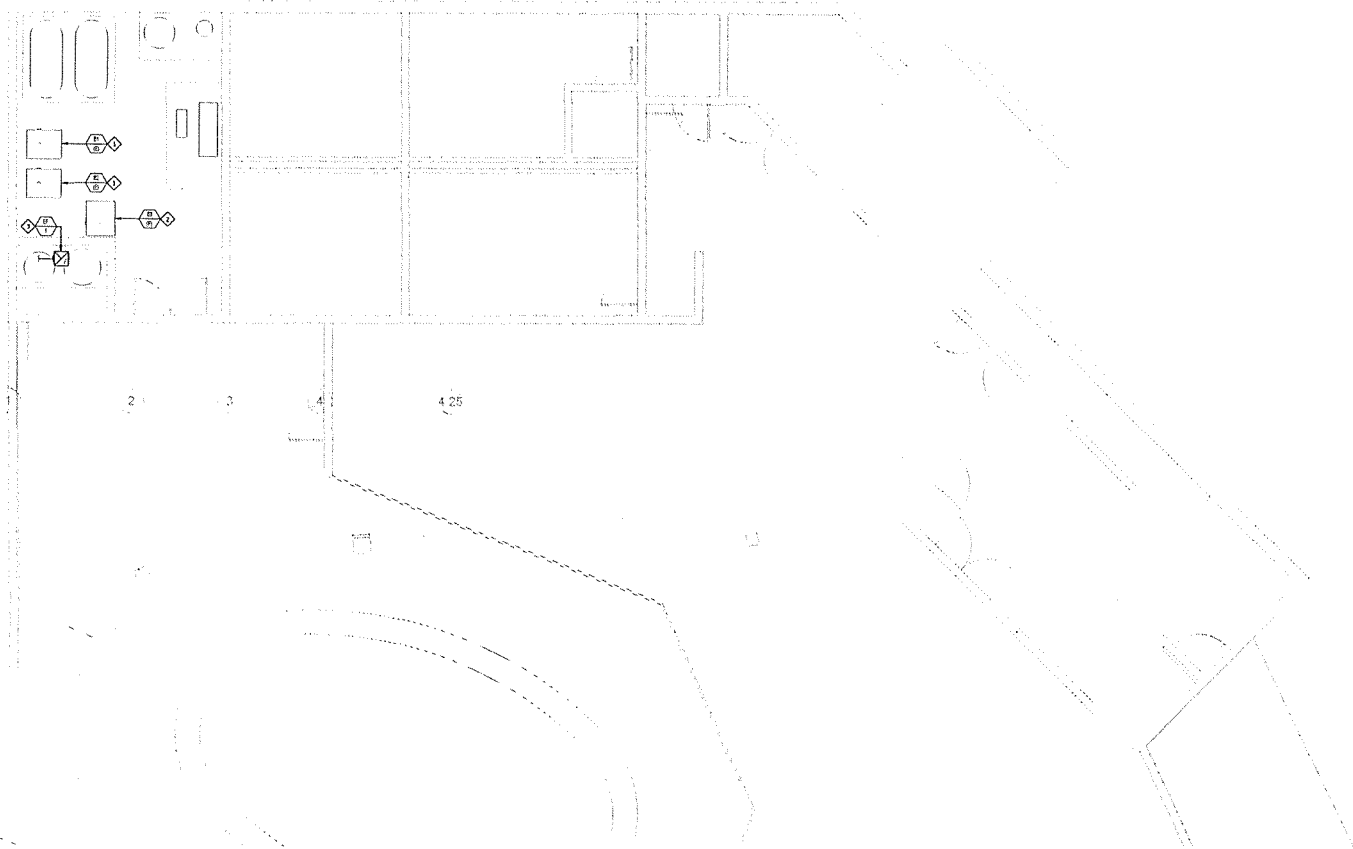
REV		DATE	DESCRIPTION

Sheet Title  
**MECHANICAL / PLUMBING PLAN**

Date: 10/09/2010  
Sheet No:

**MP1.01**

A  
B  
C  
D



1 MECHANICAL HVAC PLAN  
MP1.01 1/8" = 1'-0"



ELECTRICAL SYMBOL LIST		ELECTRICAL ABBREVIATIONS	
<p>NOTE: THIS IS A MASTER SCHEDULE. NOT ALL SYMBOLS CONTAINED HEREIN MAY APPEAR ON DRAWINGS. WHERE INDICATED, MOUNTING HEIGHTS SHALL BE MEASURED TO THE CENTER OF THE DEVICE UNLESS OTHERWISE NOTED.</p>		<p>NOTE: THIS IS A MASTER SCHEDULE. NOT ALL ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.</p>	
<p><b>ELECTRICAL TAGS</b></p> <p>SHEET NOTE DESIGNATION</p> <p>FEDDER DESIGNATION (SEE FEDDER SCHEDULE)</p> <p>FLOORBOY / FLOOR THROUGH DESIGNATION (SEE FLOORBOY / FLOOR-THROUGH SCHEDULE)</p> <p>MECHANICAL EQUIPMENT DESIGNATION</p> <p><b>LIGHT FIXTURES</b></p> <p>LIGHT FIXTURE - CEILING SURFACE MOUNTED (DRAWN TO APPROPRIATE SHAPE AND SCALE OR ENLARGED FOR CLARITY)</p> <p>LIGHT FIXTURE - CEILING RECESSED MOUNTED (DRAWN TO APPROPRIATE SHAPE AND SCALE OR ENLARGED FOR CLARITY)</p> <p>LIGHT FIXTURE - PENDANT, CHAIN, STEM OR CABLE SUSPENDED (DRAWN TO APPROPRIATE SHAPE AND SCALE OR ENLARGED FOR CLARITY)</p> <p>LINEAR WALL BRACKET</p> <p>WALL SCIENCE</p> <p>STEP LIGHT</p> <p>STRIP LIGHT FIXTURE - MOUNT PER LIGHTING FIXTURE SCHEDULE</p> <p>STRIP LIGHT FIXTURE - WALL MOUNTED CHANNEL, TRUSS, ETC.</p> <p>TRACK LIGHT SYSTEM (SHOWN W/ END FEET); NUMBER OF HEADS AS INDICATED</p> <p>CHANDLER</p> <p>DECORATIVE WALL SCIENCE</p> <p>POLE OR POST - ARM MOUNTED LUMINAIRE</p> <p>POLE OR POST - TOP MOUNTED LUMINAIRE</p> <p>POLE OR POST - TOP MOUNTED LUMINAIRE</p> <p>ROLL-UP LUMINAIRE - ROUND OR SQUARE</p> <p>EXIT SIGN - FACED (FLEED IN), ARROWS, AND MOUNTING AS INDICATED ON PLANS</p> <p>EMERGENCY LIGHTING UNIT - CEILING SURFACE OR RECESSED MOUNTED PER SCHEDULE</p> <p>EMERGENCY LIGHTING UNIT - WALL MOUNTED, LOCATE 1' BELOW CEILING UNLESS NOTED (10' MAX UNLESS NOTED)</p> <p><b>LIGHT FIXTURE TAGS AND MODIFIERS</b></p> <p>WALL WASH OR ACCENT</p> <p>ARROW = PRIMARY LIGHT DIRECTION</p> <p>FIGURE, EQUIPMENT OR EMERGENCY POWER</p> <p>A = LIGHT FIXTURE TYPE, SEE SCHEDULE 1 = NUMBER INDICATES CIRCUIT NUMBER 1 = LOWER CASE LETTER INDICATES SWITCH LEG 11 = LOWER CASE 3 W/ NUMBER INDICATES CONTROL ZONE</p>		<p><b>TERMINALS AND CIRCUITRY</b></p> <p>ABOVE FLOOR OR GRADE</p> <p>BELOW FLOOR OR GRADE</p> <p>TURN UP</p> <p>TURN DOWN</p> <p>STOP OUT &amp; CAP</p> <p>TYPE &amp; NUMBER OF CIRCUIT WIRES (IF MORE THAN TWO ( / ) = ISOLATED OR REDUNDANT GROUND WIRE )</p> <p>INDICATED; (2) #12 COPPER WIRE, (1) #12 GROUND WIRE IN MINIMUM 1/2" CONDUIT UNLESS OTHERWISE NOTED</p> <p>CIRCUIT REPRESENTS: PANEL A CIRCUIT #1</p> <p><b>POWER RECEPTACLES &amp; 120V UNITS (NECA STYLE UNITS)</b></p> <p>DUPLEX</p> <p>DUPLEX - INTEGRAL GFCI CIRCUITRY</p> <p>DUPLEX - HALF SWITCHED WITH "REDETERMINED" TEXT OR "D" SYMBOL ENGRAVING ON RECEPTACLE FACE</p> <p>QUADRUPLIX</p> <p>QUADRUPLIX W/ INTEGRAL GFCI CIRCUITRY</p> <p>DUPLEX - ISOLATED GROUND (ORANGE FACE &amp; GREEN TRIANGLE) NECA SCHEDULE</p> <p>DUPLEX WITH DUAL USB CHARGING PORTS</p> <p>DUPLEX - HOSPITAL GRADE (GREEN DOT) NECA 5-20RJ4G</p> <p>RECEPTACLE - SINGLE REGRESSED (CLOCK STYLE) HEIGHT AS INDICATED</p> <p>RECEPTACLE - SPECIAL (PAINING AS INDICATED)</p> <p>RECEPTACLE - 20A 125/250V, NEMA 14-30R (CLOTHES DRYER TYPE) MOUNT @ 44" UNLESS OTHERWISE NOTED</p> <p>RECEPTACLE - 30A 125/250V, NEMA 14-30R (DOMESTIC RANGE TYPE) MOUNT @ 48" UNLESS OTHERWISE NOTED</p> <p>TELEPHONE POLE (TYPICALLY 2-1/2" DIA)</p> <p><b>RECEPTACLES AND OUTLETS, MOUNTING AND ASSEMBLIES</b></p> <p>DEVICES MOUNTED IN OR ABOVE COUNTER BLACKSPASH MAX HEIGHT TO BE 44" UNLESS OTHERWISE NOTED</p> <p>DEVICE MOUNTED IN MULTIPLE UNDER COMMON COVERPLATE MAX HEIGHT TO BE 44" UNLESS OTHERWISE NOTED</p> <p><b>FLOOR BOXES</b></p> <p>BASIC BOXES: ROUND PLASTIC BOX, DECORA-STYLE DEVICES, FLUSH 1/2" OUTLET COVERING, FLANGED COVER PLATE (COLOR AS DIRECTED BY ARCHITECT)</p> <p>DUPLEX (QUADRUPLIX)</p> <p>VOICE / DATA OUTLET (2 PORTS) - W/ 1" LOW VOLTAGE CONDUIT TO ACCESSIBLE ATIC</p> <p>COMBINATION DUPLEX &amp; 2 PORT VOICE / DATA - W/ 1" LOW VOLTAGE CONDUIT TO ACCESSIBLE ATIC</p> <p>HAND-ON AUTOMATIC HORSHPOWER</p> <p>INDOOR DISPERSION</p> <p>ISOLATED GROUND</p> <p>LOGGING INVERTER</p> <p><b>LOW VOLTAGE SYSTEMS OUTLETS &amp; 120V UNITS</b></p> <p>NOTE: THESE SYMBOLS ARE FOR OUTLETS OF GENERIC INSTALLATIONS WITHOUT FEDERAL LOW VOLTAGE SYSTEMS SENSOR OR COMMUNICATIONS/ITS SYSTEM DESIGN IS ISSUED FOR THIS PROJECT, THESE SYMBOLS AND REQUIREMENTS SHALL GOVERN.</p> <p>HIGH CAPACITY COMMUNICATION (VIDEO/DATA) OUTLET (7" SQUARE x 3" BOX W/ 1-1/4" C. TO ACCESSIBLE ATIC UNLESS OTHERWISE NOTED)</p> <p>HIGH CAPACITY TELEVISION (VIDEO/DATA) OUTLET (7" SQUARE x 3" BOX W/ 1-1/4" C. TO ACCESSIBLE ATIC UNLESS OTHERWISE NOTED)</p> <p>MICROPHONE OUTLET (4-11/16" x 2-1/8" BOX W/ 1" C. TO ACCESSIBLE ATIC UNLESS OTHERWISE NOTED)</p> <p>VOLUME CONTROL - OUTLET (4-11/16" x 2-1/8" BOX W/ 1" C. TO ACCESSIBLE ATIC UNLESS OTHERWISE NOTED)</p> <p>SPEAKER OUTLET (INSTALL BACK BOX (FURNISHED BY OTHERS UNLESS OTHERWISE NOTED))</p> <p><b>SPECIALTY EQUIPMENT</b></p> <p>ELECTRIC VEHICLE CHARGER</p> <p>COMBINATION INTERCONNECTABLE 120V SMOKE / CO DETECTOR W/ INTEGRAL HORN, STORE &amp; BACK - UP BATTERY</p>	
<p><b>OCCUPANCY / VACANCY SWITCHES @ 1/4" x 1/4" UNITS</b></p> <p>NOTE: (ALL DUAL TECHNOLOGY WITH INTEGRAL OR ADJACENT POWER PACK)</p> <p>SWITCH - SPST</p> <p>SWITCH - SPST CEILING MOUNTED</p> <p>SWITCH - SPST 2-CIRCUIT 1/4" LOW CONTROL</p> <p>SWITCH - SPST DIMMER @ 10V DR W/ 10V-ELV POWER PACK ADAPTER</p> <p>SWITCH - SPST W/ AMBIENT LIGHT SENSOR (DAYLIGHT HARVESTING)</p> <p>SWITCH - SPST W/ AMBIENT LIGHT SENSOR (0-10V DR W/ 10V-ELV POWER PACK ADAPTER)</p> <p>SWITCH - SPST DIMMER W/ AMBIENT LIGHT SENSOR (LOCAL - ONLY PHOTOCELLS W/ INTEGRAL DIMMER @ 10V DR W/ 10V-ELV POWER PACK ADAPTER AS REQUIRED OR ENLARGED FOR CLARITY)</p> <p><b>LIGHTING CONTROL SYSTEMS @ 1/4" x 1/4" UNITS</b></p> <p>ROOM CONTROL PANEL</p> <p>MASTER LIGHTING CONTROL STATION</p> <p>SYSTEM LIGHTING CONTROL STATION</p> <p>SYSTEM OCCUPANCY VACANCY SENSOR - CEILING DOWN</p> <p>SYSTEM PHOTOCELL SENSOR - CEILING DOWN</p> <p><b>DISTRIBUTION EQUIPMENT AND DEVICES</b></p> <p>SWITCHBOARD / SWITCHGEAR</p> <p>PANELBOARD - FLUSH, SURFACE</p> <p>TRANSFORMER</p> <p>GROUNDING BUSBAR</p> <p>VARIABLE FREQUENCY DRIVE</p> <p>VARIABLE FREQUENCY DRIVE WITH INTEGRAL DISCONNECT OR CIRCUIT BREAKER</p> <p>ENCLOSED CIRCUIT BREAKER</p> <p>DISCONNECT SWITCH - 30A/100A (4-POLE TYPES), UNMOUNTED</p> <p>RELAY</p> <p>CONTACTOR WITH INTEGRAL HDA SELECTOR</p> <p>MANUAL MOTOR STARTER</p> <p>MOTOR STARTER W/ INTEGRAL CONTROL TRANSFORMER, PRETIGHT &amp; HORN SELECTOR</p> <p>COMBINATION STARTER &amp; FUSIBLE DISCONNECT, 3-POL, 3-POLE 1-WIRE</p> <p>SINGLE-PHASE MOTOR CONTROL ASSEMBLY, W/ IMPARTED SWITCH AND POWER RELAY - 200L UNLESS OTHERWISE NOTED</p> <p>BACKBOARD - 3/4" THICK, TYPE AC FIRE-TREATED PLYWOOD FULL HEIGHT AND LENGTH AS INDICATED</p> <p>CONDUIT BOX - SIZE PER NEC REQUIREMENTS</p> <p>MULTI-COMPARTMENT STYLE JUNCTION BOX, FLUSH-FLOOR MOUNTED, UNLESS OTHERWISE NOTED</p> <p>PULL BOX - SIZE AND LOCATION AS SCHEDULED (OTHERWISE AS REQUIRED BY CODE)</p> <p>CONTROL STATION - FUNCTION AS INDICATED MOUNTED @ 44" UNLESS OTHERWISE NOTED</p> <p>SHUNT TRIP STATION - MOUNTED @ 47-72" AFF UNLESS OTHERWISE NOTED</p> <p>MOTOR</p> <p>SIGN OUTLET</p> <p>EQUIPMENT PACKAGE - TYPE AS INDICATED</p> <p>CEILING FAN OUTLET</p>		<p>AMPRES</p> <p>ARC OVERFLOW REDUCTION</p> <p>ARCH FINISHED CEILING</p> <p>ARCH FINISHED FLOOR</p> <p>ARCH FINISHED GRADE</p> <p>ARC FAULT CIRCUIT INTERRUPTER</p> <p>AMP INTERRUPTING CAPACITY</p> <p>ALUMINUM</p> <p>AUTOMATIC TRANSFER SWITCH</p> <p>BACKBOARD</p> <p>CONDUIT</p> <p>CEILING</p> <p>COMMUNICATION</p> <p>CORNER RUNDING INDEX</p> <p>COPPER</p> <p>COPPER</p> <p>DIAMETER</p> <p>DISTRIBUTION</p> <p>EMPTY CONDUIT</p> <p>ELEVATOR</p> <p>EMERGENCY POWER OFF</p> <p>ELECTRIC VEHICLE CHARGING STATION</p> <p>EXPLOSION PROOF</p> <p>EXISTING TO REMAIN</p> <p>FLUSH (LOW-VOLTAGE; THE DELAY UNLESS OTHERWISE NOTED)</p> <p>FURNISHED BY OTHERS</p> <p>FOOTCANDLE</p> <p>FITURES, FURNISHINGS &amp; EQUIPMENT</p> <p>FULL LOAD AMPS</p> <p>FUSE PER EQUIPMENT NAMEPLATE</p> <p>FEET</p> <p>FUTURE</p> <p>GROUND FAULT CIRCUIT INTERRUPTER</p> <p>GROUND FAULT PROTECTION</p> <p>GROUNDING</p> <p>HAND-ON AUTOMATIC HORSHPOWER</p> <p>INDOOR DISPERSION</p> <p>ISOLATED GROUND</p> <p>LOGGING INVERTER</p> <p>MINI (100 KWH @ 2000)</p> <p>LIGHT EMITTING DIODE</p> <p>LOCKED ROTOR AMPS</p> <p>LOW VOLTAGE</p> <p>MINIMUM CIRCUIT AMPACITY</p> <p>MAIN CIRCUIT BREAKER</p> <p>MAIN LUG ONLY</p> <p>MAXIMUM OVERCURRENT PROTECTIVE DEVICE</p> <p>NORMALLY CLOSED</p> <p>NORMALLY OPEN</p> <p>NON-FUSED</p> <p>NOT IN CONTACT</p> <p>NOT LIGHT</p> <p>NOT TO SCALE</p> <p>NEW</p> <p>NEW</p> <p>OUTSIDE DIAMETER</p> <p>POLES</p> <p>PANEL</p> <p>PANEL</p> <p>RIGID GALVANIZED STEEL</p> <p>RUNNING LOAD AMPS</p> <p>EXISTING - TO BE RELOCATED</p> <p>STAL OFF</p> <p>TELEPHONE TERMINAL BOARD</p> <p>TELEPHONE TERMINAL CABINET</p> <p>TYPICAL</p> <p>UNDERGROUND PULL SECTION UNNOTED</p> <p>UNLESS OTHERWISE NOTED</p> <p>UNTERFLOORABLE POWER SUPPLY</p> <p>VARIABLE FREQUENCY DRIVE</p> <p>WATERPROOF - IN USE</p> <p>TRANSFORMER</p> <p>EXTENDING - TO BE REMOVED</p> <p>ANY / POLES REPRESENTATIVE (EXAMPLE: 100A-30A-1P)</p>	

FIRE ALARM SYMBOLS	
<p>NOTE: THIS IS A MASTER SCHEDULE. NOT ALL ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.</p>	
<p><b>FIRE ALARM SYMBOLS</b></p> <p>FACP FIRE ALARM CONTROL PANEL</p> <p>ANN FIRE ALARM ANNUNCIATOR</p> <p>FAP FIRE ALARM PHOTO PANEL</p> <p>DAC DIGITAL ALARM COMMUNICATOR</p> <p>AMP AUDIO AMPLIFIER</p> <p>MAC NOTIFICATION APPLIANCE CIRCUIT EXPANDER</p> <p>RPS ROOFER POWER SUPPLY</p> <p>SFD SMOKE FIRE DAMPER</p> <p>FLV FLOW SWITCH VALVE</p> <p>MANUAL PULL STATION</p> <p>HMONITOR MONITOR MODULE</p> <p>CONTRM CONTROL MODULE</p> <p>RELAY RELAY MODULE</p> <p>FLSW FLOW SWITCH MODULE</p> <p>TAMER TAMER SWITCH MODULE</p> <p>HORN HORN</p> <p>MAGNETIC DOOR HOLDER</p> <p>HORN STORE HORN STORE</p> <p>X = CANDELA RATING</p> <p>WALL MOUNT SPEAKER</p> <p>WALL MOUNT SPEAKER/STROBE</p> <p>X = CANDELA RATING</p> <p>CEILING MOUNT SPEAKER</p> <p>X = CANDELA RATING</p> <p>SMOKE DETECTOR</p> <p>HEAT DETECTOR</p> <p>DUCT SMOKE DETECTOR</p> <p>FLAME DETECTOR</p> <p>CO DETECTOR</p> <p>BEAM DETECTOR TRANSMITTER</p> <p>BEAM DETECTOR RECEIVER</p> <p>DUCT SMOKE DETECTOR W/INTEGRAL TEST SWITCH</p> <p>END OF LINE DEVICE</p>	



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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV 89451

Job No: 20.019.10  
Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

90% SCHEMATIC DESIGN

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title  
**ELECTRICAL SYMBOLS AND ABBREVIATIONS**

Date: 10/09/2020  
Sheet No:

**E0.00**







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PLEASE RECYCLE

Project  
**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20018.10

Owner  
**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**90% SCHEMATIC  
DESIGN**

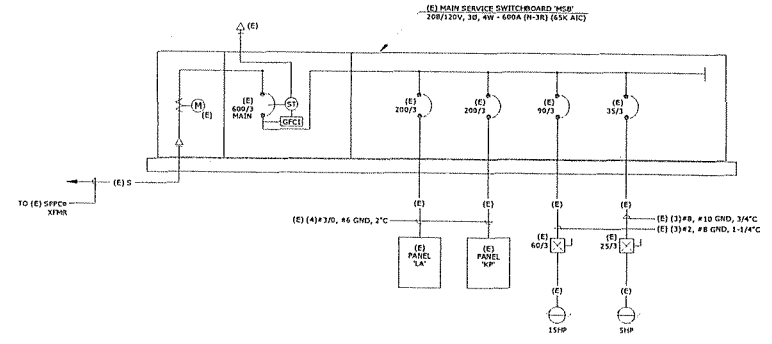
REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title  
**SINGLE LINE  
DIAGRAM, PANEL  
SCHEDULES, AND  
LOAD CALCS**

Date: 10/20/2020

Sheet No:

**E0.02**



**1 SINGLE LINE DIAGRAM**  
E0.02 n15

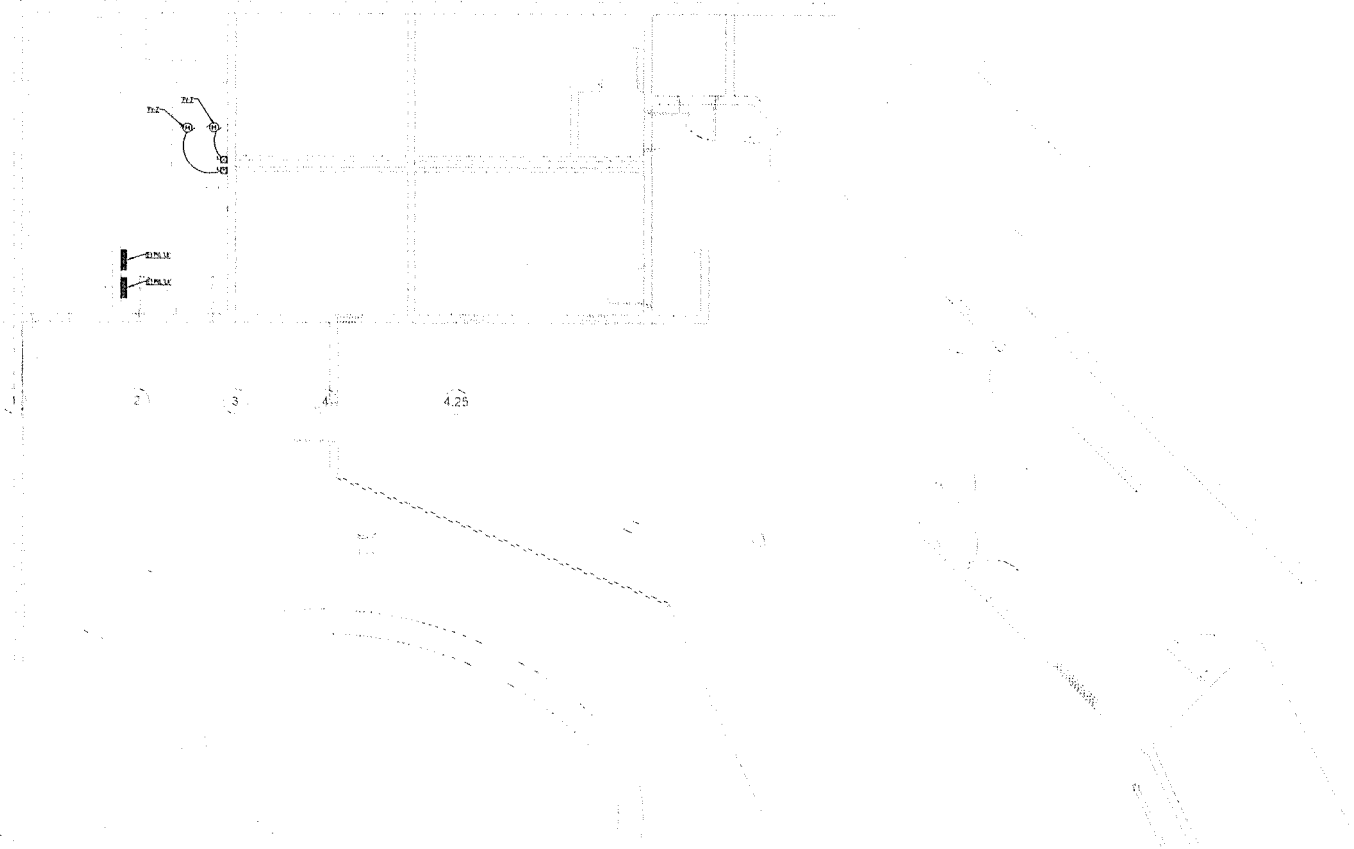
**GENERAL NOTES:**

1. CONFIRM ALL ROOM-TO-ROOM LOCATIONS FOR PANELS, SWITCHES, ETC. WITH OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, AND/OR ARCHITECT PRIOR TO FOLDOUT.
2. ALL CONDUIT SHALL BE MINIMUM 3/4" UNLESS OTHERWISE NOTED, AND CARRY A GREEN GROUND CONDUCTOR (GFC) PER CODE.
3. UNLESS OTHERWISE NOTED, CONDUIT SHALL BE POLYESTER CONDUIT FROM VENT SURFACE MOUNTING OF CONDUIT IS NOT PERMISSIBLE.
4. ARCHITECT SHALL PROVIDE DEVICE AND FACEPLATE COLOR FOR NON-ESSENTIAL OUTLETS. ESSENTIAL OUTLET OUTLETS SHALL BE FED TO CORRELATE WITH NEC 210.21.
5. PROVIDE RALLESFING IN CONDUIT IF OTHERWISE EMPTY.
6. ALL SWITCH, OUTLET, AND FACEPLATE COLORS SHALL BE SELECTED BY AND COORDINATED WITH OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
7. ALL EMT RACEWAY CONDUITS SHALL BE INSTALLED BY A CONTRACTOR WITH THE REQUIREMENTS OF NEC ARTICLE 210.4 AND RELATED SECTIONS.
8. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND PAINTING ASSOCIATED WITH THE ELECTRICAL WORK.
9. CONTRACTOR SHALL PROVIDE ALL REQUIRED EDP CONNECTING FROM ELECTRIFIED DEVICES TO THEIR ASSOCIATED CONTROLS. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER'S VENDORS AS REQUIRED.

**SHEET NOTES:**

1. EXTEND AND CONNECT CABLES FROM JUNCTION BOX TO OUTLETS IN AREA WITH SAME CIRCUIT TRAFFER. POWER AND CONDUCTOR SIZE SHALL BE DETERMINED BY THE ELECTRICAL CONTRACTOR. ALL CABLES SHALL HAVE BEYOND NEUTRAL CONDUCTORS FOR EACH CIRCUIT UNLESS NOTED OTHERWISE. NEUTRAL CONDUCTORS SHALL BE COLOR-CODED OVER WITH COLOR TAPE TO MATCH THE COLOR OF THE CORRESPONDING PHASE CONDUCTOR. WHERE TWO OR MORE CIRCUITS OF THE SAME PHASE OCCUR, BOTH THE PHASE CONDUCTOR AND THE CORRESPONDING NEUTRAL CONDUCTOR SHALL BE LABELED WITH THE CIRCUIT NUMBER.
2. PROVIDE EQUIPMENT PROTECTION STARTER, WHICH CORRESPONDS TO MEAG PER MANUFACTURER'S SPECIFICATIONS, KEEP FROM TO BE AVAILABLE.

A  
B  
C  
D



1 LOWER LEVEL ELECTRICAL POWER PLAN  
E1.01 1/8" = 1'-0"



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89451

Job No. 20-018-10  
Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**90% SCHEMATIC DESIGN**

REVISIONS	
REV	DESCRIPTION

Sheet Title  
**LOWER LEVEL ELECTRICAL POWER PLAN**

Date: 10/20/2020  
Sheet No:  
**E1.01**

## MEMORANDUM

**TO:** Indra Winquest  
District General Manager

**FROM:** Darren Howard  
Director of Golf & Community Services

**SUBJECT:** Review, discuss and possibly provide direction on the Championship Golf Carts Capital Improvement Project, CIP Data Sheet# 3141LV1898, Evaluation requested because of COVID-19

**DATE:** November 10, 2020

---

### **Capital Project Being Evaluated because of COVID-19 Economic Impacts**

The following is information on a project that is in the 2020/2021 Capital Improvement Project Budget that needs to be evaluated, by the Board of Trustees, to determine if Staff should proceed, defer, re-budget, or cancel.

#### Overview:

CIP (3141LV1898) for new Golf Carts is scheduled for 2020/2021 in the amount of \$378,000. Additionally, there is \$29,000 each for Beverage Carts, CIP (3142LE1741, 3142LE1742 & 3242LE1726) and all three (3) are scheduled to be replaced. With the COVID-19 restrictions for riders allowing only 1 person per cart unless they are family members that arrive together, we have experienced 2 years' worth of use for the 2020 season. The current carts are already experiencing battery issues due to the heavy play this season. We could try to use our current fleet through next season but I would caution that we will spend more than we have currently budgeted for maintenance costs. Replacement cost for batteries is approximately \$1,000 per cart, plus labor and disposal as quoted by Club Car. Additionally, we would also start to devalue what we could be getting back in trade. Right now, trade-in is valued at approximately \$1,950 per cart and this number will drop starting January 1, 2021. The current fleet is over 4 years old now and the product we would be putting out for next season would not in my opinion be up to IVGID standard of excellence and service. Lastly, I think since we did not use any beverage carts this year the potential is there to keep them one more season and not see any adverse effects.

Potential loss/cost for keeping one more year:

	Budgeted	Potential Costs/Loss	Difference
Labor (cost)	\$4,860	\$12,150	\$7,290
Parts (cost)	\$2,000	\$80,000+	\$78,000**
Trade Value (loss)	\$1,950 x 80=\$156,000	\$1550 x 80 = \$124,000	\$32,000
Fleet (cost)		3% increase*	\$12,000
<b>Total Potential Loss/Cost</b>			<b>\$129,290</b>

\*All golf cart company prices will go up at least 3% starting January 1, 2020.

\*\*Parts include- batteries, windshields, cooler brackets, brakes, informational holders, seats, GPS screens, etc.

If we choose to get new carts

A municipal lease versus purchase, keeping with the same logic used for the Mountain Course carts, Staff thinks we would want to municipal lease them for four (4) years so that we would have enough time to complete much needed cart path repairs on the Championship Course cart paths. Money from trade-in of existing carts (approximately \$156,000) could be used to cover municipal lease payments for almost 2 years.

Time Frame for a decision

If changing our fleet out is the decision, Staff will immediately begin getting bids from golf cart companies and would need to have a final decision before January 15, 2021 in order to not lose out on trade-in values and price increases. Otherwise, we will proceed with current fleet of carts and start making preparations for next season.

Staff's Recommendation

To not replace the beverage carts **and** immediately start the bid process for the eighty (80) golf cart fleet at the Championship Golf Course and bring this award to the Board of Trustees at its first meeting in January 2021.



## Project Summary

**Project Number:** 3141LV1898  
**Title:** Championship Golf Course  
 Electric Cart Fleet and GPS  
**Project Type:** F - Rolling Stock  
**Division:** 44 - Championship Golf  
 Carts  
**Budget Year:** 2020  
**Finance Option:** Lease Eligible  
**Asset Type:** LV - Light Duty Vehicles  
**Active:** Yes

### Project Description

The Championship Golf Course utilizes a fleet of 80 electric carts as part of its resort level of service. The cart specifications and replacement cycle are designed to have them in highly reliable service condition with higher end amenities. The last several fleets have included GPS units that include distance and other course information. Given the nature of the specifications, the fleets has typically be acquired from Club Car. For several replacement cycles these were acquired through operating leases and turned over every 4 or 5 years depending on condition, primarily the batteries.

### Project Internal Staff

Delivery and setup of the fleet is supported by the District Fleet and golf course professional staff.

Ongoing maintenance is done by fleet. Day to day cleaning and recharging is done by golf staff.

### Project Justification

The current fleet of 80 carts was purchased in April 2017. The battery life is expected to be 5 years with proper care and recharging. We have seen varied success for battery life depending on the amount of usage. The mountain setting combined with multiple uses in a day can reduce the life expectancy on the batteries. For planning purposes on the carts we will use the four year replacement cycle and monitor condition each year. For the GPS units we will use a cycle of 8 years. The State of NV and the Governmental Accounting Standards Board plan to make lease accounting to be virtually the same as outright purchase beginning in 2020. Therefore we will include this replacement as if it is a purchase. The Data Sheet also assumes the first replacement will include similar GPS and display screen as our currently in service.

### Forecast

Budget Year	Total Expense	Total Revenue	Difference
2021			
80 cart fleet Cost	378,000	0	378,000
Year Total	378,000	0	378,000
2026			
80 Cart Fleet Replacement	454,000	0	454,000
GPS	166,000	0	166,000
Year Total	620,000	0	620,000
2029			
80 cart fleet Cost	545,000	0	545,000
Year Total	545,000	0	545,000

1,543,000		0	1,543,000		
<b>Year Identified</b>	<b>Start Date</b>	<b>Est. Completion Date</b>	<b>Manager</b>	<b>Project Partner</b>	
2019	Oct 1, 2020	Mar 31, 2021	Director of Golf		



## Project Summary

**Project Number:** 3142LE1741  
**Title:** 2016 Bar Cart #724  
**Project Type:** F - Rolling Stock  
**Division:** 42 - Championship Maintenance  
**Budget Year:** 2012  
**Finance Option:**  
**Asset Type:** LE - Light Duty Service Equipment  
**Active:** Yes

<b>Project Description</b>				
<p>Replace F&amp;B car cart #724. The equipment purchase/replacement program is an ongoing program designed to accomplish the goal of replacement of daily use equipment on a schedule cycle ranging from five (5) to fifteen (15) years. This grounds maintenance vehicle is necessary for meeting turf maintenance standards at the District's Golf Courses. Specifically utilized for transporting maintenance crews and hauling materials and equipment around the courses. The reduced size of this vehicle allows it to access areas with limited maneuvering space. It is equipped with a dump bed for the release or spreading of material. Presently it is on a 8-year replacement schedule, however it will be moved back in the CIP if indicators reveal that no increase in maintenance cost or elevated down time will result from deferring the replacement date.</p>				
<b>Project Internal Staff</b>				
Fleet Maintenance Staff will manage this project				
<b>Project Justification</b>				
<p>This cart is utilized by Championship golf course in their daily operation during the operating season for providing food and beverage services to customers on the courses. Equipment manufacturers' recommendation is replacement of this equipment approximately every five years. However, if these carts are still meeting golf staff requirements and maintenance repair costs continue to be low, these purchases will be moved back in the CIP.</p>				
<b>Forecast</b>				
<b>Budget Year</b>	<b>Total Expense</b>	<b>Total Revenue</b>	<b>Difference</b>	
2014				
Replace Bar Cart #527	27,800	0	27,800	
Year Total	27,800	0	27,800	
2022				
Replace Bar Cart #527	33,000	0	33,000	
Year Total	33,000	0	33,000	
	<b>60,800</b>	<b>0</b>	<b>60,800</b>	
<b>Year Identified</b>	<b>Start Date</b>	<b>Est. Completion Date</b>	<b>Manager</b>	<b>Project Partner</b>
2012	Feb 1, 2021	Apr 30, 2021	Fleet Superintendent	





## Project Summary

**Project Number:** 3142LE1742  
**Title:** 2016 Bar Cart #725  
**Project Type:** F - Rolling Stock  
**Division:** 42 - Championship Maintenance  
**Budget Year:** 2012  
**Finance Option:**  
**Asset Type:** LE - Light Duty Service Equipment  
**Active:** Yes

### Project Description

Replace F&B car cart #725. The equipment purchase/replacement program is an ongoing program designed to accomplish the goal of replacement of daily use equipment on a schedule cycle ranging from five (5) to fifteen (15) years. This grounds maintenance vehicle is necessary for meeting turf maintenance standards at the District's Golf Courses. Specifically utilized for transporting maintenance crews and hauling materials and equipment around the courses. The reduced size of this vehicle allows it to access areas with limited maneuvering space. It is equipped with a dump bed for the release or spreading of material. Presently it is on a 8-year replacement schedule, however it will be moved back in the CIP if indicators reveal that no increase in maintenance cost or elevated down time will result from deferring the replacement date.

### Project Internal Staff

Fleet Maintenance Staff will manage this project

### Project Justification

This cart is utilized by Championship Golf course in their daily operation during the operating season for providing food and beverage services to customers on the courses. Equipment manufacturers' recommendation is replacement of this equipment approximately every five years. However, if these carts are still meeting golf staff requirements and maintenance repair costs continue to be low, these purchases will be moved back in the CIP.

### Forecast

Budget Year	Total Expense	Total Revenue	Difference
2014			
Replace Bar Cart #528	27,800	0	27,800
Year Total	27,800	0	27,800
2022			
Replace Bar Cart #528	33,000	0	33,000
Year Total	33,000	0	33,000
	60,800	0	60,800

Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
2012	Feb 1, 2021	Apr 30, 2021	Fleet Superintendent	



## Project Summary

**Project Number:** 3242LE1726  
**Title:** 2016 Bar Cart #726  
**Project Type:** F - Rolling Stock  
**Division:** 42 - Mountain Maintenance  
**Budget Year:** 2012  
**Finance Option:**  
**Asset Type:** LE - Light Duty Service Equipment  
**Active:** Yes

<b>Project Description</b>				
Replace F&B car cart #726. The equipment purchase/replacement program is an ongoing program designed to accomplish the goal of replacement of daily use equipment on a schedule cycle ranging from five (5) to fifteen (15) years.				
<b>Project Internal Staff</b>				
Fleet Maintenance Staff will manage this project				
<b>Project Justification</b>				
This cart is utilized by both Mountain Golf course in their daily operation during the operating season for providing food and beverage services to customers on the courses. Equipment manufacturers' recommendation is replacement of this equipment approximately every five (5) years. However, if these carts are still meeting golf staff requirements and maintenance repair costs continue to be low, these purchases will be moved back in the CIP.				
<b>Forecast</b>				
<b>Budget Year</b>	<b>Total Expense</b>	<b>Total Revenue</b>	<b>Difference</b>	
2014				
Replace Bar Cart #529	27,800	0	27,800	
Year Total	27,800	0	27,800	
2022				
Replace Bar Cart #529	33,000	0	33,000	
Year Total	33,000	0	33,000	
	<b>60,800</b>	<b>0</b>	<b>60,800</b>	
<b>Year Identified</b>	<b>Start Date</b>	<b>Est. Completion Date</b>	<b>Manager</b>	<b>Project Partner</b>
2012			Fleet Superintendent	

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winquest  
District General Manager

**FROM:** Nathan Chorey, P.E.  
Engineering Manager

Michael Lefrancois, P.E.  
Senior Engineer

**SUBJECT:** Receive and possibly discuss recap of Project:  
Watermain Replacement – Martis Peak Road Vicinity;  
Fund: Utilities; Division: Water; Project 2299WS1704

**DATE:** November 10, 2020

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### **I. BACKGROUND**

At the June 23, 2020 IVGID Board of Trustees Meeting, a motion was made to:

1. Reduce the appropriation in the project by \$353,910 which will result in a new lower project budget (amending our FY2020-21 budget and Five-Year CIP) and the \$353,910 returns to Utility Fund balance with no risk that it remains "available" for other projects later this year without Board action to re-appropriate.
2. Award unit price contract to RaPiD Construction in the amount of \$456,610 for the Watermain Replacement - Martis Peak Vicinity project.
3. Authorize Chair and Secretary to execute the contract with RaPiD Construction based on a review by General Counsel and Staff.
4. Authorize Staff to approve change orders to the construction contract for additional work not anticipated at this time of up to 10% of the project bid - \$46,000.
5. Authorize Staff to enter into an Additional Services Addendum with Tri Sage Consulting totaling \$48,480 for services during construction of the project.
6. Have a project recap agenda item at the first meeting in November of 2020 of the Board of Trustees.

### **II. PROJECT RECAP**

The 2020 Watermain Replacement – Martis Peak Road Vicinity Project was designed by IVGID Engineering staff and constructed by Rapid Construction. A notice of completion was recorded on October 21, 2020 and is attached to this memo.

The project included installing a new water main in Martis Peak Road and in Rifle Peak Road to replace older leaking steel water mains, increase the fire flow capacity, and add fire hydrants to improve coverage. The project also included slip-lining an existing 14” pipe under State Route 28 to provide redundancy for the primary water transmission main from Burnt Cedar Water Intake to Reservoir 2-1.

Specific improvements include:

Martis Peak Road: Replaced 1,130 linear feet of 6-inch steel water main with 8-inch PVC water main, thirteen (13) residential service lines, and installed three (3) fire hydrants.

Rifle Peak Ct.: Replaced 268 linear feet of 6-inch steel water main with 8-inch PVC water main, four (4) residential service lines, and the installed one (1) fire hydrant.

State Route 28 Undercrossing: Slip-lined 140 linear feet of 10-inch Fusible PVC into an existing 14-inch welded steel supply water pipeline under Nevada DOT State Route 28 near Preston Field. The new 10-inch Fusible PVC water main was fitted with a new magnetic water meter in a vault at Preston Field to improve system monitoring.

Photos from the construction project have been attached to this memo for your reference.

### III. PROJECT COST COMPARISON

The estimated cost of the Watermain Replacement – Martis Peak Vicinity Project (2299WS1704) was included in the memorandum to the Board of Trustees on June 23, 2020. The table below compare the estimated cost to the actual cost occurred to date.

Task	Estimated Cost	Cost To Date
Construction contract – Unit Price	\$456,610	\$465,924.50
10% Construction reserves (Unforeseen conditions)	\$46,000	\$10,700
Construction Services consultant during construction	\$48,480	\$28,886
Testing and expenses	\$10,000	\$4,597.95
District staff and equipment time	\$35,000	\$34,244.83*
Washoe Co. Street Repair and Costs	\$40,000	\$40,000**
<b>Total</b>	<b>\$636,090</b>	<b>\$584,353.28</b>

\* From July 1, 2020 – October 31, 2020

\*\* Final Costs have not come in from Washoe County

Overall, the project cost will be less than the estimated cost presented to the Board of Trustees in June 23, 2020. The District will incur no further expenses for construction or construction services. Staff has worked to close out the project in November so the final cost of the “District Staff and equipment time” line item will increase slightly. Finally, we have not received the final invoice for the Street Cut Permit from Washoe County but we anticipate this will be in line with our original estimate. The funds remaining in the Watermain Replacement – Martis Peak Vicinity Project (2299WS1704) will revert to Utility Fund balance.

#### **IV. FINANCIAL COMMENTS**

At the June 23, 2020 Board of Trustee Meeting, the Trustees moved to reduce the project budget for the Watermain Replacement – Martis Peak Vicinity project by \$353,910 which resulted in a new lower project budget (amending our FY2020-21 budget and Five-Year CIP) and the \$353,910 returned to Utility Fund as “un-allocated”, and thus not available for other projects without Board action to re-appropriate.

At the December 9, 2020 Board of Trustees meeting, Staff will be bringing forward a request to accelerate a project in the FY2021/2022 Capital Improvement Budget to facilitate getting the watermain design started for Slott Peak Court. This acceleration would take advantage of the current competitive bid climate and allow the District to bid the project in spring 2021. Construction would commence in July 2021 when construction funds are available.

#### **V. 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.



## Project Summary

**Project Number:** 2299WS1704  
**Title:** Watermain Replacement - Martis Peak Road vicinity  
**Project Type:** D - Capital Improvement - Existing Facilities  
**Division:** 21 - Supply & Distribution  
**Budget Year:** 2021  
**Finance Options:**  
**Asset Type:** DI - Distribution Infrastructure  
**Active:** Yes

### Project Description

Project area Martis Peak Vicinity. Work includes Rifle Peak Ct and SR28 under crossing accessed from Martis Peak Rd. This project is a continuation of the multi-year program to replace the 1960's era thin-wall steel water mains and other deficient water mains. Replacement criteria are twofold: Replace those water mains with the most leaks and in streets with aging pavement. Since our water loss is now less than 6%, our main objective is to work closely with the Washoe County Road Department to replace water mains just prior to the County's repaving the street. We also work closely with the North Lake Tahoe Fire Protection District to determine areas of low fire flow, which may indicate a need for increased capacity in that area. There is approximately 6 miles of old steel watermains remaining in the system.

Our water main replacement strategy involves meeting with Washoe County prior to each budget year and jointly agreeing on streets to be paved and water mains to be replaced. This project budgets to replace approx. 6 miles of pipeline in 15 years at \$1,500,000 per mile. Without additional escalators, that is \$9,000,000 in 15 years or \$600,000 per year. Adjustments have been made to allow for the trend of a high year then low year of work scheduled.

### Project Internal Staff

Engineering will perform Design, Engineering, Bidding, Contract Administration and Inspection tasks. Outside contractor to do the work. IVGID resources remain available for ongoing maintenance activities and emergency response.

### Project Justification

Our overall goal is to replace deficient watermains to keep our unaccounted for water loss to under 6% and to avoid costly pavement patch penalties imposed by Washoe County. The original watermains installed in much of Incline Village in the 1960's were thin-walled steel. These pipes are now failing repeatedly and need replacement. Washoe County has high pavement penalty costs for replacing watermains in newly paved streets. Replacing watermains in newly paved streets or streets with an excellent pavement condition could increase project costs by up to 50% due to pavement cut penalties.

### Forecast

Budget Year	Total Expense	Total Revenue	Difference
2021			
Construction Inspecting & Testing	60,000	0	60,000
Internal Planning & Design	25,000	0	25,000
Washoe Co Street repair and penalties	60,000	0	60,000
Watermain Construction Rifle Peak Ct	175,000	0	175,000
Watermain Construction Martis Peak Rd	570,000	0	570,000
Watermain Repair - 14in SR28 Undercrossing	100,000	0	100,000
Year Total	990,000	0	990,000
	990,000	0	990,000

Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
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2017	Jul 1, 2020	Jun 30, 2021	Senior Engineer	
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Excerpt from the minutes of the June 23, 2020 meeting – reference document

- 3.A. Review, discuss, and possibly reduce the appropriation in this project by \$353,910 and authorize multiple contracts for the 2020 Watermain Replacement and Fire Flow Enhancement Project [budgeted at \$990,000] - 2020/2021 Capital Improvement Project: Watermain Replacement – Martis Peak Road Vicinity; Fund: Utilities; Division: Water; Project 2299WS1704. Vendor: RaPiD Construction in the amount of \$456,610 and Tri Sage Consulting in the amount of \$48,480. (Requesting Staff Members: Director of Public Works Joe Pomroy and Engineering Manager Nathan Chorey) (moved from the Consent Calendar Item G.2.)**

Engineering Manager Nathan Chorey gave an overview of the submitted materials. Chairman Callicrate said that the concern of some is that the transmission line, addressed in 2018 and abandoned in 2001, is being brought back in as a redundant feature and that it got lumped in so we need a strong overview of why this is being done now, it is a part of our five-year plan, and was it misnamed or not put in there? This gets back to the bigger question which is how we delineate projects in Public Works instead of lumping together projects. We, as a Board, have requested further drilling down so we can track them more easily and so it would help the entirety of the project. We need to make sure that each aspect of our projects are moving along and be able to track them more easily. Director of Public Works Joe Pomroy said that the transmission main that we are dealing with is the original and that it travels all the way to Lariat Circle and that it was also built in the 1960's near Ski Way. This was the original line when Boise Cascade developed the area and that they paralleled, with another watermain, all the way down to Burnt Cedar. Both remained in service until 1990. The steel watermain was subject to leaks and the 24-inch line could provide all the needs of the town. It has long been a desire to get this redundant line in place. When you get to Preston Field, and get water there, we can move it from there. A couple of years ago, there was a leak study done on that pipeline with Pure Technologies. They inserted acoustic technology and discovered a large leak under State Route 28 right at Preston Field. The line is very deep which means digging down through the State highway. Coming out of that design phase, it is then transitioned into the watermain project and there is a project every year which is identified, scoped and added into the watermain group and added to the data sheet. Chairman Callicrate said that is a good overview of what happened. Trustee Dent said that his concern with this project is the cost per square foot. On agenda packet page 277, the plan is to spend \$600,000 per year which is way higher and he understands that things could change but that this is a huge cost to the District over the next eleven years. As we look at this



Excerpt from the minutes of the June 23, 2020 meeting – reference document

problem, there is a funding problem that is associated with the assets that have been neglected and we need to figure out a way to fund them. When are we going to do the reserve/rate study so we can get ahead of it? On the project summary, we don't know who did it, don't know when it was revised so what good is it to the Board? Staff has to start putting their names to it and we do need a name on this one because we don't know what you are working on and that this is taking a huge step backwards when it comes to project summaries. We need to see who owns it and where we can look up the previous revisions because it doesn't mean anything or show how valid this information is. Mr. Dobler's information seems to be valid therefore he would appreciate efforts to get these project summaries updated and to what they should look like. He is frustrated that we keep going back to project summaries that are inaccurate. Trustee Schmitz said that she agrees with Trustee Dent. If this summary sheet says we have a fifteen-year plan, then what is the game plan and are you working closely with Washoe County? In looking at the data sheet, the budget is for \$600,000 per year and in looking at the five-year capital summary, she sees it out in 2025 so we need to know what the game plan is year after year and those are her concerns – what is the game plan and do we clearly understand it? Staff has taken a project and added another component to it and she is getting concerned as we are running low, we don't have the funds in the Utility Fund and we don't have a plan in our five-year plan. Director of Public Works Pomroy went over the data sheet and stated that the District has an annual watermain project in the next five years. Trustee Schmitz asked if it was part of this project plan. Director of Public Works Pomroy said yes and four years specifically and that year five is not identified based on leaks and rate of corrosion. This effort was started in 1980 with the replacement of forty-one miles of the watermain over forty years at a cost of twenty million dollars. The District has been very diligent in this replacement for potable water and fire flow. There are over one hundred watermains in the District and we have replaced over forty percent of the watermains over forty years. It has been a diligent effort with sixty miles remaining which are concrete pipe material. Martis Peak has been there for fifty-eight years and the District has gotten the life out of that asset. On the remaining five miles, there have been microphones put on these pipes to try and determine which are the worst sections and that constantly changes. We update the list and then figure out how we can group them. We mobilize and work on these three pipelines so as to not have traffic problems. We still have more pipes to replace and then we will move to Slott and Alder which have been very much targeted to replace as we have a much higher confidence in concrete. The twenty million dollars is in actual dollars and it is a robust program. We have been waiting for Washoe County to say they will repave Lakeshore so yes, we really

Excerpt from the minutes of the June 23, 2020 meeting – reference document

coordinate with Washoe County but they aren't doing overlays in this town. Trustee Schmitz, referencing agenda packet page 481, said that it looks like this was supposed to be complete in 2017 so how many are outstanding and what is left? Director of Public Works Pomroy said that the steel watermains all need to be replaced and that through 2017, we didn't have major replacements. We have five miles left which are the biggest pieces and they are listed with most of them having a very small amount of leaks.

Trustee Morris made a motion to:

1. Reduce the appropriation in the project by \$353,910 which will result in a new lower project budget (amending our FY2020-21 budget and Five-Year CIP) and the \$353,910 returns to Utility Fund balance with no risk that it remains "available" for other projects later this year without Board action to re-appropriate.
2. Award unit price contract to RaPiD Construction in the amount of \$456,610 for the Watermain Replacement – Martis Peak Vicinity project.
3. Authorize Chair and Secretary to execute the contract with RaPiD Construction based on a review by General Counsel and Staff.
4. Authorize Staff to approve change orders to the construction contract for additional work not anticipated at this time of up to 10% of the project bid – \$46,000.
5. Authorize Staff to enter into an Additional Services Addendum with Tri Sage Consulting totaling \$48,480 for services during construction of the project.
6. Have a project recap agenda item at the first meeting in November of 2020 of the Board of Trustees.

Trustee Wong seconded the motion. Chairman Callicrate asked for any further comments.

Trustee Morris complemented the Director of Public Works and the Engineering Manager for the background that was provided as it really helped. Trustee Dent said thank you to the Director of Public Works for the

Excerpt from the minutes of the June 23, 2020 meeting – reference document

detailed explanation and how these projects are in the five-year plan and asked that a better job be done with the project summaries.

Hearing no further comments from the Board, Chairman Callicrate called the question – the motion was passed unanimously.

Chairman Callicrate asked Staff to do a better job on the summary sheets and to do a better job of telling how everything fits in as well as the history.

DOC # 5093479

10/21/2020 09:19:30 AM  
Requested By  
INCLINE VILLAGE GID  
Washoe County Recorder  
Kalie M. Work - Recorder  
Fee: \$43.00 RPTT: \$0.00  
Page 1 of 1

APN: None. Washoe County & NDOT  
Right-of-Way



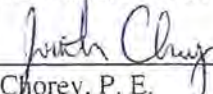
*When Recorded Return to:*  
IVGID Public Works  
Attn: Ronnie Rector  
1220 Sweetwater Road  
Incline Village, Nevada 89451

**NOTICE OF COMPLETION**

**NOTICE IS HEREBY GIVEN:**

That the construction work hereinafter described was completed on October 9, 2020. The name of the project was "2020 Watermain Replacement and Fire Flow Enhancement." Work consisted of replacing approx. 1400 LF existing 8" OD steel watermain with 8" DR-14 PVC or Class 350 DIP watermain in Washoe Co. ROW. Connect to 19 existing domestic service lines. Connect to existing 8" watermain in Washoe Co. ROW. Construct 4 fire hydrant assemblies. Salvage 2 fire hydrants. Abandon existing 8" OD steel watermain. And slip-lining approx... 120 LF 10" DR-14 fusible PVC into (E) 14" welded steel watermain in NDOT ROW. Inject grout into casing. Reconnect to (E) 14" steel watermain in NDOT ROW. Owner of said work is the Incline Village General Improvement District, and the Contractor for said work was RaPiD Construction, Inc., of Carson City, Nevada.

**INCLINE VILLAGE G. I. D.**


By:   
Nathan Chorey, P. E.  
Engineering Manager

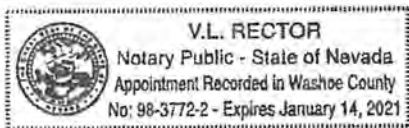
Dated: October 16, 2020

STATE OF NEVADA    )  
                                  )        ss  
COUNTY OF WASHOE )

Nathan Chorey, P. E., being first duly sworn, says that he is the duly appointed Engineering Manager for the Incline Village General Improvement District, and that he is authorized to execute the aforesaid Notice of Completion, and that the Board of Trustees of said Incline Village General Improvement District owns the improvements described in the foregoing notice, and that he has read the same, knows the contents thereof, and that the facts stated herein are true.

*Subscribed and sworn to before me this 16th day of October, 2020.*

  
V. L. Rector, Notary Public





New fire hydrants to be installed.

2020 Watermain Replacement Project - Martis Peak Vicinity



PRE-CONSTRUCTION

2020 Watermain Replacement Project - Martis Peak Vicinity



TYPICAL PIPE IN TRENCH

08/04/2020 14:09

2020 Watermain Replacement Project - Martis Peak Vicinity





TYPICAL STORM DRAIN CULVERT



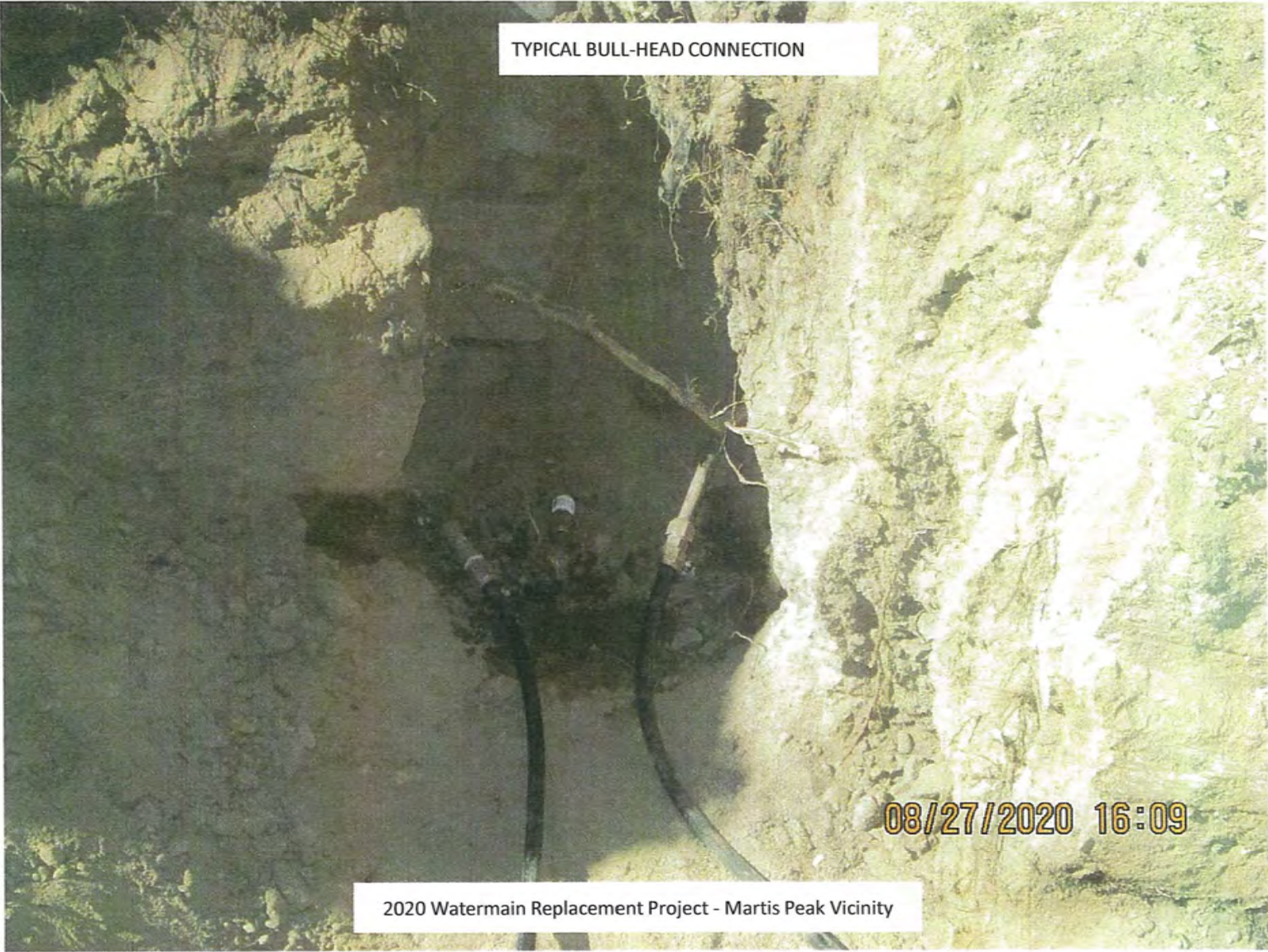
08/11/2020 14:01

2020 Watermain Replacement Project - Martis Peak Vicinity



LAKESHORE BLVD

2020 Watermain Replacement Project - Martis Peak Vicinity



TYPICAL BULL-HEAD CONNECTION

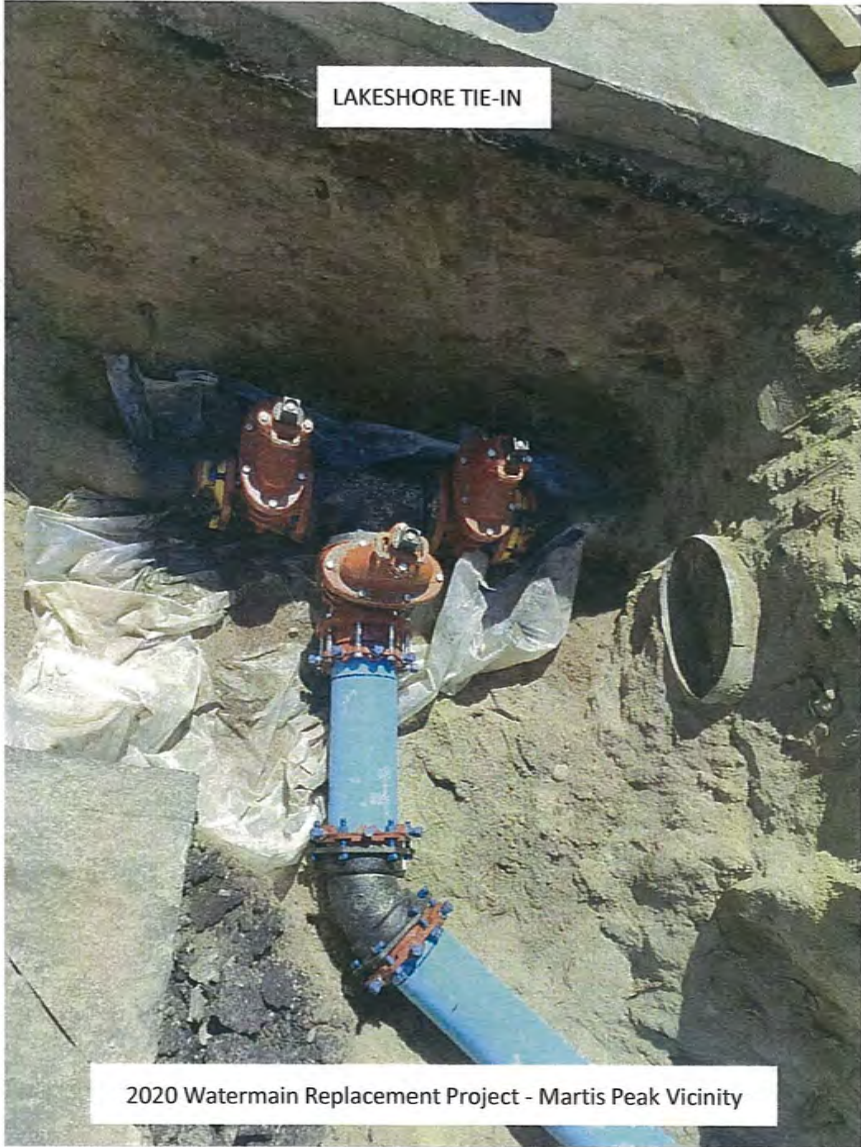
08/27/2020 16:09

2020 Watermain Replacement Project - Martis Peak Vicinity



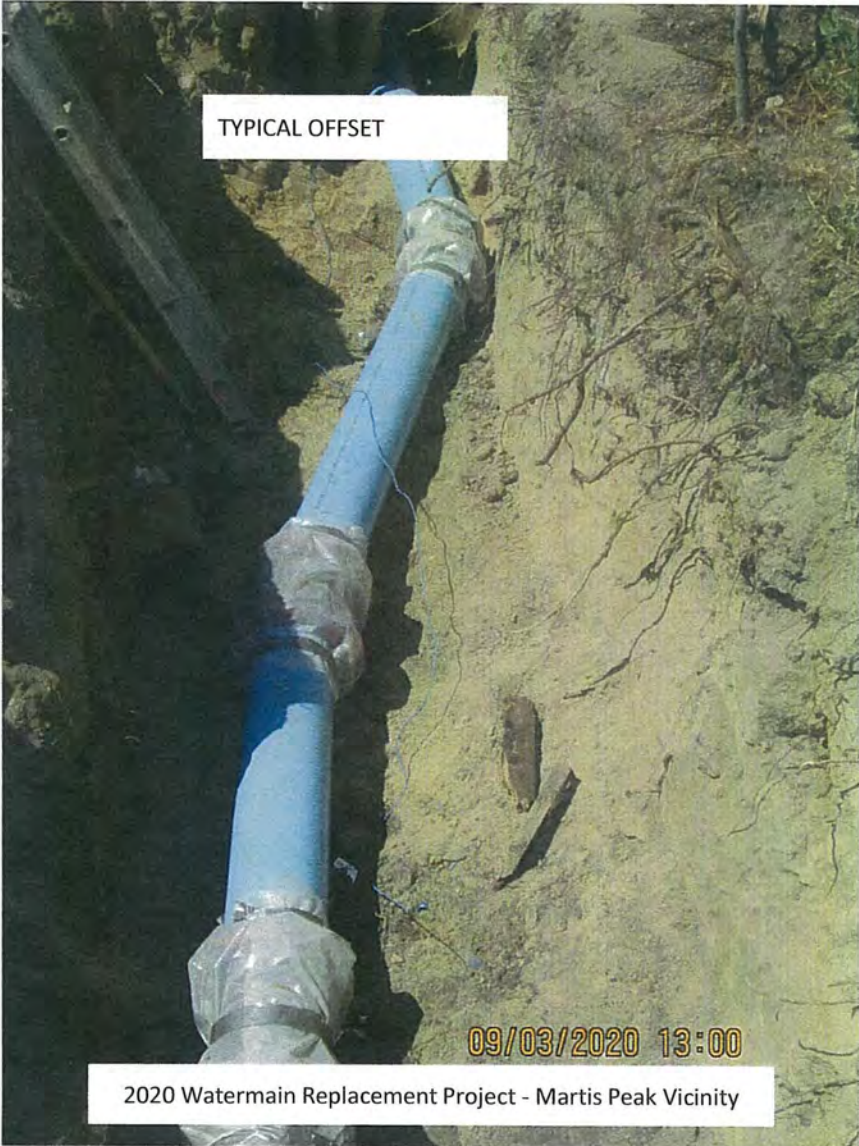
624 MARTIS PEAK DR

2020 Watermain Replacement Project - Martis Peak Vicinity



LAKESHORE TIE-IN

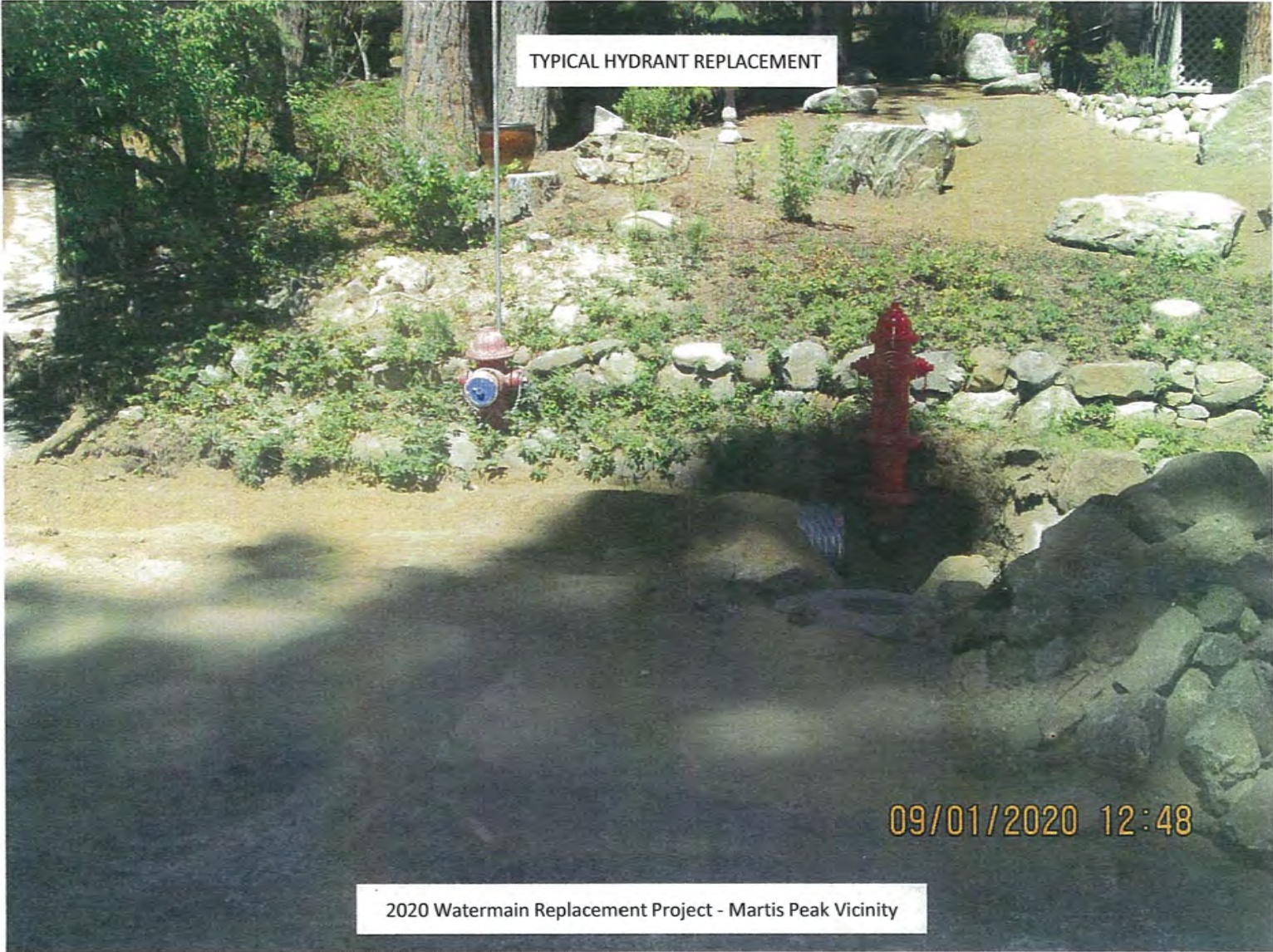
2020 Watermain Replacement Project - Martis Peak Vicinity



TYPICAL OFFSET

09/03/2020 13:00

2020 Watermain Replacement Project - Martis Peak Vicinity



TYPICAL HYDRANT REPLACEMENT

09/01/2020 12:48

2020 Watermain Replacement Project - Martis Peak Vicinity

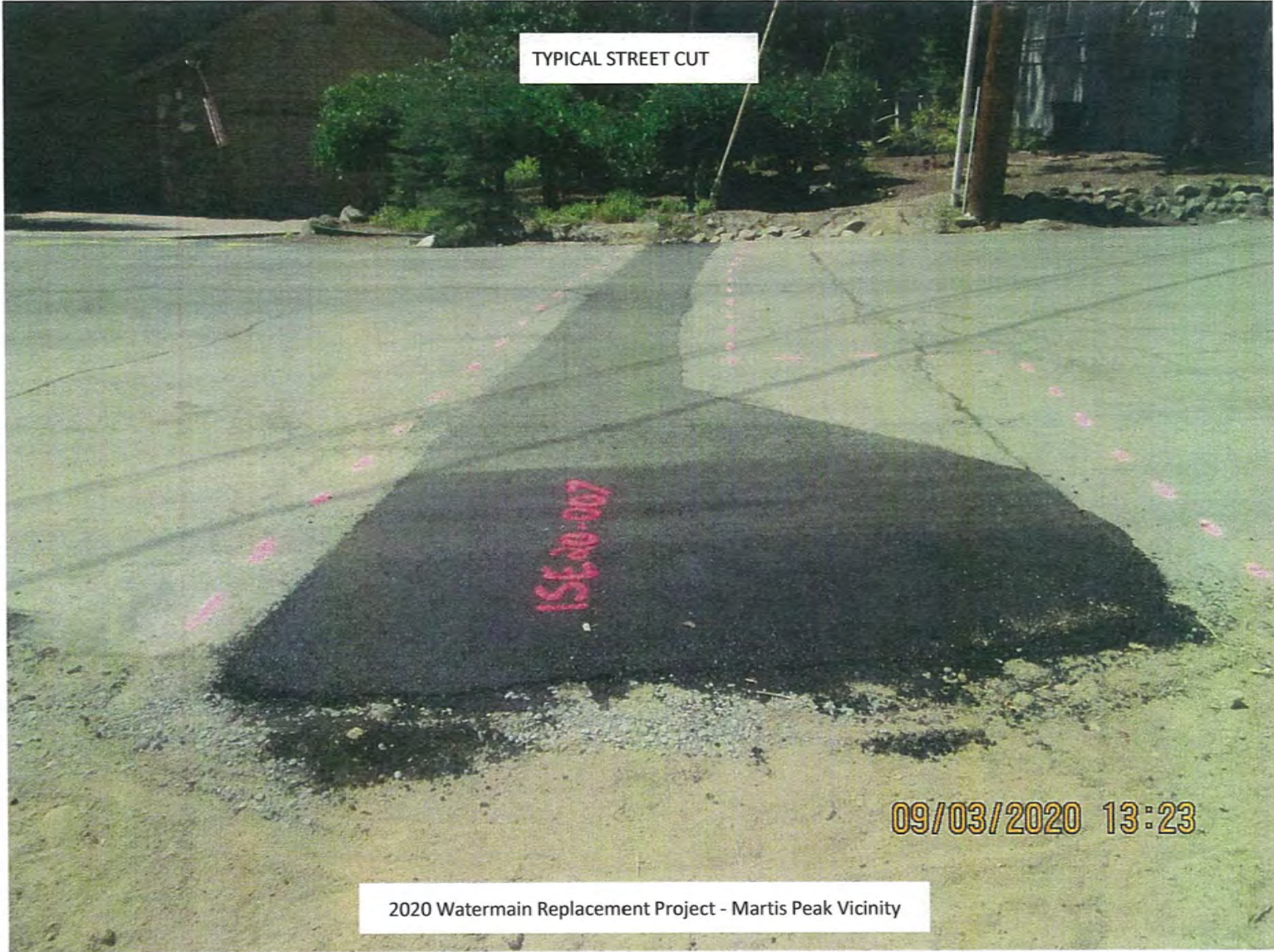


THRUST BLOCKS

08/26/2020 14:32

2020 Watermain Replacement Project - Martis Peak Vicinity

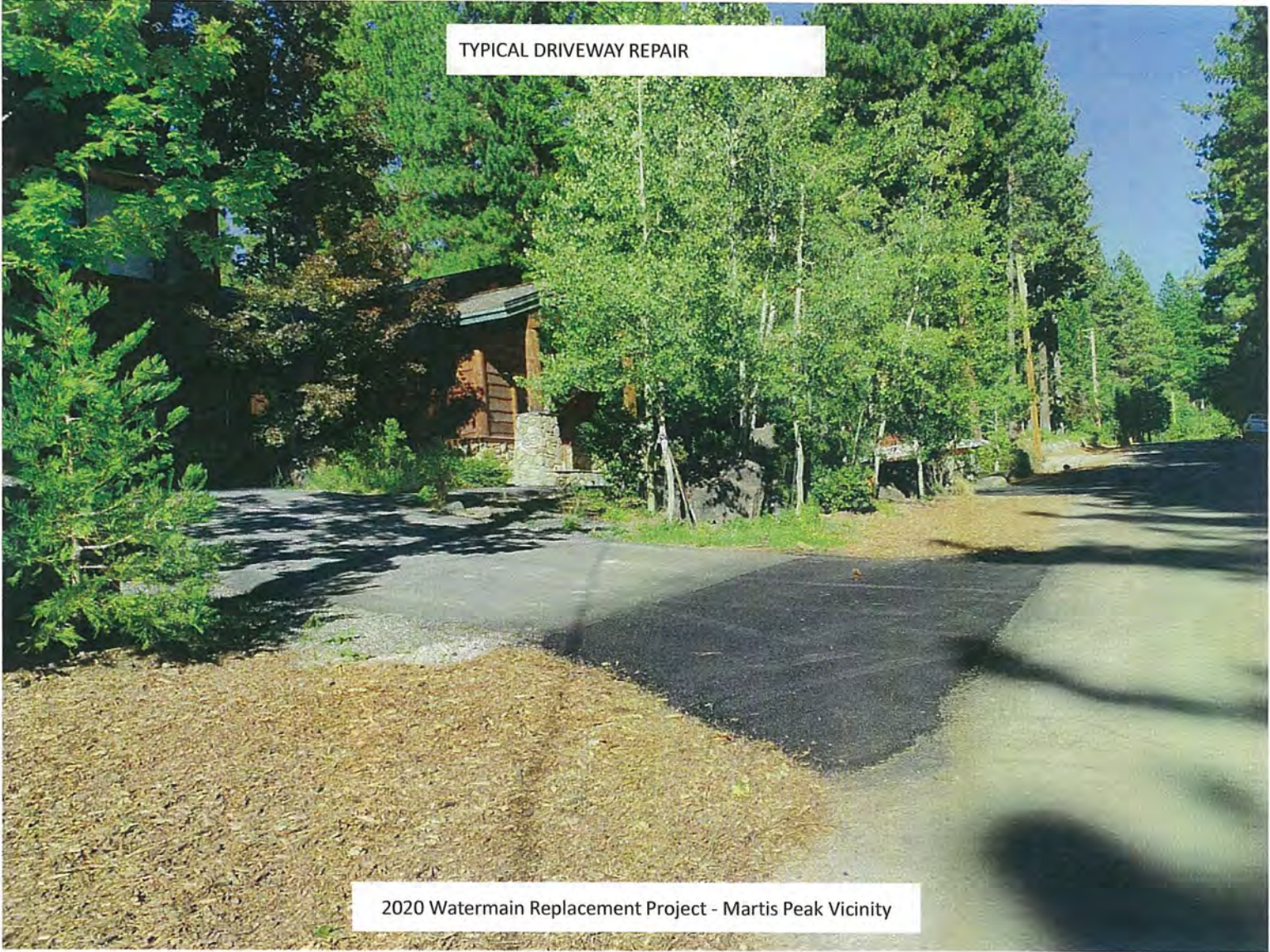




TYPICAL DRIVEWAY REPAIR



2020 Watermain Replacement Project - Martis Peak Vicinity



TYPICAL DRIVEWAY REPAIR

2020 Watermain Replacement Project - Martis Peak Vicinity



624 MARTIS PEAK RD.

09/11/2020 12:57

2020 Watermain Replacement Project - Martis Peak Vicinity



NEW HYDRANT

2020 Watermain Replacement Project - Martis Peak Vicinity



630 MARTIS PEAK DR.

2020 Watermain Replacement Project - Martis Peak Vicinity



SOUTH SIDE SR-28

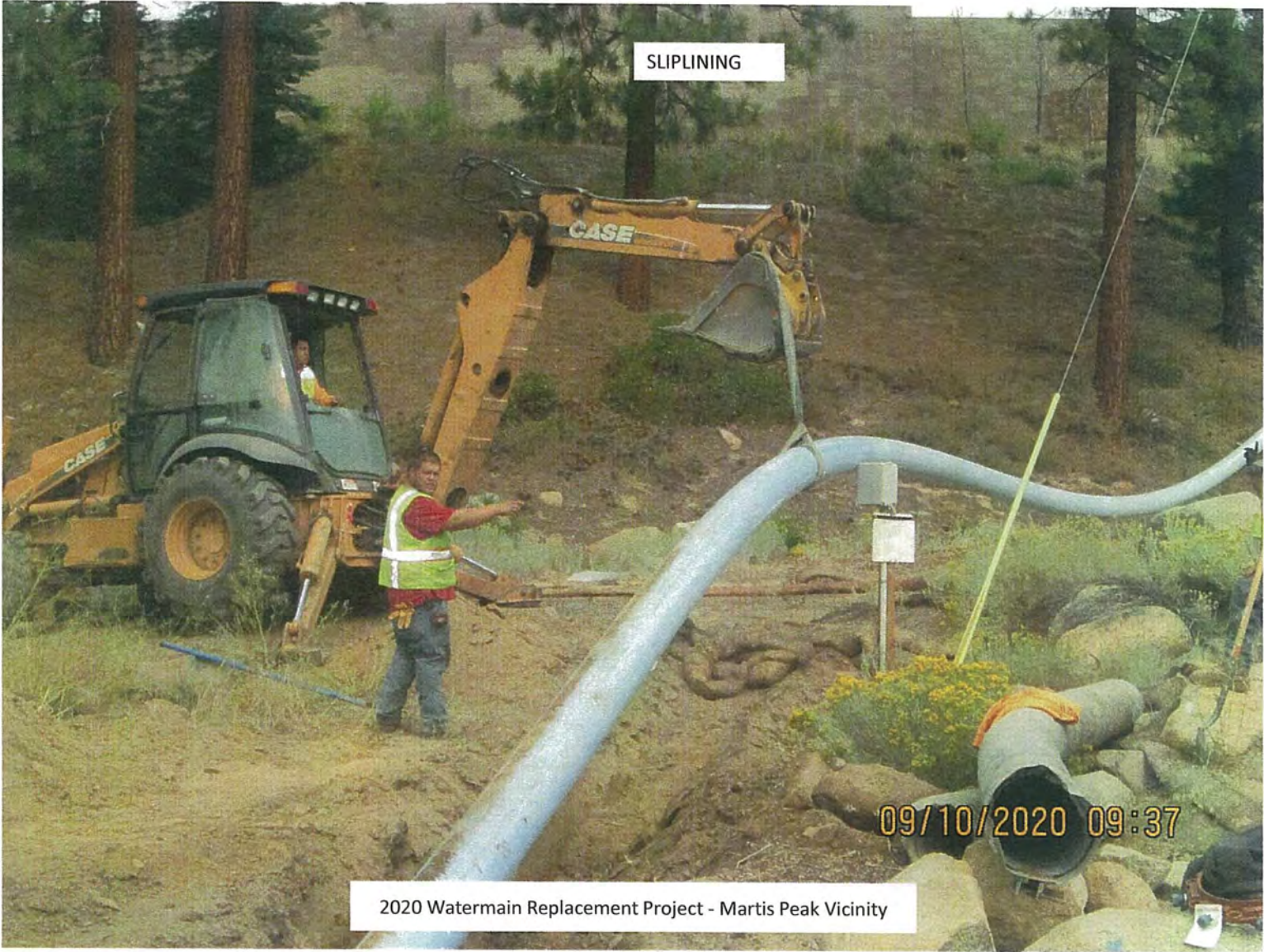
2020 Watermain Replacement Project - Martis Peak Vicinity

NORTH SIDE SR-28 – PRESTON FIELD



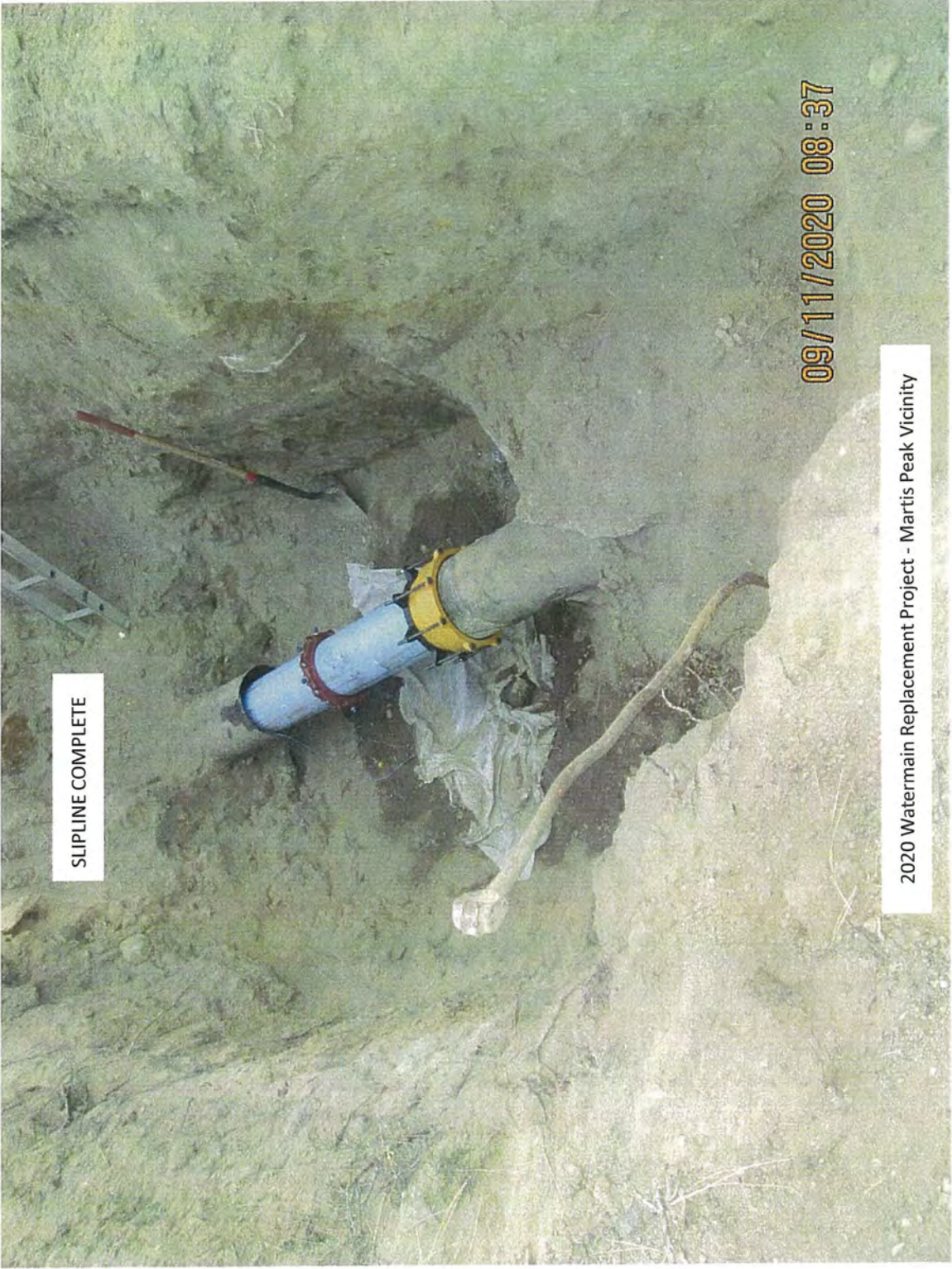
2020 Watermain Replacement Project - Martis Peak Vicinity





SLIPLINING

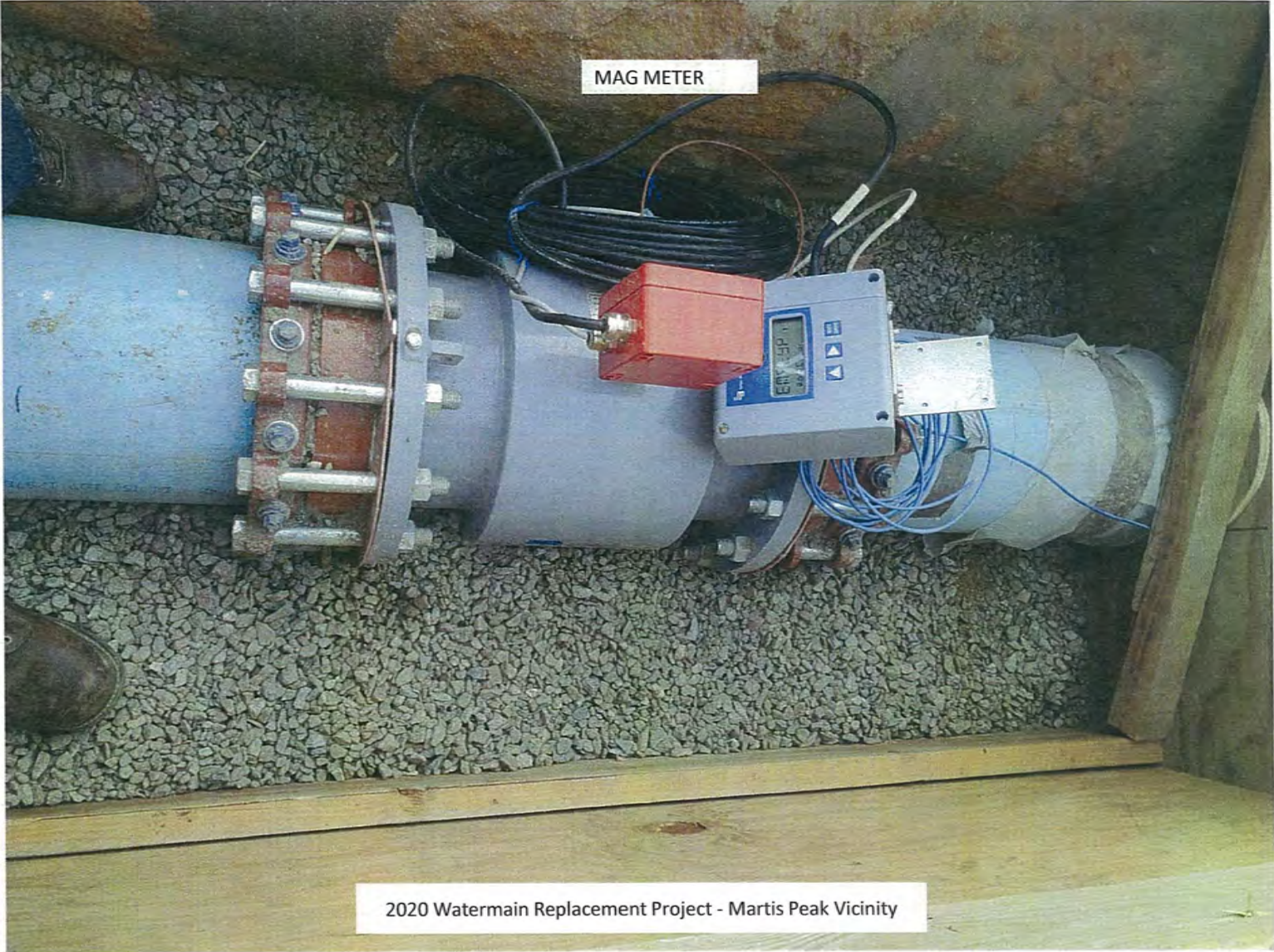
2020 Watermain Replacement Project - Martis Peak Vicinity



SLIPLINE COMPLETE

09/11/2020 08:37

2020 Watermain Replacement Project - Martis Peak Vicinity



MAG METER

2020 Watermain Replacement Project - Martis Peak Vicinity



SLOTT PEAK CT. – LEAK REPAIR



## MEMORANDUM

**TO:** Board of Trustees

**FROM:** Indra Winquest  
District General Manager

Tim Callicrate  
Chairman, Board of Trustees

**SUBJECT:** Review, discuss options and potentially provide direction to Staff and the Board Chairman on a preferred option for District Legal Services; Vendor: Best, Best and Krieger (BB&K)

**DATE:** November 9, 2020

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As directed by the Board of Trustees, BB&K has provided the following three (3) options for consideration by the Board of Trustees for District Legal Services. The purpose of this general business item is to allow the Board of Trustees to discuss these options and potentially provide direction to staff and the Board Chairman on a preferred option. The District General Manager and Board Chairman would then bring back a contract to the Board of Trustees for potential approval at the December 9, 2020 Board of Trustees meeting. After careful review by the District's General Manager and the Board of Trustees Chairman, the recommended option would be Option 3 with Option 2 being second choice. It is further recommended that after a period of six months, the selected option be reviewed to assure that it is meeting the District's needs.

### **Option 1**

Unlimited Retainer. BB&K would provide all non-litigation and Advanced Record Center (ARC) services for a \$15,500 monthly retainer. All non-litigation and ARC services would be at the rates below shown under the header "Note".

### **Option 2**

Capped Retainer. BB&K could provide a lower monthly retainer amount if work within the retainer is capped at a maximum number of hours per month. Work beyond the retainer would be charged at a blended attorney rate of \$265 and a paralegal rate of \$170. All non-litigation and ARC services would be at the rates below shown under the header "Note". There are two potential options: (1) \$12,500 per month for a cap of 50 hours and (2) \$10,000 per month for a cap of 40 hours.

### **Option 3**

**Hourly Only.** BB&K would charge a blended attorney rate of \$265 and a paralegal rate of \$170. Up to two monthly Board/Audit Committee meetings would be a charged a flat rate of \$750 per meeting. Board/Audit Committee meetings held on the same day would count as a single meeting. All non-litigation and ARC services would be at the rates below shown under the header "Note".

### **Note**

**Litigation & ARC Work.** Under all options, BB&K would charge hourly rates for litigation and ARC services. Litigation would be charged at a blended attorney rate of \$295 and a paralegal rate of \$185. ARC services would be charged a blended rate of \$220 per hour for attorneys, paralegals, and litigation support staff.

## MINUTES

### **REGULAR MEETING OF OCTOBER 14, 2020 Incline Village General Improvement District**

The regular meeting of the Board of Trustees of the Incline Village General Improvement District was called to order by Chairman Tim Callicrate on Wednesday, October 14, 2020 at 6:00 p.m. This meeting was conducted virtually via Zoom.

#### **A. PLEDGE OF ALLEGIANCE\***

The pledge of allegiance was recited.

#### **B. ROLL CALL OF TRUSTEES\***

On roll call, present were Trustees Tim Callicrate, Sara Schmitz, Matthew Dent, Kendra Wong, and Peter Morris.

Also present were District Staff Members General Manager Diamond Peak Ski Resort Mike Bandelin and Engineering Manager Nathan Chorey.

No members of the public were present in accordance with State of Nevada, Executive Directive 006, 016, 018 and 021.

#### **C. INITIAL PUBLIC COMMENTS\***

Aaron Katz said that he has a written statement that he will be submitting. Do not give Staff direction to repave Ski Way and definitely do not give direction for a roundabout. It is not a recreational facility rather it is a roadway that serves Tyrolian Village. They don't pay for this road or any other roads. Why wasn't it dedicated to Washoe County? Why didn't they do the research? Why didn't they confirm with Tyrolian Village with a right-of-way? Why didn't they enter into a maintenance agreement with Tyrolian Village? Why do we have to spend so much money for maintenance from Tyrolian Village? Why are we going over this over and over again? He is tired of hearing how wonderful our Staff is, etc. and wants this Board to wake up and smell the coffee. It is often said that Diamond Peak is a cash cow so how much cash is coming out of Diamond Peak? He doesn't know how many times we have to ram it down your throat, government shouldn't put its citizens at risk and that you need to take us out of us. He would urge the Board to get a citizen committee, get the facts, and then decide what we are doing to do with Ski Way.



Cliff Dobler said he is greatly honored to be involved with the schematic design team on the Burnt Cedar pool; two meetings have been held and most items which were unknown have been explored and the needs firmed up. My goal, as part of the team, is to keep track of the changes in the design and budget which is different from what was presented to the Board. It is important for you and me to know what is occurring in the schematic design which will decrease the extremely high \$5.6 million estimate provided by TSK. These changes and estimate reductions will provide a new baseline estimate prior to handing the project off to a CMAR contractor. A summary is as follows – the amounts include the estimate of 42% for contingencies and soft costs; the allowance for basic utility service will not be required saving \$97,000; the size of the small pool has been reduced from 800 square feet to 565 square feet and shaped as an oval saving \$100,000; the filtration system for the small pool will be skimmer not rimmed saving \$68,000; the third tank for the small pool will be required saving \$73,000; shade structures will not be done saving \$46,000; exterior lighting will not be necessary saving \$91,000; the pathway between the two beach areas should be reduced substantial saving at least \$200,000 – this pathway was overdesigned and it is his hope that a design for a simple pathway of 150 feet with the remaining 170 feet left as sand or better known as a beach; the mechanical room is adequate and equipment needs and pricing are expected at the next meeting; and, so far, the total reductions are set at \$675,000. The fencing around the small pool may have a potential large savings of between \$50,000 and \$60,000; interactive play equipment, splash spouts, new slide and new deck equipment have estimates of \$340,000; perimeter fencing and landscaping have estimates of \$275,000 and pricing of all these items should be firmed up by the next meeting. This leaves us with only three large items which represent 75% of the total project estimate that will be decided by the CMAR/sole source contractor. The large pool estimate is \$1.8 million with no change so far. The deck drainage and retaining walls estimate is \$1.2 million with no change so far and we are waiting for a revised reduction in square footage. Mobilization, demolition, earthwork and tree removal estimate is \$650,000 with no change. The plan reduction so far suggests a revised estimate of \$4.8 million. This amount remains a far cry from the budget estimate of \$2.7 million presented 5 months ago.

Margaret Martini said well, the last meeting gave new meaning to "send in the clowns"! Ah, Peter, only a couple more meetings. We all will miss you ... it has been fun having our very own clown on the board! It was also interesting how indignant that Kendra professed to be that Sara had actually gotten something accomplished. Talk about "rude intention". Kendra, the only "disrespect" that she could discern was that you did not come prepared to the meeting and tried to turn your ineptness toward Sara's complete preparation and attention to the Board tasks. What you did do, Kendra ... was disrespecting your fellow board members

and the community. Kendra, you had the documents (3.1.0). You had time to read them. You should have made notes on your concerns, corrections and suggestions. And made an effort to reach out to Sara for discussion. YOU OBVIOUSLY DID NOT do any of the above, but instead took this as an opportunity to disparage Sara and make statements about your perceived "exclusion" and "disrespect. It backfired ... big time. Your diatribe only showed your lack of willingness to collaborate and work together. Your indignant assertion towards a fellow board member can only be topped by your own slandering of Tim Callicrate in the last election with your True Blue Facts" illegal non-profit, operating as the most disgusting political PAC ever to operate in Nevada. Did your indignation overwhelm you then? In your 6 years on the BOT and BOT Chair, Kendra, you did nothing to revamp the document. What you did do is ... well, nothing. Frankly, you owe the rest of the board and the community an apology for not doing your job and for publicly disparaging a fellow board member for no good reason except an attempt to make yourself look competent. Nice try ... no go.

Frank Wright said that in listening to Mr. Dobler give his estimates on the pool, which were extremely important, he was cut off so let him finish. As a community, why should we cut someone off? It seems so rude. He is wondering why we have this Diamond Peak parking lot and paving project in front of the pipeline, rate study, and reports from Mr. Faust? It has been eighteen years that we have been waiting for a dog park. Why have all these other things and why now? We need to get our act together. This is just something that hasn't been looked at properly and there are a lot of questions that go back fifty years and why it isn't maintained by Washoe County. Take a step back and take a peek-a-poo at what we have and make sure it is done correct. The pipeline is a lot more important and we don't know what is happening on that as it seems to be on the back burner. Have we done anything with the Director of Public Works? Think we need to do that pretty soon as he hasn't seen anything.

Yolanda Knaak said that she has a couple of comments – one is that she has heard a lot of concern about the expense of the pool and she wanted to know if we could get a grant to pay for part of it. The same people come forward for public comment at each meeting and thus she is wondering if we could do a survey about getting more people involved.

**D. APPROVAL OF AGENDA (for possible action)**

Chairman Callicrate asked for changes, receiving none, the agenda was approved as submitted.

**E. PUBLIC HEARINGS**

**There are no PUBLIC HEARINGS on this agenda.**

**F. DISTRICT STAFF UPDATES (for possible action)**

**F.1. District General Manager Indra Winquest**

District General Manager Winquest went over his submitted written report and the following were highlights:

- ✓ Staffing announcement – tomorrow will be the last day for Shane Goddard who is moving out of state. He would like to thank him for his service and time.
- ✓ As previously mentioned, he is in the process of restructuring Parks and Recreation.
- ✓ Final scope of work has been distributed to the committee for the pipeline and pond lining project – posting out in the Tribute by next Friday.
- ✓ Utility Performance group had a meeting today, the Engineering Manager will now be in for the Director of Public Works. Hoping to have both of these RFP's out next week.
- ✓ He has heard from our representative at the U.S. Army Corps of Engineering and he has had a conversation with our Washington D.C. Legislative Advocate who will be submitting a written report and will be scheduled for a verbal update at one of the upcoming Board meetings. The purpose is to update us on the Amodei and Fire Defense bill which has had no movement as of now and won't until after the election. The U.S. Army Corps of Engineers has had huge slowdowns and their attorney has redrafted these projects and we are hoping to get a meeting next week and get more information which he will report on.
- ✓ Moving forward, the Engineering Manager will be updating the project page on the District's website so that both the Board and the community will be able to access that information and then he will include the larger projects in his General Manager's report. This is an effort to add more and more content to the District's website.

**G. REVIEW OF THE LONG RANGE CALENDAR (for possible action)**

District General Manager Winquest went over the long range calendar. Trustee Dent said that he will get the Audit Committee agenda over to the District Clerk tomorrow. District General Manager Winquest said that an update on the Burnt Cedar pool will be forthcoming to the Board, season end report on Golf is also forthcoming on November 18, he will be giving one on beaches at the same time and that the CMAR contract for the pipeline will probably occur in January however Staff is going to try and expedite it to December. Trustee Schmitz said that there was a public comment about a suggestion about doing a survey and she was wondering if that is something that we should start establishing and that this is a question for her fellow Board members to see if they want to add that to our parking lot. Chairman Callicrate said it is something to mull over and think about. He has no issues with surveying the community and doing so quarterly with a focus and a deliverable.

**H. DISTRICT GENERAL COUNSEL UPDATE (for possible action)**

**H.1. An update on the status of the lawsuit brought by Mr. Aaron L. Katz against the District – response from the United States Supreme Court (District General Counsel Joshua Nelson)**

District General Counsel Nelson gave a brief verbal overview of the Katz case to date and stated that the District has received notification, from the United States Supreme Court, that they have denied Mr. Katz' writ of certiorari. One of the matters that is hanging out there is how to move forward and whether or not to seek the appeals fees in response to Mr. Katz. He is working with Mr. Beko to ensure that this is teed up appropriately so there is an item scheduled for the Board's meeting on October 27 so the Board can decide what they want to do. To be sure that we can do that, Mr. Beko filed an extension request with the Nevada Supreme Court, with concurrence from the Board of Trustees Chairman, and we have had no answer yet. The legal spend to date is approximately \$530,000 with a recovery of approximately \$241,000 which leaves approximately \$289,000. In seeking those additional fees, the District will incur additional costs, and that he will make sure that the amounts at stake are included and then provide an opinion on the success opportunities. Chairman Callicrate thanked Mr. Nelson and Mr. Beko for their work on this ongoing litigation. It has created a real issue in our community and has driven people from our District. It has been a nightmare for our legal teams and he is looking forward to your expertise and guidance. Trustee Morris asked with the U.S. Supreme

Court not moving forward does that means that the initial amount that we have gotten that we have held is now free to be put in our general fund. District General Counsel Nelson said that we need to wait for the final order but essentially yes. Trustee Schmitz said that she loved this approach and that she thinks it will give us a lot of information to make an informed decision. Do you have any update on the Smith case? District General Counsel Nelson said because that is not on the agenda, he doesn't have an update on the Smith case. Chairman Callicrate said thank you to Mr. Nelson and Mr. Beko for their work on this case; District General Counsel Nelson said that all the credit goes to Mr. Beko as it is his case.

**I. REPORTS TO THE BOARD\* - Reports are intended to inform the Board and/or the public.**

**I.1. Treasurers Report (for possible action) (Board Treasurer Sara Schmitz)**

***I.1.a. Payment of Bills (for possible action)*** (For District payments exceeding \$10,000 or any item of capital expenditure, in the aggregate in any one transaction, a summary of payments made shall be presented to the Board at a public meeting for review. The Board hereby authorizes payment of any and all obligations aggregating less than \$10,000 provided they are budgeted and the expenditure is approved according to District signing authority policy)

Treasurer Schmitz went over agenda packet page 9 and noted that this was proposed with the change of Policy 3.1.0. This is the beginning point and to make the Trustees aware of the major expenditures. If any of the Trustees have suggestions on things to be added or the format, she would welcome the feedback as would the Director of Finance. Speaking of the Director of Finance, he and his team have been working diligently and have posted all the month end reports and she thinks the new format is beneficial. They are also working diligently with the audits and they have provided the procurement card statements to her and she has reviewed them. The General Fund is one million dollars better than planned and Community Services is ending up about \$1.6 million better than planned with the beaches ending up \$316,000 better than planned and that means adding funds to our fund balances. For the reports that she has reviewed to date, the Championship Golf Course is about \$81,000 behind budget and a given for this fiscal year was the reduction of the Recreation Fee. Given how much we have reduced that, Community Services is \$113,000 ahead of plan excluding capital which beaches are \$66,000 below plan excluding capital. She really likes the new format and she asked Trustee Wong to review and provide any feedback. It shows the capital by venue, it has the funds

budgeted, shows year-to-date and she thinks that it is going to be a very helpful tool to monitor how the venues are doing compared to budget. If there are any changes, please share those with the Director of Finance. Trustee Morris said that one of the items, in Policy 3.1.0, that got removed was the authorization to sign checks and so he was wanting to know if there was anywhere else where that information is cited since it is now out of the policy. Treasurer Schmitz said that was a great question and that this language came from the literal approval of the checks which has gone by the wayside so she would defer to District General Manager Winquest who now has a very clear process. District General Manager Winquest said that he knows that Staff is working on that and that he didn't want to misstate anything so he will have the Director of Finance update that in an upcoming General Manager's report.

**J. CONSENT CALENDAR (for possible action)**

**There are no Consent Calendar items for this agenda.**

**K. GENERAL BUSINESS (for possible action)**

**K.1. Review, discuss and provide feedback on a preferred alternative for the Ski Way and Diamond Peak Parking Lot Reconstruction Project – Fund: Community Services; Project 3469LI1805 (Requesting Staff Member: Engineering Manager Nathan Chorey and General Manager Diamond Peak Ski Resort Mike Bandelin)**

Engineering Manager Nathan Chorey gave an overview of the submitted materials; he was assisted by General Manager Diamond Peak Ski Resort Mike Bandelin. Chairman Callicrate said that there are a lot of questions about easements, etc. which are important and that we need to have an idea of what our liabilities are and that of our neighbors in Tyrolian Village. General Manager Diamond Peak Ski Resort Bandelin said that there was a great discussion held at the February 2018 Board of Trustees meeting and it was shared that it would be good to identify the needs first before discussing funding, etc. and that he doesn't have any updates rather he is just here to let this Board have a discussion about the project. There are no recommendations and that Staff took this opportunity to bring it forward as the project is large enough to warrant community discussion and that Staff took this opportunity to do and that there will be many meetings to follow. This is so we can budget the correct time and do the appropriate scheduling as there is no recommendation from Staff on moving quickly on this project.

Chairman Callicrate said he didn't expect any immediate answers and he does recall that conversation in February so how do we work with our neighbors, etc.? Trustee Morris said that he too recalls the previous discussions and that a key driver was the quality of the road as we have to fix that and then the other one was of safety. He knows that with the different options of parking and pedestrian walkway being shifted, and he hopes that they are still in the mix, safety has to be a massive priority. With the different layout, there was a different count with the parking that could be up there and that he would love to improve the amount of parking that we could get up at Diamond Peak. As far as the discussion of the roundabout up at the entrance to Tyrolian Village, he does recall talking about that in conjunction with the ski team building and he knows they are looking at doing something different up there. Engineering Manager Chorey said that all options are on the table and that nothing has been eliminated. He has heard that safety is a concern as is cost so we have to find the balance and we all know we will get there but it will take time. As to the parking spaces, with the culvert rehabilitation, there are 23 additional parking spaces that are a benefit to the ski resort. Yes, the parking spaces will be impacted and agenda packet page 54 gives a brief overview of the impact relative to the current condition. Trustee Morris said that he assumes that these numbers, on agenda packet page 54, are numbers that were generated prior to the culvert rehabilitation? Engineering Manager Chorey said yes, that is correct but they are still relative to the current condition. The roundabout up top will impact the air/water building which is used for storage so we will have to relocate those items and yes, you are correct about DPSEF wanting to explore a new building. It is too early in the process to know what they would do. Trustee Schmitz said that she happened to meet with Mr. Wolf of DPSEF and it is their intention to come before this Board, in November, because they want to move forward with their next phase. When discussing safety and congestion, they inquired about having their facility by Schoolhouse and Mr. Wolf said while they thought that was the ideal location however the issue is the impact on parking. Trustee Schmitz continued that she is wondering if we should have that conversation in conjunction with this item as it would be nice to reduce congestion if it is strategic to Diamond Peak operations. On another note, she went back and reviewed the Diamond Peak Master Plan, and it stated that 695 parking spots and 300 parking spots offsite were stated as being adequate. She is wondering if any reconfiguration has impacted that? General Manager Diamond Peak Ski Resort Bandelin said that he developed those numbers for the SE Group and that he counted the areas that we have used in the past such as the elementary school, recreation center, Ski beach and the overflow parking lot, and the SNU parking lot. We

## Minutes

Meeting of October 14, 2020

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currently have 567 parking stalls at the ski resort from upper to the bottom near Big Water Grille. It gets adjusted sometimes when we are looking at safety with subtraction occurring mostly in the snake pit area. We did include the slots when we did the culvert and then when some safety enhancements were recently done at the Y before the triangle which reduced some slots so, in summary, over time, we have made some safety enhancements and reduced parking slots. Trustee Schmitz said so it is less parking than what is stated in the Diamond Peak Master Plan? General Manager Diamond Peak Ski Resort Bandelin said that is not exactly true. We made some enhancements since 2013 so it is not exactly true; we just refreshed and restriped parking slots and counted them yesterday so 567 is the total. Chairman Callicrate said that is good. Trustee Schmitz said that is less than what is in the master plan. Chairman Callicrate said that included the satellite slots. Trustee Schmitz said it is not a huge issue as she knows that there are parking challenges and limitations at Diamond Peak. We need to understand the flow of traffic and if DPSEF has some ideas, they should weigh in. General Manager Diamond Peak Ski Resort Bandelin said that as you go through time, you don't assume, and from his experience, any of the options are going to make holiday business seamless because we are the same with the impact at peak times. No one ever has enough asphalt and parking facilities are always a big discussion item. Trustee Dent thanked Staff for bringing this back and he does recall the discussion from 2-1/2 years ago. In looking at this as a whole, and he did walk the site with Mr. Wolf thus we do need to decide where they would have their building, but before we give direction, we have some moving parts and we should have a better picture of what that looks like in November and then we can make a decision. He does have a question about the roundabout and that is where it meets, is that Washoe County property? Engineering Manager Chorey said that a small portion of it is and that is depicted on agenda packet page 41 which he then reviewed. Trustee Dent asked if the District could approach Washoe County to see if a roundabout is possible at that location? If Tyrolian Village was interested, we need to understand the funding picture as we need to investigate all the options. We can have that conversation and if it produces nothing then we can move on. He thinks that bringing them to the table would be a good starting point and the same with Washoe County. There is funding from the Federal government, State and Washoe County so let's see who the players are and what funding is possible and please include DPSEF. There are a lot of moving parts so bring it all back and then we can move forward. Chairman Callicrate said he brought it up back in 2018 and again, more recently, that it is critical that we find out what the agreements are or aren't and what we want to do with Tyrolian Village as



they have to have access. There is also an opportunity to talk to Tyrolian Village to get their concerns flushed out. There are a lot of moving parts and this was a great refresher. We need to go deeper in with DPSEF, Washoe County, and definitely with the folks at Tyrolian Village. In the immediate future, we have to do something with the pavement to keep it serviceable. He doesn't like to kick things down the road thus he would suggest bringing on a representative from Tyrolian Village and Washoe County and then find out what our legal team sees. Engineering Manager Chorey agrees that there are so many variables that this is why we wanted to get before the Board of Trustees. Trustee Dent said that Staff talked a little about cold in place which is being done right now in major cities. There is potential for a huge cost savings as well as it being environmental friendly. If there is a savings, and maybe a significant savings, it looks like going with Option 4 or 5 because we would be able to create a savings with that and so we should look at that as we could find a great savings with the asphalt. Trustee Schmitz said that she appreciates the comments and agrees with them. She would like to add one piece and that is what kind of agreements do we have with the Bullwheel as we need to understand that? Engineering Manager Chorey said that agreement is better understood and well documented and exercised; we have a working relationship there. Trustee Schmitz said so Bullwheel is responsible for the construction costs, referencing agenda packet page 41, and if she is not understanding that correctly, then only half of it is on District property however she may not be understanding these two images correctly. She wants to make sure of what formal agreement has been put in place. Engineering Manager Chorey said that Bullwheel is the restaurant and their parking lot is IVGID's property and we have an agreement. Trustee Wong said that the first emphasis is on safety for the public who are going to be walking up and down the mountain and driving on the road. The next factor is the timing of the project and if the funds are available. We need to keep all of those in mind in order to come up with a good project. Chairman Callicrate asked if Staff has a good idea of where to go and on the discussions to have with DPSEF, Washoe County, Bullwheel, Tyrolian Village and their homeowners group? District General Manager Winquest said that all of this could push out the project by a year or two and that Staff wanted to bring it back because we have a new Board member and that this will be the process for the Incline Beach house. Chairman Callicrate said that he appreciates this presentation and noted that we are getting a more focused approach and we need to make certain that we are all on the same page especially with Tyrolian Village. District General Manager Winquest said that another piece is the funding of this project.

**L. APPROVAL OF MINUTES (for possible action)**

**L.1. Meeting Minutes of September 9, 2020**

Chairman Callicrate asked for changes, none were received; the minutes are approved as submitted.

**M. REPORTS (Reports are intended to inform the Board and/or public)\***

**There are no Report items for this agenda.**

**N. FINAL PUBLIC COMMENTS\* - Limited to a maximum of three (3) minutes in duration.**

Frank Wright said he is a candidate for the Board. It has been an interesting evening and he thinks you are doing your due diligence. He was interested in all the legal issues as we have spent an awful lot of money because of the things in the past. It is a lot of money and thus why are we in this position? If we answer those questions, we will know where we are.

Cliff Dobler said on this Diamond Peak, he would like to kind of get involved because of his knowledge of legal and also construction. First of all, he really thinks we can do a pretty good patch job for the next three to five years and he thinks that District General Counsel Nelson and he should probably get together because we own that land so there must be an easement with Tyrolian Village and maybe there is an agreement for maintenance and repairs. All we have to do is to pull a title policy and see what exceptions to the policy there are. Then we have the Bullwheel agreement to see if there should be an extension there or is it preputial or a time limit and he thinks also the thing that he finds interesting is he thinks we are two years or two and a half years from when our lease comes up with the Forest Service so therefore we don't know what impositions might be put on by the Forest Service regarding parking so we got that in the hopper too. Then he would think what is really interesting is that we ought to really look at other ski resorts throughout the United States/Western United States and see how many really have roundabouts because he doesn't know if there are or aren't but it would seem to him, with ice and snow, that you would not have cars turning in circles as a straight shot would be a better idea. He just wanted to point out on the safety, he knows its everybody's concern, but if you look at that safety report that was done back when former Director of Asset Management brought it before the Board, our safety record up there is actually very, very good so, if he recalls and maybe Staff can respond to that, there were not too many accidents or problems up there at all

so he thinks you have a lot of moving things right here but he thinks the reality is a slurry and a few patches, he thinks we are still good to go for three to five years and he wouldn't get too excited about capital money yet as he would be more concerned about putting all these pieces together and especially with the Forest Service which is a big concern to him because our lease expires and there are no options left on it so therefore they don't have to renew it. Now, will they or won't they, it depends on following the money. The big ski resorts in the area may be putting some opposition against Diamond Peak in the future and we ought to be somewhat concerned about that. He would kind of like to be on top of it with the guys because he knows how to put things together and as far as Tyrolian, it is going to depend on the agreements and what the easements say so we need to pull the legal aspects together first of all.

Margaret Martini passed on her opportunity to speak.

Yolanda Knaak said that she liked the idea that Trustee Dent brought up about recycling the road and likes Mr. Dobler's comment about keeping what we have and likes going to Washoe County for another source of funding.

**O. ADJOURNMENT (for possible action)**

The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Susan A. Herron  
District Clerk

**Attachments\*:**

\*In accordance with NRS 241.035.1(d), the following attachments are included but have neither been fact checked or verified by the District and are solely the thoughts, opinions, statements, etc. of the author as identified below.

Submitted by Aaron Katz: Written statement to be included in the written minutes of this October 14, 2020 regular IVGID Board meeting – Agenda Item K(1) – Discuss and provide feedback for combined Ski Way and Diamond Peak parking lot reconstruction project

Submitted by Paul Smith: Diamond Peak roadways, parking lots, and traffic flow

**WRITTEN STATEMENT TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS OCTOBER 14, 2020 REGULAR IVGID BOARD MEETING – AGENDA ITEM K(1) – DISCUSS AND PROVIDE FEEDBACK FOR COMBINED SKI WAY AND DIAMOND PEAK PARKING LOT RECONSTRUCTION PROJECT**

**Introduction:** Given “visual inspection and a 2017 geotechnical investigation ha(ve) determined that pavement at Diamond Peak and Ski Way is at (the) end of (its) structural life and must be reconstructed,”<sup>1</sup> here IVGID staff lay out proposed “improvement options to reconstruct the asphalt pavement and improve safety and circulation through Diamond Peak’s parking lots...along Ski Way”<sup>2</sup> presuming IVGID is solely responsible therefore. But I take issue with the presumption local parcel/dwelling unit owners are responsible for maintenance and repair of Ski Way. And I take issue with the presumption IVGID is solely responsible therefore. And these are the purposes of this written statement.

**History:** Let’s take a stroll down memory lane to see how and why we are where we are insofar as Ski Way is concerned.

**IVGID’s Creation:** We’ve had this discussion before. At the instance and request of Incline Village’s initial real estate developer, Crystal Bay Development Co. (“CBD”), IVGID “was created by Washoe County under State law (Nevada Revised Statute 318), effective June 1, 1961 (Washoe County Ordinance No. 97, Bill No. 57).”<sup>3</sup> The real reason why IVGID was created was so CBD could pass on the costs of infrastructure development<sup>4</sup> to the purchasers of Incline Village real property rather than absorbing them itself. Therefore within a month of its creation, the initial IVGID Board “issued (millions of dollars of) bonds to pay the cost of building water, sewer and road improvements, and th(os)e bonds were repaid through assessments levied against the properties...benefited (there)-from.”<sup>1</sup>

**Incline Village’s Roads:** According to IVGID staff, one of the initial basic powers the District was granted “was...to build roads within the District to Washoe County specifications, and when the roads were completed they were (would be) dedicated to Washoe County for maintenance and...no longer (be) a District responsibility.”<sup>1</sup>

**Diamond Peak:** Back in 1961 there was no Diamond Peak. Nor Ski Incline (which was the predecessor to Diamond Peak today). The brains behind CBD, “Art Wood, an entrepreneur from Oklahoma, and his associate Harold Tiller, envisioned the creation of Incline Village -- a master-planned vacation resort community on the northeastern shore of Lake Tahoe. Ski Incline...was one of

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<sup>1</sup> See page 14 of the packet of materials prepared by staff in anticipation of this October 14, 2020 meeting [[https://www.yourtahoeplace.com/uploads/pdf-ivgid/1014\\_-\\_Regular\\_-\\_Searchable.pdf](https://www.yourtahoeplace.com/uploads/pdf-ivgid/1014_-_Regular_-_Searchable.pdf) (“the 10/14/2020 Board packet”).]

<sup>2</sup> See page 11 of the 10/14/2020 Board packet.

<sup>3</sup> Go to <https://www.yourtahoeplace.com/ivgid/about-ivgid/history-of-ivgid>.

<sup>4</sup> Such as “water, sewer and road improvements.”<sup>1</sup>

Art Wood's cornerstone recreation amenities in his master-planned 'Pebble Beach of the Sierra.' (Thus) in 1966 Luggi Foeger, a renowned Austrian-born ski resort consultant, was hired to design and build the resort."<sup>5</sup> Ski Incline "opened its doors on November 19, 1966, just four months after construction began."<sup>5</sup> But Ski Incline was neither built for nor intended to be owned/operated by IVGID<sup>6</sup>. Rather, the ski area was constructed by Boise Cascade and sold to Japan Golf Promotion (U.S.A.), Inc. ("JGP").

Notwithstanding, ten (10) years later (on June 29, 1976) the IVGID Board exercised an option to purchase the ski area<sup>7</sup>. Presumably, purchase of the ski area included the portion of Ski Way from its intersection at First Green Drive, to the entrance to Tyrolian Village renamed Tirol Drive. In other words, the portion of Ski Way which is the subject of this agenda item.

**Tyrolian Village:** is a PUD<sup>8</sup> consisting of 322 or more detached dwelling units<sup>9</sup>. Its primary point of ingress begins at the northeastern end of Ski Way at the intersection with Tirol Drive. Back in 1961 there was no Tyrolian Village. In 1966 when Ski Incline opened, there was no Tyrolian Village. According to the Tyrolian Village web site<sup>10</sup>, ~~the Tyrolian Village development did not officially~~ come into being until 1968. The primary thoroughfare to enter into or depart from Tyrolian Village is along the portion of Ski Way which is the subject of this agenda item. A map which depicts Ski Way where it connects to Tirol Drive (note the asterisk) is attached as Exhibit "B" to this written statement.

**The Public Right-of-Way Along Ski Way:** There has to be a public right-of-way or something else equivalent to such a right-of-way for Tyrolian Village property owners, tenants and guests to exercise when traveling over the portion of Ski Way the subject of this agenda item. Whatever

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<sup>5</sup> Go to <https://www.diamondpeak.com/about/diamond-peak-history>.

<sup>6</sup> As I have demonstrated many times before, when IVGID sought public recreation powers from the Washoe County Board of Commissioners ("the County Board"), its Board representative Harold Tiller expressly represented that if granted, the power would *not* be used to acquire or operate Ski Incline. Rather, it would be privately owned, operated and presumably financed.

<sup>7</sup> See those minutes to the IVGID Board's June 29, 1976 meeting.

<sup>8</sup> In Incline Village this is a nice name for a detached dwelling unit condominium development.

<sup>9</sup> Although it is difficult to definitively determine the number of dwelling units within Tyrolian Village, I did come across a building permit application on the TRPA web site (go to <https://parcels.laketahoeinfo.org/Parcel/FactSheet/126-540-31>) for construction of a garage on common property. In the discussion of that application it is recited that there are 322 parcels connected to this common property. This recital with an asterisk next to the referenced language is attached as Exhibit "A" to this written statement.

<sup>10</sup> Go to <https://tyrolianvillage.org/2018/11/14/tyrolian-village-50th-anniversary-continues/>.

right-of-way may exist, had to be of public record in 1973 when Boise Cascade sold Ski Incline to JGP. Yet an examination of the deed of conveyance<sup>11</sup>, evidences no such reservation.

In 1976 when IVGID purchased Ski Incline from JGP, there should have been something in the ~~agreement of purchase and sale which mentioned or reserved such right-of-way~~. Although there was such a written agreement for the purchase and sale<sup>12</sup>, IVGID staff assert it does not exist. So the public is unable to view the same to learn of Tyrolian Village's and the public's right to access and use IVGID's portion of Ski Way.

**Maintenance and Repair of the Subject Portion of Ski Way:** I have previously asked to examine records evidencing the Tyrolian Village homeowners' association's agreement to contribute to the repair and maintenance of the subject portion of Ski Way and have been told *none exists!*

**Dedication of the Subject Portion of Ski Way to Washoe County:** I have asked to examine records evidencing IVGID's request to Washoe County that the subject portion of Ski Way be dedicated to the county, given the District asserts its power "to build roads within the District (was premised upon the fact that)...when the roads were completed they (would be)...dedicated to Washoe County for maintenance and...no longer (be) a District responsibility."<sup>1</sup> Yet again I was told none exists. But independently, I have discovered that some months *after* IVGID acquired Ski Incline, IVGID staff investigated whether the subject portion of Ski Way could be dedicated to the County<sup>13</sup>. And at the Board's May 26, 1977 meeting former GM McMillin reported to the Board that the county would not accept dedication because the road did not meet county specifications.

Now don't you think IVGID should have learned of this deficiency prior to purchasing Ski Incline rather than afterwards? And if known, don't you think that should have been a reason to *not* acquire Ski Incline?

**Are You Starting to Get the Picture of How Incompetent Our Forefathers and Fore Staff Were When We Agreed to Purchase Ski Incline?** Actually, in my experience this is typical behavior. Over compensated, over benefited and under qualified. And now current local parcel owners get to pay the price for this lack of competence.

**Regardless, Since We're Apparently Stuck With the Problem, the Question is What Do We Do About it Now?**

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<sup>11</sup> That deed is attached as Exhibit "C" to this written statement.

<sup>12</sup> The minutes of the IVGID Board's March 26, 1976 meeting recite that the District's "Legal Counsel Berkson read a proposed resolution (no...1244) authorizing and directing the *execution of an agreement with Japan Golf Promotion (U.S.A.), Inc.*" And based upon that recital, the Board adopted this resolution authorizing and directing execution of an agreement with JGP.

<sup>13</sup> See the minutes of the IVGID Board's February 24, 1977 meeting.

**This Notion That Every Financial Shortfall We Face Must Be Satisfied by the Recreation (“RFF”) or Beach (“BFF”) Facility Fee Needs to End!** Because the recreation facilities the District has acquired are too large for Incline Village’s/Crystal Bay’s limited permanent population base<sup>14</sup>, staff are not able to financially operate them on a break even or positive cash flow basis, the District’s tax base is too small to cover the shortfall, and staff refuse to meaningfully reduce costs, the District has no alternative but to market these facilities to the world’s tourists and look to local property/dwelling unit owners to subsidize the deficiency. This never ending merry-go-round simply needs to end.

Let me provide three examples of infrastructure repairs local property/dwelling unit owners have been compelled to pay with their RFF/BFF:

**Paving of the “So Called” Beach Overflow Parking Lot:** There is a parking lot kitty-corner across the street from the entrance to Incline Beach. It is not located on beach property and staff have disingenuously labeled it the “beach overflow parking lot.” It is not a recreation facility. Nor is its use restricted to local property/dwelling unit owners with beach access. In fact the owners and guests of the private McCloud condominium project as well as those accessing Village Green<sup>15</sup> and the District’s Fitness Trail<sup>16</sup> (fka the “Exercourse”) [both of which are adjacent to the parking lot], regularly use the lot. And because the District does not charge user fees to use this lot, its use is just as available to members of the general public as it is to those whose properties are assessed the RFF. In fact, staff represent that the fitness trail “is used by many residents and visitors year-round.”<sup>16</sup>

Notwithstanding, several years ago IVGID staff spent in excess of \$500,000 to pave this parking lot. And they assigned the cost to the Beach Fund, heavily subsidized by the BFF. Why? Because staff had no other source of funds to pay for this improvement, and it could.

**Disintegrating Storm Drainage Pipe Running From Above the Upper Diamond Peak Parking Lot to the Portion of Ski Way Previously Dedicated to Washoe County aka “the Diamond Peak Culvert to Nowhere:”** Just like underground sewer and water lines are utilities, so are storm drain lines. Although the IVGID Board is authorized to “construct, reconstruct, replace or extend storm sewer and other drainage or flood control facilities and improvements necessary and incidental thereto within the district,”<sup>17</sup> that doesn’t mean it may involuntarily assess all parcels in Incline Village/Crystal Bay the cost. In fact to the contrary, absent some special benefit<sup>18</sup>, the District is

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<sup>14</sup> In other words, by definition they are under-utilized.

<sup>15</sup> Go to <https://www.yourtahoeplace.com/parks-recreation/outdoor-recreation/parks-fields>.

<sup>16</sup> Go to <https://www.yourtahoeplace.com/parks-recreation/outdoor-recreation/incline-fitness-trail>.

<sup>17</sup> See NRS 318.135.

<sup>18</sup> A special benefit is one particular to the payer rather than to the general public as a whole [*Silicon Valley Taxpayers Ass’n., Inc. v. Santa Clara County Open Space Authority*, 44 Cal.4th 431, 441-42, 187 P.3d 37, 44-45 (2008)].

prevented from specially assessing private property for the cost<sup>19</sup>.

When the District constructed the Diamond Peak Skier Services Building, it discovered underground storm drain lines which were disintegrating. And several years ago staff discovered major breaches upon the lands of Diamond Peak. Notwithstanding essentially no private property was adjacent to nor abutted the portions of Diamond Peak where these storm drain lines had breached, and none was specially benefited by these storm drain lines, staff assigned the cost (\$2 million or more) to the Community Services Fund, heavily subsidized by the RFF. Why? Because staff had no other source of funds to pay for these repairs, and it could.

**Public Restrooms at the Village Green:** Village Green is a public park nestled between the Lake Tahoe Hyatt Hotel (“the Hyatt”) and the Fitness Trail. It is freely available to be used by the general park as a whole without the necessity of paying a user fee. Several years ago IVGID staff reconstructed the public restroom located adjacent to the Green, and the cost was in excess of \$600,000. Notwithstanding essentially no private property is adjacent to nor abuts the Village Green (other than perhaps the Hyatt), and none is specially benefited by the subject restrooms, staff assigned the cost (in excess of \$600,000 or more) to the Community Services Fund, heavily subsidized by the RFF. Why? Because staff had no other source of funds to pay for this reconstruction, and it could.

**Similarly, the Notion of Assessing Local Property/Dwelling Unit Owners the \$5.3<sup>20</sup> Million or More Necessary to Repave the Portion of Ski Way That Has Not Been Dedicated to Washoe County Under the Guise Ski Way Represents a Recreation Facility Available For Their Use *Needs to Be Soundly Rejected!***

**Given a \$500,000 or Greater Round-About at the Intersection of Ski Way/Tirol Drive<sup>21</sup> Benefits No One Other Than Those Living in or Occupying Tyrolian Village Dwelling Units, They Should be the Ones to Exclusively Bear This Cost if They Want a Round-About:**

**Tyrolian Village Property Owners Need a Clear Right-of-Way or Easement to Use IVGID’s Portion of Ski Way:** Although let me state they’re not land-locked without it. If one examines Exhibit “B,” one will see that Ski Lane-Bitterbush connects to the top of Styria Way in Tyrolian Village. Meaning that this is a potential ingress/egress point for Tyrolian Village residents/occupants.

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<sup>19</sup> Although NRS 318.350(1) instructs that “the expenses of making any public improvement (to implement any one, all or any combination of basic powers stated in NRS 318.116 and granted to any district in proceedings for its organization or in any proceedings for its reorganization or as may be otherwise provided by law...may be defrayed by special assessments,” those assessments may only be made “upon...lands abutting upon the improvement and...other lands as in the opinion of the board...specially benefited by the improvement.”

<sup>20</sup> See page 56 of the 10/14/2020 Board packet.

<sup>21</sup> See page 58 of the 10/14/2020 Board packet.



**Tyrolian Village Property Owners Need to Pay Their Fair Share of the Maintenance, Repair and Renovation Costs Associated With IVGID's Portion of Ski Way:**

**For These Reasons IVGID Needs to Negotiate a Comprehensive Agreement With the Owners of Tyrolian Village Property:**

**Understand That Our Staff Have a Conflict-of-Interest Because Using Ski Way as a Diamond Peak Parking Lot<sup>22</sup> is a Use in Conflict With Making it a Dedicated Public Street:**

**Conclusion:** Before the Board embarks upon another \$5.3 million<sup>20</sup> or greater boondoggle at local property/dwelling unit owners' expense, it needs to conduct a comprehensive study as to the rights and obligations of Tyrolian Village's property/dwelling unit owners.

It also needs to investigate what's necessary to bring Ski Way up to Washoe County specifications so it can be dedicated to the County to shift the cost of maintenance and repair from local property/dwelling unit owners.

**And For Those Asserting How Much of a "Cash Cow" Diamond Has Been to IVGID Over the Last Several Years, Now That You Know the Truth, What Kind of Cow Do You Think it is Now?**

To those asking why our RFF/BFF are as high as they are, and never seem to go down, now you have another example of the reasons why.

Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!

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<sup>22</sup> At page 46 of the 10/14/2020 Board packet staff admit "Ski Way is both a through street and a parking lot."

**EXHIBIT "A"**

## 126-540-31 (Inactive)



APN  
126-540-31  
Jurisdiction  
Washoe County, NV  
Estimated Parcel Size  
1,166,076 ft<sup>2</sup>

Parcel Fact Sheet

Address: TIROL DR, INCLINE VILLAGE, NV 89451




## Land Capability Records

Land Capability Not available File or Case Number Not available

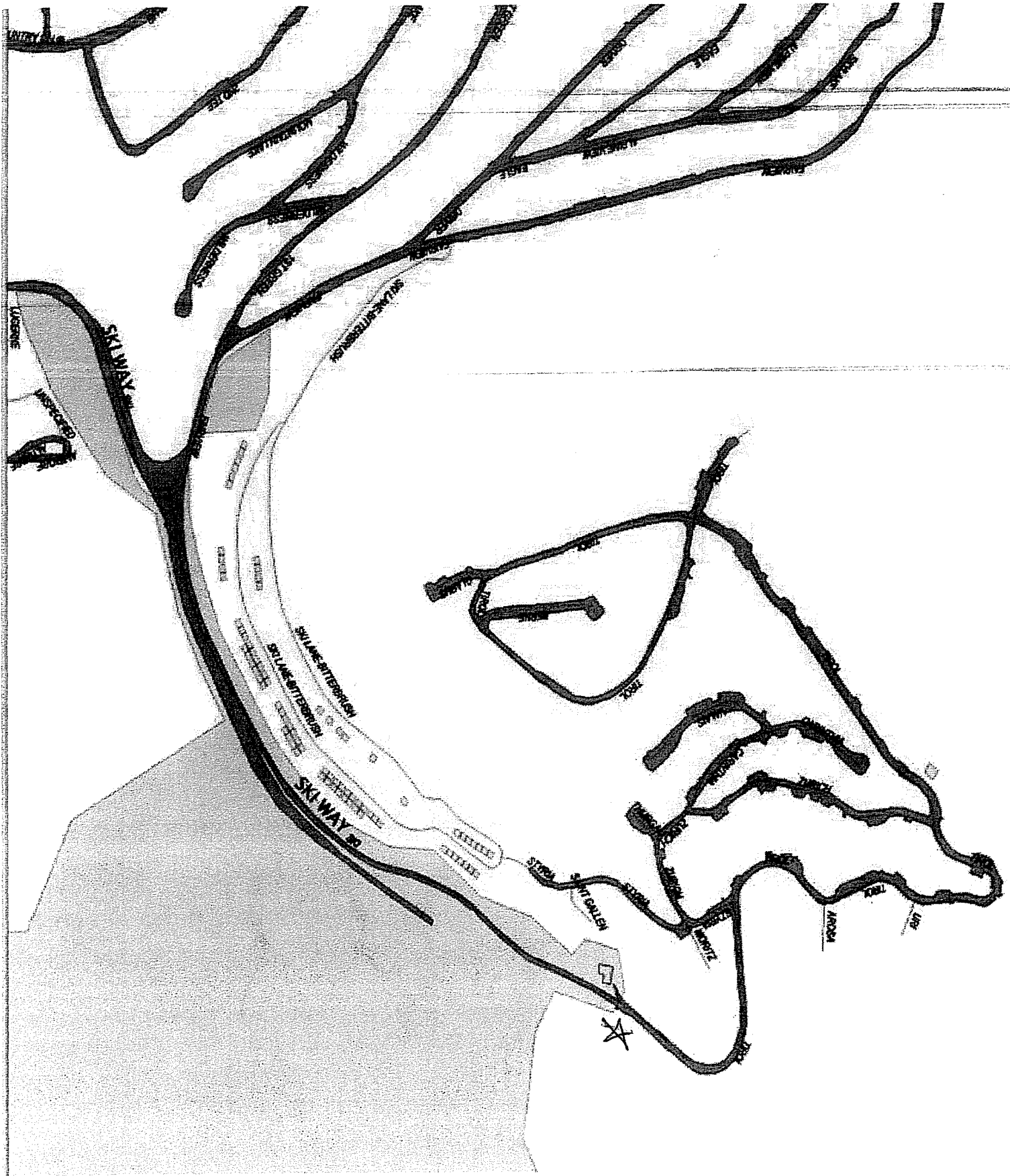
## TRPA Cases, Applications, and Permits

Date	File or Case Number	Record Type	Description	Status
03/29/2013	ERSP2013-0352	Building/ERS/Permits/Res Dwelling	Construct a garage within Tyrolian Village Common Area. Permit Attached jf Permit expired July 2nd, 2016. Permit not acknowledged. Permit reissued as ERSP2018-1209.	Issued
06/16/2013	LCAP2013-0188	Land Capability Verification.	This is a comprehensive LCV for the common area at Tyrolian Village -FILED UNDER THE COMMON AREA APN #126-540-31 but linked to other common areas including: 126-420-13,126-480-10,126-010-60,126-470-17,126-520-23,126-420-02. The site plan is entitled "Master Land Coverage" but indicates the LC of which TRPA Planners have been using for various projects within the geographic areas. This site plan resides within the Tyrolian Village subdivision file within the cabinet in the file room. NOTE: Map scanned /attached in black/white and color due to poor quality original.lh There is also an LCV from 1992 in file cabinet for SEZ only for a different set of TV apns - filed under apn 126-420-02.lh	Accept
03/14/2014	LCAP2014-0064	Building/ERS/Assessments/Soils-Hydrology	Soils-Hydrology. Excavation approved to 18 ft bgs. for garage only.lh	Project Compli
08/06/2014	ERSP2014-0479	Building/ERS/Permits/Res Dwelling	BMP Certificate #17460 issued on 12/8/2015 per TRPA final inspection by Matt Miller and TRPA security return. New detached garage in HOA common area. Private parcel: 126-580-13 Client requested expedited review. File sent to RCI for outsource bid. Conditional Permit Attached. Security Hold Release letter attached. 11/30/15 alg	Project Compli

04/27/2015	LLAD2015-0285	Building/ERS/Admin/LLA	Lot line adjustment between common area and SFD parcel to allow construction of garage addition.	Project Compl
10/02/2015	ERSP2015-1497	Building/ERS/Permits/Res Dwelling	New detached garage in Tyrolian Village Common Area (APN 126-540-31) associated with parcel 126-590-04 (NSFD project under separate application). PERMIT NEVER ACKNOWLEDGED--NEW OWNERS RE-DESIGNED PROJECT--NEW PERMITS ISSUED.	Withdr
			 <p>This Common Area parcel does not have units on it. CONNECTED TO 322 PARCELS. In Tyrolian Village SITE CONSTRAINED BY STEEP SLOPES 08/12/2020: Unit parcel 126-430-22 issued Source Control Cert #1258; 07/22/2020: Unit parcel 126-580-18 issued Source Control Cert #1249; 11/21/2018: Unit parcel 126-430-21 issued Source Control Cert #1138; Unit parcel 126-500-14 issued Source Control Cert #1137 07/27/2018: Unit parcel 126-560-13 issued Source Control Cert #1101 06/08/2018: Unit parcel 126-440-12 issued Source Control Cert #1095 12/1/2017: WA security return ltr received. Unit parcel 126-560-31 issued Source Control Cert #956. 8/31/2017: Unit parcel 126-470-02 issued Source Control Cert #940. 5/6/2017: Unit parcel 126-440-01 issued Source Control Cert #922. 10/25/2016: Unit parcel 126-460-15 issued Source Control Cert #912. 7/19/2016: Unit parcel 126-440-02 issued Source Control Cert #898. This came in as a single final inspection request to AStevens from Greg Brimm (Ponderosa Property Mgt) and unit owner. Tyrolian Village - COMMON AREAS HAVE NO CERTS. ***** 6/2016: See attached list for all APNs including those without certs and those not needing maintenance at this time. Common areas have no certs. All of Tyrolian APNs have been linked to this file. Tyrolian Village Association, PO Box 5913, Incline Village NV 89450</p>	
06/20/2016	BMPM2016-0038	Building/BMP/Admin/Maintenance		Issued

Data as

**EXHIBIT "B"**



**EXHIBIT "C"**

3

TO BESS NV (5-68)

AFFIX R.P.T.T. \$ 2,334.20

297722

# Corporation Grant, Bargain, Sale Deed

AUG 15 1973

BOISE CASCADE HOME & LAND CORPORATION

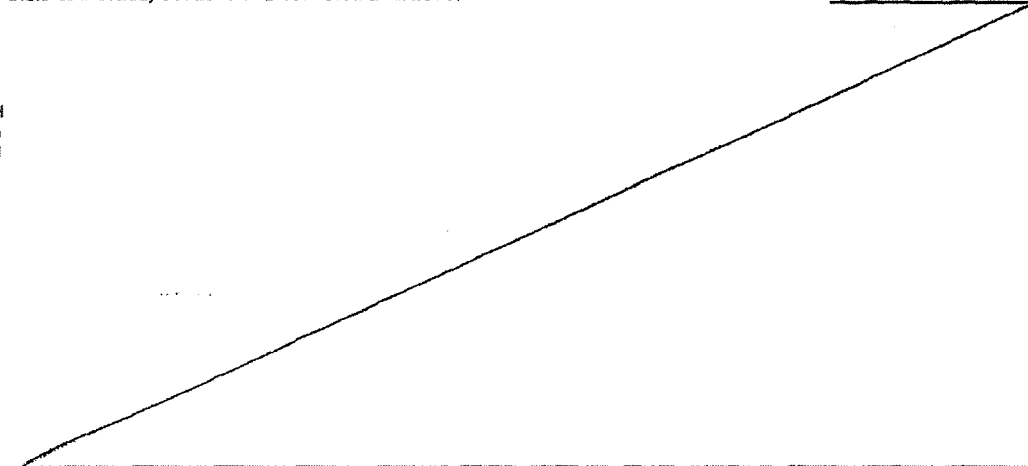
a corporation organized and existing under the laws of the State of Delaware, and having its principal place of business at Palo Alto, California

in consideration of Two million two hundred fifty thousand (\$2,250,000.00) Dollars,

does hereby Grant, Bargain, Sell and Convey to JAPAN GOLF PROMOTION (U. S. A.) INC., a California corporation

all that real property in the ~~XXXXXXXXXXXXXXXXXXXX~~ County of Washoe State of Nevada, bounded and described ~~as follows~~ on Exhibit A attached hereto.

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

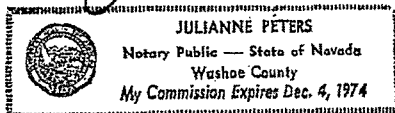
IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its ~~XXXXXX~~ authorized agent ~~President and XXXXXX Secretary thereof duly authorized~~, this 14<sup>th</sup> day of AUGUST, 1973.

STATE OF NEVADA }  
COUNTY OF WASHOE } SS.

On August 14, 1973,  
personally appeared before me, a Notary Public, FRANK A. MORROW and RAWILA SMITH

who acknowledged that they executed the above instrument.

Signature Julianne Peters  
(Notary Public)



By: Boise Cascade Home & Land Corporation

By Frank A. Morrow ~~President~~  
Authorized Agent

FRANK A. MORROW

Name (Typed or Printed)

By Rawila Smith ~~Secretary~~  
Authorized Agent

RAWILA SMITH

Name (Typed or Printed)

ORDER NO. \_\_\_\_\_ ESCROW NO. 110224-JP  
WHEN RECORDED MAIL TO Arthur S. Katayama, Esq.  
Mori & Katayama, 250 East First Street  
Los Angeles, California

MAIL TAX STATEMENTS TO ADDRESS ABOVE

297722



AUG 15 1973

EXHIBIT A

SKI INCLINE

DESCRIPTION

SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 18 EAST, M.D.B.&M.; THENCE NORTH 00° 53' 58" EAST 1241.54 FEET ALONG THE EAST LINE OF SAID SECTION 14 TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL DEEDED TO INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, BY DEED RECORDED UNDER FILING NO. 386659, DEED RECORDS; THENCE ALONG THE SAID NORTHERLY BOUNDARY LINE OF LAST SAID PARCEL THE FOLLOWING SIX COURSES AND DISTANCES: SOUTH 45° 34' 43" WEST 364.25 FEET; SOUTH 68° 11' 55" WEST 538.52 FEET; NORTH 43° 31' 52" WEST 275.86 FEET; WEST 364.42 FEET TO THE EXTERIOR BOUNDARY OF TYROLIAN VILLAGE UNIT NO. 7, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON AUGUST 25, 1971, UNDER FILE NO. 216647; THENCE ALONG SAID BOUNDARY NORTH 418.35 FEET; THENCE NORTH 60° 57' 32" WEST 431.28 FEET; THENCE NORTH 26° 05' 12" WEST 500.00 FEET; THENCE LEAVING SAID BOUNDARY CONTINUING NORTH 26° 05' 12" WEST 262.74 FEET; THENCE SOUTH 59° 39' 24" WEST 200.00 FEET; THENCE SOUTH 64° 05' 37" WEST 233.46 FEET; THENCE SOUTH 74° WEST 358.65 FEET; THENCE SOUTH 32° 20' 44" WEST 134.36 FEET TO SAID EXTERIOR BOUNDARY OF TYROLIAN VILLAGE UNIT NO. 7; THENCE ALONG SAID BOUNDARY SOUTH 32° 20' 44" WEST 120 FEET; SOUTH 51° 28' 42" WEST 388.56 FEET; SOUTH 63° WEST 256.70 FEET AND SOUTH 72° 00' 38" WEST 114.26 FEET TO THE EAST RIGHT OF WAY LINE OF FAIRVIEW BOULEVARD, AS SHOWN ON THE MAP OF COUNTRY CLUB OF WASHOE COUNTY, STATE OF NEVADA, ON AUGUST 2, 1965, UNDER FILE NO. 35095; THENCE ALONG THE EAST RIGHT OF WAY LINE OF FAIRVIEW BOULEVARD IN A NORTHERLY AND NORTHEASTERN DIRECTION TO ITS INTERSECTION WITH THE SOUTH LINE OF SKI LANE BITTERSBRUSH NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON JANUARY 1, 1972, UNDER FILING NO. 232188; THENCE NORTHEASTERLY ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION THE FOLLOWING NINE COURSES AND DISTANCES: SOUTH 89° 25' 38" EAST 161.69 FEET; NORTH 75° 37' 07" EAST 201.31 FEET; NORTH 69° 11' 35" EAST 232.00 FEET; NORTH 58° 24' 15" EAST 443.94 FEET; NORTH 49° 26' 08" EAST 338.30 FEET; NORTH 24° 04' 19" EAST 318.72 FEET; NORTH 03° 47' 41" EAST 196.43 FEET; NORTH 38° 10' 54" EAST 226.07 FEET; AND NORTH 18° 08' 17" EAST 84.13 FEET TO THE SOUTHEAST CORNER OF TYROLIAN VILLAGE UNIT NO. 5, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON JANUARY 6, 1970, UNDER FILING NO. 163711, OFFICIAL RECORDS; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE COURSES AND DISTANCES: NORTH 12° EAST 160 FEET; NORTH 36° 33' 50" EAST 226.50 FEET; NORTH 43° 25' 24" WEST 77.10 FEET; NORTH 14° 51' 31" EAST 152.09 FEET; NORTH 78° 36' 49" EAST 152.09 FEET TO THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO TYROLIAN VILLAGE, INC., ON JUNE 30, 1967, RECORDED UNDER FILING NO. 386659, OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY SOUTH 53° 07' 48" EAST 90 FEET; THENCE SOUTH 16° 50' 06" WEST 271.04 FEET; THENCE SOUTH 58° 21' 15" WEST 168.91 FEET; THENCE SOUTH 80° 44' 23" EAST 370.27 FEET; THENCE NORTH 61° 45' 20" EAST 463.89 FEET; THENCE LEAVING SAID TYROLIAN PARCEL AND

BOOK 755 PAGE 456

297722

EXHIBIT A

AUG 15 1973

CONTINUING NORTH 61°45'20" EAST 4837.72 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF THE SE $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 18 EAST, M.D.B.&M.; THENCE ALONG SAID WEST LINE SOUTH 0°42'39" WEST 994.88 FEET TO THE SOUTH LINE OF SAID SECTION 12; THENCE ALONG SAID SOUTH LINE OF SECTION 12 SOUTH 88°10'57" EAST 1348.05 FEET, MORE OR LESS, TO THE SECTION CORNER COMMON TO SECTIONS 12, 7, 13 AND 18; THENCE SOUTH 48°21'40" WEST 3768.18 FEET, MORE OR LESS, TO AN ANGLE POINT ON THE NORTH BOUNDARY LINE OF THE ABOVE MENTIONED INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT PARCEL SAID ANGLE POINT LYING NORTH 45°34'43" EAST 961.82 FEET, NORTH 65°10'46" EAST 924.82 FEET; NORTH 84°46'49" EAST 626 FEET AND NORTH 65°10'46" EAST 540 FEET FROM THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID ANGLE POINT ALONG THE NORTHERLY BOUNDARY LINE OF SAID INCLINE VILLAGE IMPROVEMENT DISTRICT PARCEL SOUTH 65°10'46" WEST 540 FEET; SOUTH 84°46'49" WEST 626 FEET; SOUTH 65°10'46" WEST 924.82 FEET AND SOUTH 45°34'43" WEST 961.82 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 27 IN BLOCK K OF COUNTRY CLUB OF INCLINE, A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FAIRVIEW BOULEVARD AS SAID LOT, BLOCK AND BOULEVARD ARE SHOWN ON THE MAP OF COUNTY CLUB OF INCLINE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON AUGUST 2, 1965; THENCE SOUTH 83°18'57" EAST 3321.80 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 34°53'23" EAST 85.00 FEET; THENCE SOUTH 51°55'53" EAST 120.00 FEET; THENCE SOUTH 38°04'07" WEST 120.00 FEET; THENCE NORTH 51°55'53" WEST 117.93 FEET; THENCE NORTH 42°22'40" EAST 35.23 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

BOOK 755 PAGE 457

297722

## **DIAMOND PEAK ROADWAYS, PARKING LOTS, AND TRAFFIC FLOW**

**14 October 2020**

**My name is Paul Smith, 1437 Tirol Drive, Tyrolian Village, Incline Village, Nv.**

**As a resident of Tyrolian Village I face the seasonal challenge of navigating the parking areas and streets, managed by IVGID, just to enter into Tyrolian Village. It is often a nightmare.**

**Do not try to solve all the problems tonight. Instead, consider addressing the traffic flow, parking, and paving in a sequential manner as I suggest below.**

- 1. First step is to move all traffic from the entrance of Tyrolian Village to the junction with Fairview to the NORTH side i.e. adjacent to the hillside as much as possible. Eliminate all parking adjacent to the hillside and create a two lane road that connects directly with Fairview. All this work can be done next Spring by redoing the stripping. Parking areas can also be reconfigured using the stripping after asphalt temporary repair is done.**
- 2. Next step: Use stripping and temporary barriers to create a traffic circle to connect Skiway, lower DP lodge parking lot, the road to Tyrolian Village and DP lodge, and Fairview. This traffic circle will be above the Big Water Grill parking area in the section where now pedestrian unsafe parking is allowed in the winter. This circle will allow traffic to flow at a good pace vs. now trying to navigate all the parking area's located in the central area of this complicated junction. Of key value is being able to get traffic to keep moving out of the area when specific parking lots are filled. For example the Big Water Grill parking lot could be entered from the top (off the circle) and exited at the bottom (currently the entrance). When that lot is full; wave the traffic on around the circle to exit the DP area and go to satellite lots. Currently when the Big Water Grill lot is filled; drivers back up on Skiway down past Tyrolia because they have no clue where to go.**
- 3. Once the above two steps have been accomplished and perhaps tested during the 2021-22 season; then schedule in the summer of 2022 the permanent installation of the circle and carry out new paving for the entire area (roads and parking).**

**How to pay for improvement to the Diamond Peak roadways and parking lots?**

**IVGID can work with the Sheriff, County Commissioners, and residents to ban boat and trailer parking on most streets in Incline. IVGID would then offer parking at a fee in the DP parking areas. It is not unreasonable to charge \$12/day for a camper or empty boat trailer and \$20/day for a RV or trailer and boat. A weekly or monthly rate could also be used. At Alpine Storage I paid \$185/month and there are no spaces. Thus, a \$300/month**

rate is not unreasonable. The winter bus shuttle could run to offer a fixed route and schedule for drivers to exit the area without having another car follow them to the parking.

If IVGID parked 100 vehicles/boats/RV's on average over the months of June, July, and August; I estimate over \$100,000 gross. Going forward on a regular basis such a parking business would relieve overcrowding in the community and contribute thousands to the retirement of debt associated with renovating the DP paved areas. By the way....the lots are now used by anyone with the courage to park and leave an RV, boat and trailer, car, or trailer. IVGID and DP get zip for that use!

It is only a question of time before there is a serious pedestrian or auto accident during the winter season at Diamond Peak. (perhaps there has already been many accidents??)

Separating parking from traffic and thus pedestrians from traffic will pay dividends towards making the DP experience more enjoyable for users and neighbors.

Thank you.

p.s.

Please organize workshops instead of formal meetings to collect thoughts and ideas regarding improvements to our community. Listening to trustee's brainstorm is a waste of their time and the public time. Gather options at an open workshop and then focus on one or two of those options at a formal meeting. It is frustrating to listen to comments and opinions instead of focused comments on a specific proposal.

## MEMORANDUM

**TO:** Board of Trustees

**FROM:** Paul Navazio  
Director of Finance

**SUBJECT:** Fiscal Year 20/21 First Quarter Budget Update:  
District Financial Results Through September 30, 2020

**DATE:** November 11, 2020

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### **I. RECOMMENDATION**

This is an informational report and therefore no Board action is required.

### **II. BACKGROUND AND DISCUSSION**

This communication represents the FY2020-21 1<sup>st</sup> Quarter Budget Update and includes a summary of sources and uses of funds across all District activities for the period from July 1, 2020 through September 30, 2020.

#### *District Revenues & Expenditures*

District revenues totaling \$12,190,757 were recorded through the first quarter of FY2020/21. Total revenues collected represent 22.4% of the total revenues of \$54,382,650 included in the District's approved budget for FY2020/21. Revenues for through the first quarter are reported as falling \$1.56 million under the year-to-date budget through September 30, 2020; however, this variance includes \$758,197 in sources of funds that represent planned use of fund balance for selected capital projects.

The District's approved budget for FY2020/21 includes expenditure appropriations totaling \$51,393,708 across all funds, including operations, capital and debt. Overall, District expenditures recorded through the first quarter ending September 30, 2020, total \$11,183,858 which represents 21.8% of the approved fiscal year budget. Expenditures through the first quarter are \$5.2 million under the year-to-date expenditure budget through September 30, 2020 and is largely attributable to timing of capital project expenditures within the District's Utility and Community Services capital project funds.

Overall, financial results through the first quarter of FY2020/21 reflect revenues exceeding expenditures by \$1,006,899, which represents a favorable variance relative to the year-to-date budget through the first three months of the fiscal year which assumed expenditures exceeding revenues by \$2,636,491.

- Table 1 provides a summary of revenue and expenditures for each operating fund, including Internal Services, as well as for Community Services capital and debt funds and beach capital and debt funds.
- Table 2 provides a District-wide roll-up of sources and uses of funds by major category. Major sources include tax revenues, facility fees, charges for services,

etc. while major uses include personnel costs, services and supplies, utilities, capital, debt, etc.

- This report also includes, via attachment, the complete set of monthly financial reports for the period ending September 30, 2020 which are posted on the District's Financial Transparency webpage. [https://www.yourtahoepace.com/uploads/pdf-ivgid/2020.09.30\\_-\\_MFR\\_-\\_BOT-1.pdf](https://www.yourtahoepace.com/uploads/pdf-ivgid/2020.09.30_-_MFR_-_BOT-1.pdf). This information includes District-wide roll-ups, summary by major fund types as well as results for each individual fund.

**Table 1 – District-wide Financial Summary by Major Fund Types**

MONTH- END FINANCIAL RESULTS								
SEPTEMBER 2020								
Fund	Current Year Total Budget	Current Month Budget	Current Month Actual	Month Budget Variance	Current YTD Budget	Current YTD Actual	YTD Budget Variance	YTD % of Budget
<b>100 General Fund</b>								
Revenues	5,343,240	938,770	988,142	49,372	1,465,310	1,530,178	64,868	28.6%
Expenditures	5,170,251	418,508	307,185	111,323	1,307,218	1,088,350	218,869	21.1%
Net Sources/Uses	172,989	520,262	680,957	160,695	158,092	441,828	283,737	
<b>200 Utilities</b>								
Revenues	15,856,126	1,514,269	1,255,915	(258,354)	4,586,306	3,868,036	(718,270)	24.4%
Expenditures	15,939,294	1,484,897	1,923,967	(439,070)	6,776,593	4,022,470	2,754,124	25.2%
Net Sources/Uses	(83,168)	29,372	(668,052)	(697,424)	(2,190,287)	(154,434)	2,035,854	
<b>300 Community Services</b>								
Revenues	18,700,152	1,854,699	1,673,056	(181,643)	4,298,061	3,678,972	(619,089)	19.7%
Expenditures	18,149,871	1,428,059	1,146,472	281,587	4,346,900	3,514,911	831,988	19.4%
Net Sources/Uses	550,281	426,640	526,584	99,944	(48,839)	164,061	212,899	
<b>390 Beach</b>								
Revenues	1,501,785	307,296	326,901	19,605	947,801	861,456	(86,345)	57.4%
Expenditures	1,906,299	203,937	168,168	35,770	785,562	710,730	74,832	37.3%
Net Sources/Uses	(404,514)	103,359	158,733	55,375	162,239	150,726	(11,513)	
<b>400 Internal Services</b>								
Revenues	3,228,036	288,045	210,072	(77,973)	833,135	638,640	(194,495)	19.8%
Expenditures	3,256,310	270,637	206,506	64,131	821,044	632,799	188,245	19.4%
Net Sources/Uses	(28,274)	17,408	3,566	(13,842)	12,091	5,841	(6,250)	
<b>500 Community Services Capital</b>								
Revenues	6,127,741	207,946	209,490	1,544	207,946	209,490	1,544	3.4%
Expenditures	6,127,741	661,700	153,893	507,807	1,883,913	789,091	1,094,822	12.9%
Net Sources/Uses	-	(453,754)	55,597	509,351	(1,675,967)	(579,601)	1,096,366	
<b>590 Beach Capital</b>								
Revenues	3,207,672	1,250,992	1,239,843	(11,149)	1,250,992	1,239,843	(11,149)	38.7%
Expenditures	454,500	45,000	11,598	33,403	87,000	44,715	42,285	9.8%
Net Sources/Uses	2,753,172	1,205,992	1,228,245	22,254	1,163,992	1,195,128	31,136	
<b>600 Community Services Debt</b>								
Revenues	410,150	159,958	161,147	1,189	159,958	161,147	1,189	39.3%
Expenditures	383,172	374,660	374,661	-	374,660	374,661	-	97.8%
Net Sources/Uses	26,978	(214,702)	(213,514)	1,189	(214,702)	(213,514)	1,189	
<b>690 Beach Debt</b>								
Revenues	7,748	3,021	2,995	(26)	3,021	2,995	(26)	38.7%
Expenditures	6,270	6,131	6,131	-	6,131	6,131	-	97.8%
Net Sources/Uses	1,478	(3,110)	(3,136)	(26)	(3,110)	(3,136)	(26)	
<b>DISTRICT-WIDE SUMMARY</b>								
Revenues	54,382,650	6,524,996	6,067,561	(457,435)	13,752,530	12,190,757	(1,561,773)	22.4%
Expenditures	51,393,708	4,893,529	4,298,581	594,951	16,389,021	11,183,858	5,205,165	21.8%
Net Sources/Uses	2,988,942	1,631,467	1,768,980	137,516	(2,636,491)	1,006,899	3,643,392	

**Table 2 – District-wide Financial Results: Sources and Uses by Major Category**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Ad Valorem Property Tax	1,770,000	660,000	693,034	33,034	660,000	693,034	33,034
Consolidated Taxes	1,668,000	145,000	158,415	13,415	404,000	417,572	13,572
Charges for Services	29,853,023	2,430,464	2,219,290	(211,174)	7,922,539	7,187,844	(734,696)
Facility Fees	6,580,990	2,566,585	2,560,960	(5,625)	2,566,585	2,560,960	(5,625)
Rents	12,100	2,280	-	(2,280)	5,340	-	(5,340)
Intergovernmental - Operating Grants	69,700	4,600	4,174	(426)	13,800	24,997	11,197
Interfund Services	3,568,285	308,999	229,827	(79,172)	894,065	688,172	(205,893)
Central Services Revenue	1,471,440	122,620	122,620	-	367,860	367,860	-
Non Operating Leases	118,130	2,765	2,695	(70)	73,295	74,558	1,263
Investment Earnings	343,650	28,950	28,491	(459)	86,850	102,544	15,694
Proceeds from Capital Asset Dispositions	-	-	48,054	48,054	-	73,216	73,216
Funded Capital Resources	8,927,332	252,732	-	(252,732)	758,197	-	(758,197)
<b>TOTAL SOURCES</b>	<b>54,382,650</b>	<b>6,524,996</b>	<b>6,067,561</b>	<b>(457,435)</b>	<b>13,752,531</b>	<b>12,190,757</b>	<b>(1,561,774)</b>
<b>USES</b>							
Salaries and Wages	14,171,146	1,141,227	1,053,178	88,050	3,461,575	3,278,587	182,988
Employee Fringe	5,820,293	459,280	405,488	53,792	1,375,178	1,235,535	139,643
<b>Total Personnel Cost</b>	<b>19,991,439</b>	<b>1,600,507</b>	<b>1,458,666</b>	<b>141,842</b>	<b>4,836,753</b>	<b>4,514,122</b>	<b>322,631</b>
Professional Services	643,415	59,025	24,729	34,296	216,675	143,819	72,856
Services and Supplies	8,910,515	735,215	439,269	295,946	2,405,943	1,587,740	818,203
Insurance	700,020	51,775	46,786	4,989	155,325	150,336	4,989
Utilities	2,411,687	207,384	187,649	19,736	645,993	563,936	82,057
Cost of Goods Sold	1,654,938	182,810	150,236	32,574	600,935	423,735	177,200
Central Services Cost	1,471,440	122,620	122,620	-	367,860	367,860	-
Defensible Space	200,000	-	-	-	-	-	-
Capital Improvements	14,377,677	1,544,700	1,487,833	56,867	6,485,153	2,784,031	3,701,122
Debt Service	1,032,576	389,493	380,791	8,702	674,385	648,279	26,106
Transfers Out	-	-	-	-	-	-	-
<b>TOTAL USES</b>	<b>51,393,707</b>	<b>4,893,530</b>	<b>4,298,579</b>	<b>594,951</b>	<b>16,389,022</b>	<b>11,183,857</b>	<b>5,205,164</b>
<b>SOURCES(USES)</b>	<b>2,988,944</b>	<b>1,631,466</b>	<b>1,768,982</b>	<b>137,516</b>	<b>(2,636,491)</b>	<b>1,006,899</b>	<b>3,643,390</b>

**II. COMMENTS**

This first quarter budget update provides financial results through September 30, 2020. Staff anticipates returning to the Board in February with a second quarter (mid-year) update which will cover revenue and expenditure results through the first six months of the fiscal year (through December 30, 2020). As part of the mid-year budget update, Staff will also be updating revenue and expenditure projections through the end of the fiscal year. The mid-year projections will also serve to inform development of the District's FY2021/22 budget.

**Attachment:**

- Monthly Financial Summary Reports – FY2020/21 through September 2020

# MONTHLY FINANCIAL SUMMARY REPORTS

FISCAL YEAR 2020/21

SEPTEMBER 2020

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District Wide Summary

Utilities Summary

Community Services Summary

Beach Summary

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District-wide Roll-up

General Fund

Utilities

Community Services Funds

Internal Services

Capital Project Funds

Debt Service Funds



**MONTH-END FINANCIAL RESULTS**  
**SEPTEMBER 2020**

Fund	Current Year Total Budget	Current Month Budget	Current Month Actual	Month Budget Variance	Current YTD Budget	Current YTD Actual	YTD Budget Variance	YTD % of Budget
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Expenditures	6,127,741	661,700	153,893	507,807	1,883,913	789,091	1,094,822	12.9%
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<b>590 Beach Capital</b>								
Revenues	3,207,672	1,250,992	1,239,843	(11,149)	1,250,992	1,239,843	(11,149)	38.7%
Expenditures	454,500	45,000	11,598	33,403	87,000	44,715	42,285	9.8%
Net Sources/Uses	2,753,172	1,205,992	1,228,245	22,254	1,163,992	1,195,128	31,136	
<b>600 Community Services Debt</b>								
Revenues	410,150	159,958	161,147	1,189	159,958	161,147	1,189	39.3%
Expenditures	383,172	374,660	374,661	-	374,660	374,661	-	97.8%
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<b>690 Beach Debt</b>								
Revenues	7,748	3,021	2,995	(26)	3,021	2,995	(26)	38.7%
Expenditures	6,270	6,131	6,131	-	6,131	6,131	-	97.8%
Net Sources/Uses	1,478	(3,110)	(3,136)	(26)	(3,110)	(3,136)	(26)	
<b>DISTRICT-WIDE SUMMARY</b>								
Revenues	54,382,650	6,524,996	6,067,561	(457,435)	13,752,530	12,190,757	(1,561,773)	22.4%
Expenditures	51,393,708	4,893,529	4,298,581	594,951	16,389,021	11,183,858	5,205,165	21.8%
Net Sources/Uses	2,988,942	1,631,467	1,768,980	137,516	(2,636,491)	1,006,899	3,643,392	

**MONTH- END FINANCIAL RESULTS**  
**SEPTEMBER 2020**

**COMMUNITY SERVICES: OPERATIONS BY VENUE / CAPITAL / DEBT**

Fund	Current Year Total Budget	Current Month Budget	Current Month Actual	Month Budget Variance	Current YTD Budget	Current YTD Actual	YTD Budget Variance	YTD % of Budget
<b>Golf - Championship Course</b>								
Revenues	3,424,103	624,080	612,497	(11,583)	2,225,621	1,991,384	(234,237)	58.2%
Expenditures	3,717,478	459,825	412,602	47,223	1,445,386	1,256,474	188,912	33.8%
Net Sources/Uses	(293,375)	164,255	199,895	35,640	780,235	734,910	(45,325)	
<b>Golf - Mountain Course</b>								
Revenues	1,081,205	277,450	245,397	(32,053)	683,909	629,744	(54,165)	58.2%
Expenditures	1,141,209	144,463	117,838	26,625	445,634	369,422	76,212	32.4%
Net Sources/Uses	(60,004)	132,987	127,559	(5,428)	238,275	260,322	22,047	
<b>320 Golf</b>								
Revenues	4,505,308	901,530	857,894	(43,636)	2,909,530	2,621,128	(288,402)	58.2%
Expenditures	4,858,687	604,288	530,440	73,848	1,891,020	1,625,896	265,124	33.5%
Net Sources/Uses	(353,379)	297,242	327,454	30,212	1,018,510	995,232	(23,278)	
<b>330 Facilities</b>								
Revenues	1,481,314	288,629	153,034	(135,594)	645,656	240,692	(404,964)	16.2%
Expenditures	1,504,583	177,207	105,460	71,747	500,385	246,443	253,941	16.4%
Net Sources/Uses	(23,269)	111,422	47,574	(63,847)	145,271	(5,751)	(151,023)	
<b>340 Ski - Diamond Peak</b>								
Revenues	8,623,060	(636,361)	(642,593)	(6,232)	(563,571)	(569,812)	(6,241)	-6.6%
Expenditures	8,075,342	311,867	247,473	64,394	950,623	745,990	204,632	9.2%
Net Sources/Uses	547,718	(948,228)	(890,066)	58,162	(1,514,194)	(1,315,802)	198,391	
<b>350 Recreation</b>								
Revenues	2,246,998	553,418	548,769	(4,649)	633,018	703,471	70,453	31.3%
Expenditures	2,212,155	187,136	149,971	37,164	537,840	492,064	45,776	22.2%
Net Sources/Uses	34,843	366,282	398,798	32,515	95,178	211,407	116,229	
<b>360 Community Services Admin.</b>								
Revenues	754,003	388,525	389,538	1,013	251,535	249,602	(1,933)	33.1%
Expenditures	415,786	26,476	20,773	5,704	90,073	90,079	(5)	21.7%
Net Sources/Uses	338,217	362,049	368,765	6,717	161,462	159,523	(1,938)	
<b>370 Parks</b>								
Revenues	874,242	306,875	313,705	6,830	339,811	333,838	(5,973)	38.2%
Expenditures	856,535	94,824	67,918	26,906	270,996	211,822	59,174	24.7%
Net Sources/Uses	17,707	212,051	245,787	33,736	68,815	122,016	53,201	
<b>380 Tennis</b>								
Revenues	215,228	52,083	52,709	626	82,083	100,052	17,969	46.5%
Expenditures	226,781	26,262	24,437	1,825	105,963	102,617	3,347	45.2%
Net Sources/Uses	(11,553)	25,821	28,272	2,451	188,046	(2,565)	21,316	
<b>COMMUNITY SERVICES OPERATIONS</b>								
Revenues	18,700,153	1,854,699	1,673,056	(181,642)	4,298,062	3,678,971	(619,091)	19.7%
Expenditures	18,149,869	1,428,060	1,146,472	281,588	4,346,900	3,514,911	831,989	19.4%
Net Sources/Uses	550,284	426,639	526,584	99,946	(48,838)	164,060	212,898	
<b>500 Community Services Capital</b>								
Revenues	6,127,741	207,946	209,490	1,544	207,946	209,490	1,544	3.4%
Expenditures	6,127,741	661,700	153,893	507,807	1,883,913	789,091	1,094,822	12.9%
Net Sources/Uses	-	(453,754)	55,597	509,351	(1,675,967)	(579,601)	1,096,366	
<b>600 Community Services Debt</b>								
Revenues	410,150	159,958	161,147	1,189	159,958	161,147	1,189	39.3%
Expenditures	383,172	374,660	374,661	-	374,660	374,661	-	97.8%
Net Sources/Uses	26,978	(214,702)	(213,514)	1,189	(214,702)	(213,514)	1,189	
<b>COMMUNITY SERVICES - COMBINED</b>								
Revenues	25,238,044	2,222,603	2,043,693	(178,909)	4,665,966	4,049,608	(616,358)	16.0%
Expenditures	24,660,782	2,464,420	1,675,026	789,395	6,605,473	4,678,663	1,926,811	19.0%
Net Sources/Uses	577,262	(241,817)	368,667	610,486	(1,939,507)	(629,055)	1,310,453	

**MONTH- END FINANCIAL RESULTS**  
**SEPTEMBER 2020**

**BEACH: OPERATIONS / CAPITAL / DEBT**

<b>Fund</b>	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>	<b>YTD % of Budget</b>
<b>390 Beach - Operations</b>								
Revenues	1,501,785	307,296	326,901	19,605	947,801	861,456	(86,345)	57.4%
Expenditures	1,906,299	203,937	168,168	35,770	785,562	710,730	74,832	37.3%
Net Sources/Uses	(404,514)	103,359	158,733	55,375	162,239	150,726	(11,513)	
<b>590 Beach Capital</b>								
Revenues	3,207,672	1,250,992	1,239,843	(11,149)	1,250,992	1,239,843	(11,149)	38.7%
Expenditures	454,500	45,000	11,598	33,403	87,000	44,715	42,285	9.8%
Net Sources/Uses	2,753,172	1,205,992	1,228,245	22,254	1,163,992	1,195,128	31,136	
<b>690 Beach Debt</b>								
Revenues	7,748	3,021	2,995	(26)	3,021	2,995	(26)	38.7%
Expenditures	6,270	6,131	6,131	-	6,131	6,131	-	97.8%
Net Sources/Uses	1,478	(3,110)	(3,136)	(26)	(3,110)	(3,136)	(26)	
<b>BEACH - COMBINED</b>								
Revenues	4,717,205	1,561,309	1,569,739	8,430	2,201,814	2,104,294	(97,520)	44.6%
Expenditures	2,367,069	255,068	185,897	69,173	878,693	761,576	117,117	32.2%
Net Sources/Uses	2,350,136	1,306,241	1,383,842	77,603	1,323,121	1,342,718	19,597	

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
ALL DISTRICT**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Ad Valorem Property Tax	1,770,000	660,000	693,034	33,034	660,000	693,034	33,034
Consolidated Taxes	1,668,000	145,000	158,415	13,415	404,000	417,572	13,572
Charges for Services	29,853,023	2,430,464	2,219,290	(211,174)	7,922,539	7,187,844	(734,696)
Facility Fees	6,580,990	2,566,585	2,560,960	(5,625)	2,566,585	2,560,960	(5,625)
Rents	12,100	2,280	-	(2,280)	5,340	-	(5,340)
Intergovernmental - Operating Grants	69,700	4,600	4,174	(426)	13,800	24,997	11,197
Interfund Services	3,568,285	308,999	229,827	(79,172)	894,065	688,172	(205,893)
Central Services Revenue	1,471,440	122,620	122,620	-	367,860	367,860	-
Non Operating Leases	118,130	2,765	2,695	(70)	73,295	74,558	1,263
Investment Earnings	343,650	28,950	28,491	(459)	86,850	102,544	15,694
Proceeds from Capital Asset Dispositions	-	-	48,054	48,054	-	73,216	73,216
Funded Capital Resources	8,927,332	252,732	-	(252,732)	758,197	-	(758,197)
<b>TOTAL SOURCES</b>	<b>54,382,650</b>	<b>6,524,996</b>	<b>6,067,561</b>	<b>(457,435)</b>	<b>13,752,531</b>	<b>12,190,757</b>	<b>(1,561,774)</b>
<b>USES</b>							
Salaries and Wages	14,171,146	1,141,227	1,053,178	88,050	3,461,575	3,278,587	182,988
Employee Fringe	5,820,293	459,280	405,488	53,792	1,375,178	1,235,535	139,643
<b>Total Personnel Cost</b>	<b>19,991,439</b>	<b>1,600,507</b>	<b>1,458,666</b>	<b>141,842</b>	<b>4,836,753</b>	<b>4,514,122</b>	<b>322,631</b>
Professional Services	643,415	59,025	24,729	34,296	216,675	143,819	72,856
Services and Supplies	8,910,515	735,215	439,269	295,946	2,405,943	1,587,740	818,203
Insurance	700,020	51,775	46,786	4,989	155,325	150,336	4,989
Utilities	2,411,687	207,384	187,649	19,736	645,993	563,936	82,057
Cost of Goods Sold	1,654,938	182,810	150,236	32,574	600,935	423,735	177,200
Central Services Cost	1,471,440	122,620	122,620	-	367,860	367,860	-
Defensible Space	200,000	-	-	-	-	-	-
Capital Improvements	14,377,677	1,544,700	1,487,833	56,867	6,485,153	2,784,031	3,701,122
Debt Service	1,032,576	389,493	380,791	8,702	674,385	648,279	26,106
Transfers Out	-	-	-	-	-	-	-
<b>TOTAL USES</b>	<b>51,393,707</b>	<b>4,893,530</b>	<b>4,298,579</b>	<b>594,951</b>	<b>16,389,022</b>	<b>11,183,857</b>	<b>5,205,164</b>
<b>SOURCES(USES)</b>	<b>2,988,944</b>	<b>1,631,466</b>	<b>1,768,982</b>	<b>137,516</b>	<b>(2,636,491)</b>	<b>1,006,899</b>	<b>3,643,390</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
GENERAL FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Ad Valorem Property Tax	1,770,000	660,000	693,034	33,034	660,000	693,034	33,034
Consolidated Taxes	1,668,000	145,000	158,415	13,415	404,000	417,572	13,572
Charges for Services	2,400	200	-	(200)	600	80	(520)
Central Services Revenue	1,471,440	122,620	122,620	-	367,860	367,860	-
Investment Earnings	131,400	10,950	14,073	3,123	32,850	51,632	18,782
Funded Capital Resources	300,000	-	-	-	-	-	-
<b>TOTAL SOURCES</b>	<b>5,343,240</b>	<b>938,770</b>	<b>988,142</b>	<b>49,372</b>	<b>1,465,310</b>	<b>1,530,178</b>	<b>64,868</b>
<b>USES</b>							
Salaries and Wages	2,081,280	173,918	174,038	(120)	510,621	514,449	(3,828)
Employee Fringe	1,105,120	90,924	76,559	14,365	269,482	231,728	37,754
<b>Total Personnel Cost</b>	<b>3,186,401</b>	<b>264,842</b>	<b>250,597</b>	<b>14,245</b>	<b>780,103</b>	<b>746,178</b>	<b>33,925</b>
Professional Services	392,975	44,792	1,266	43,526	149,375	84,353	65,022
Services and Supplies	780,940	47,365	24,444	22,921	219,670	126,010	93,660
Insurance	53,100	4,425	3,999	426	13,275	12,849	426
Utilities	106,685	9,085	9,416	(331)	26,445	26,475	(30)
Capital Improvements	650,150	48,000	17,463	30,537	118,350	92,485	25,865
<b>TOTAL USES</b>	<b>5,170,251</b>	<b>418,508</b>	<b>307,185</b>	<b>111,323</b>	<b>1,307,218</b>	<b>1,088,350</b>	<b>218,869</b>
<b>SOURCES(USES)</b>	<b>172,989</b>	<b>520,262</b>	<b>680,958</b>	<b>160,696</b>	<b>158,092</b>	<b>441,828</b>	<b>283,737</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
UTILITY FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	12,402,440	1,237,712	1,224,648	(13,064)	3,756,735	3,755,442	(1,293)
Intergovernmental - Operating Grants	31,000	-	-	-	-	15,000	15,000
Interfund Services	241,400	11,450	14,469	3,019	34,250	30,038	(4,212)
Investment Earnings	148,500	12,375	8,978	(3,397)	37,125	34,574	(2,551)
Proceeds from Capital Asset Dispositions	-	-	7,820	7,820	-	32,982	32,982
Funded Capital Resources	3,032,786	252,732	-	(252,732)	758,197	-	(758,197)
<b>TOTAL SOURCES</b>	<b>15,856,126</b>	<b>1,514,269</b>	<b>1,255,915</b>	<b>(258,354)</b>	<b>4,586,306</b>	<b>3,868,036</b>	<b>(718,270)</b>
<b>USES</b>							
Salaries and Wages	2,921,780	244,019	239,001	5,017	704,902	694,310	10,592
Employee Fringe	1,449,604	119,279	112,833	6,446	349,794	332,341	17,453
<b>Total Personnel Cost</b>	<b>4,371,383</b>	<b>363,298</b>	<b>351,834</b>	<b>11,463</b>	<b>1,054,695</b>	<b>1,026,650</b>	<b>28,045</b>
Professional Services	182,050	11,683	22,319	(10,635)	59,850	41,957	17,893
Services and Supplies	1,973,257	161,931	118,134	43,797	525,105	429,401	95,705
Insurance	203,880	16,990	15,353	1,637	50,970	49,333	1,637
Utilities	932,594	99,567	77,810	21,757	298,311	249,138	49,173
Cost of Goods Sold	-	-	1,267	(1,267)	-	2,585	(2,585)
Central Services Cost	392,709	32,726	32,726	-	98,177	98,177	-
Defensible Space	100,000	-	-	-	-	-	-
Capital Improvements	7,140,286	790,000	1,304,524	(514,524)	4,395,890	1,857,740	2,538,150
Debt Service	643,134	8,702	-	8,702	293,594	267,488	26,106
Transfers Out	-	-	-	-	-	-	-
<b>TOTAL USES</b>	<b>15,939,294</b>	<b>1,484,897</b>	<b>1,923,967</b>	<b>(439,070)</b>	<b>6,776,593</b>	<b>4,022,470</b>	<b>2,754,124</b>
<b>SOURCES(USES)</b>	<b>(83,168)</b>	<b>29,372</b>	<b>(668,052)</b>	<b>(697,424)</b>	<b>(2,190,287)</b>	<b>(154,433)</b>	<b>2,035,853</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
WATER**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	4,965,219	558,302	611,601	53,299	1,686,705	1,734,376	47,671
Interfund Services	241,400	11,450	14,469	3,019	34,250	30,038	(4,212)
Investment Earnings	3,000	250	(9)	(259)	750	438	(312)
Proceeds from Capital Asset Dispositions	-	-	4,594	4,594	-	17,175	17,175
Funded Capital Resources	450,000	37,500	-	(37,500)	112,500	-	(112,500)
<b>TOTAL SOURCES</b>	<b>5,659,619</b>	<b>607,502</b>	<b>630,656</b>	<b>23,154</b>	<b>1,834,205</b>	<b>1,782,027</b>	<b>(52,178)</b>
<b>USES</b>							
Salaries and Wages	1,305,017	108,408	106,225	2,183	315,088	309,179	5,908
Employee Fringe	650,118	53,404	51,487	1,917	157,209	151,956	5,252
<b>Total Personnel Cost</b>	<b>1,955,136</b>	<b>161,813</b>	<b>157,712</b>	<b>4,101</b>	<b>472,296</b>	<b>461,135</b>	<b>11,161</b>
Professional Services	75,350	5,792	3,348	2,444	17,375	12,154	5,221
Services and Supplies	1,014,105	79,012	59,815	19,197	283,458	224,932	58,526
Insurance	112,020	9,335	8,435	900	28,005	27,105	900
Utilities	461,346	57,536	46,002	11,534	172,102	146,083	26,019
Cost of Goods Sold	-	-	1,267	(1,267)	-	2,585	(2,585)
Central Services Cost	193,355	16,113	16,113	-	48,339	48,339	-
Defensible Space	50,000	-	-	-	-	-	-
Capital Improvements	2,129,396	445,000	547,953	(102,953)	1,390,000	611,713	778,287
Debt Service	307,020	5,330	-	5,330	136,717	120,728	15,989
Transfers Out	(128,113)	(10,676)	(9,025)	(1,651)	(32,028)	(28,758)	(3,270)
<b>TOTAL USES</b>	<b>6,169,614</b>	<b>769,253</b>	<b>831,619</b>	<b>(62,366)</b>	<b>2,516,263</b>	<b>1,626,018</b>	<b>890,245</b>
<b>SOURCES(USES)</b>	<b>(509,995)</b>	<b>(161,752)</b>	<b>(200,963)</b>	<b>(39,212)</b>	<b>(682,058)</b>	<b>156,009</b>	<b>838,067</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
SEWER**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	6,946,421	614,410	598,452	(15,958)	1,845,230	1,799,696	(45,534)
Investment Earnings	145,500	12,125	8,986	(3,139)	36,375	34,136	(2,239)
Proceeds from Capital Asset Dispositions	-	-	3,226	3,226	-	15,807	15,807
Funded Capital Resources	2,582,786	215,232	-	(215,232)	645,697	-	(645,697)
<b>TOTAL SOURCES</b>	<b>9,674,707</b>	<b>841,767</b>	<b>610,664</b>	<b>(231,103)</b>	<b>2,527,302</b>	<b>1,849,639</b>	<b>(677,663)</b>
<b>USES</b>							
Salaries and Wages	1,451,062	121,684	119,786	1,898	349,382	343,415	5,967
Employee Fringe	716,482	59,076	55,163	3,913	172,571	161,646	10,925
<b>Total Personnel Cost</b>	<b>2,167,544</b>	<b>180,760</b>	<b>174,949</b>	<b>5,811</b>	<b>521,953</b>	<b>505,061</b>	<b>16,891</b>
Professional Services	81,700	5,892	2,709	3,183	17,475	13,541	3,934
Services and Supplies	720,335	63,289	56,397	6,891	183,056	189,713	(6,657)
Insurance	91,860	7,655	6,917	738	22,965	22,227	738
Utilities	468,998	41,699	31,549	10,150	125,647	102,566	23,081
Central Services Cost	193,355	16,113	16,113	-	48,339	48,339	-
Defensible Space	50,000	-	-	-	-	-	-
Capital Improvements	5,010,890	345,000	756,571	(411,571)	3,005,890	1,246,027	1,759,864
Debt Service	336,114	3,373	-	3,373	156,878	146,760	10,118
Transfers Out	128,113	10,676	9,025	1,651	32,028	28,758	3,270
<b>TOTAL USES</b>	<b>9,248,909</b>	<b>674,456</b>	<b>1,054,231</b>	<b>(379,775)</b>	<b>4,114,231</b>	<b>2,302,992</b>	<b>1,811,239</b>
<b>SOURCES(USES)</b>	<b>425,798</b>	<b>167,311</b>	<b>(443,567)</b>	<b>(610,878)</b>	<b>(1,586,929)</b>	<b>(453,352)</b>	<b>1,133,576</b>



**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
SOLID WASTE**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	312,000	-	14,595	14,595	78,000	89,604	11,604
<b>TOTAL SOURCES</b>	<b>312,000</b>	<b>-</b>	<b>14,595</b>	<b>14,595</b>	<b>78,000</b>	<b>89,604</b>	<b>11,604</b>
<b>USES</b>							
Salaries and Wages	111,689	9,397	9,242	155	27,283	28,924	(1,641)
Employee Fringe	53,966	4,423	4,071	353	13,017	12,356	662
<b>Total Personnel Cost</b>	<b>165,656</b>	<b>13,821</b>	<b>13,313</b>	<b>508</b>	<b>40,300</b>	<b>41,280</b>	<b>(980)</b>
Services and Supplies	143,605	11,687	365	11,322	35,062	9,643	25,420
Utilities	1,710	198	211	(14)	428	441	(14)
<b>TOTAL USES</b>	<b>310,971</b>	<b>25,706</b>	<b>13,889</b>	<b>11,817</b>	<b>75,790</b>	<b>51,364</b>	<b>24,426</b>
<b>SOURCES(USES)</b>	<b>1,029</b>	<b>(25,706)</b>	<b>706</b>	<b>26,412</b>	<b>2,210</b>	<b>38,241</b>	<b>36,031</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
TAHOE WATER SUPPLIERS ASSOCIATION**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	178,800	65,000	-	(65,000)	146,800	131,766	(15,034)
Intergovernmental - Operating Grants	31,000	-	-	-	-	15,000	15,000
<b>TOTAL SOURCES</b>	<b>209,800</b>	<b>65,000</b>	<b>-</b>	<b>(65,000)</b>	<b>146,800</b>	<b>146,766</b>	<b>(34)</b>
<b>USES</b>							
Salaries and Wages	54,011	4,529	3,748	781	13,149	12,791	358
Employee Fringe	29,037	2,375	2,112	263	6,997	6,383	614
<b>Total Personnel Cost</b>	<b>83,048</b>	<b>6,904</b>	<b>5,861</b>	<b>1,044</b>	<b>20,146</b>	<b>19,174</b>	<b>972</b>
Professional Services	25,000	-	16,262	(16,262)	25,000	16,262	8,738
Services and Supplies	95,212	7,943	1,557	6,385	23,528	5,112	18,416
Utilities	540	135	48	87	135	48	87
Central Services Cost	6,000	500	500	-	1,500	1,500	-
<b>TOTAL USES</b>	<b>209,800</b>	<b>15,482</b>	<b>24,228</b>	<b>(8,746)</b>	<b>70,309</b>	<b>42,097</b>	<b>28,213</b>
<b>SOURCES(USES)</b>	<b>-</b>	<b>49,518</b>	<b>(24,228)</b>	<b>(73,746)</b>	<b>76,491</b>	<b>104,669</b>	<b>28,179</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
COMMUNITY SERVICES FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	16,616,228	1,143,353	924,004	(219,349)	3,477,999	2,830,653	(647,347)
Facility Fees	1,763,645	687,822	692,928	5,106	687,822	692,928	5,106
Rents	12,100	2,280	-	(2,280)	5,340	-	(5,340)
Intergovernmental - Operating Grants	38,700	4,600	4,174	(426)	13,800	9,997	(3,803)
Interfund Services	98,849	9,504	5,286	(4,218)	26,680	19,495	(7,185)
Non Operating Leases	118,130	2,765	2,695	(70)	73,295	74,558	1,263
Investment Earnings	52,500	4,375	3,734	(641)	13,125	11,108	(2,017)
Proceeds from Capital Asset Dispositions	-	-	40,234	40,234	-	40,234	40,234
<b>TOTAL SOURCES</b>	<b>18,700,152</b>	<b>1,854,699</b>	<b>1,673,056</b>	<b>(181,643)</b>	<b>4,298,061</b>	<b>3,678,972</b>	<b>(619,089)</b>
<b>USES</b>							
Salaries and Wages	6,857,641	500,297	450,247	50,050	1,521,139	1,391,565	129,574
Employee Fringe	2,225,323	159,363	141,992	17,371	480,940	435,779	45,161
<b>Total Personnel Cost</b>	<b>9,082,964</b>	<b>659,660</b>	<b>592,239</b>	<b>67,421</b>	<b>2,002,079</b>	<b>1,827,344</b>	<b>174,735</b>
Professional Services	44,625	1,000	1,145	(145)	3,000	14,781	(11,781)
Services and Supplies	4,758,505	403,457	226,838	176,619	1,236,288	767,399	468,890
Insurance	389,760	22,755	20,562	2,193	68,265	66,072	2,193
Utilities	1,229,994	82,320	85,125	(2,804)	264,161	243,968	20,193
Cost of Goods Sold	1,571,338	177,810	139,151	38,659	529,935	352,176	177,759
Central Services Cost	972,685	81,057	81,057	-	243,171	243,171	-
Defensible Space	100,000	-	-	-	-	-	-
Capital Improvements	-	-	355	(355)	-	-	-
<b>TOTAL USES</b>	<b>18,149,871</b>	<b>1,428,059</b>	<b>1,146,472</b>	<b>281,587</b>	<b>4,346,900</b>	<b>3,514,911</b>	<b>831,988</b>
<b>SOURCES(USES)</b>	<b>550,281</b>	<b>426,640</b>	<b>526,584</b>	<b>99,944</b>	<b>(48,838)</b>	<b>164,061</b>	<b>212,899</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
CHAMPIONSHIP GOLF**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	3,391,291	611,283	580,275	(31,008)	2,212,824	1,959,162	(253,662)
Facility Fees	32,812	12,797	12,892	95	12,797	12,892	95
Proceeds from Capital Asset Dispositions	-	-	19,330	19,330	-	19,330	19,330
<b>TOTAL SOURCES</b>	<b>3,424,103</b>	<b>624,080</b>	<b>612,497</b>	<b>(11,583)</b>	<b>2,225,621</b>	<b>1,991,384</b>	<b>(234,237)</b>
<b>USES</b>							
Salaries and Wages	1,258,610	163,887	150,314	13,573	509,184	463,466	45,718
Employee Fringe	364,034	40,385	37,955	2,430	125,499	116,506	8,993
<b>Total Personnel Cost</b>	<b>1,622,644</b>	<b>204,272</b>	<b>188,269</b>	<b>16,002</b>	<b>634,683</b>	<b>579,972</b>	<b>54,711</b>
Professional Services	7,980	-	818	(818)	-	3,242	(3,242)
Services and Supplies	962,511	97,864	66,135	31,729	292,263	215,916	76,347
Insurance	75,180	12,530	11,323	1,207	37,590	36,383	1,207
Utilities	212,370	31,163	31,830	(666)	96,490	94,982	1,508
Cost of Goods Sold	588,087	93,270	93,147	123	322,184	263,803	58,381
Central Services Cost	248,707	20,726	20,726	-	62,177	62,177	-
Capital Improvements	-	-	355	(355)	-	-	-
<b>TOTAL USES</b>	<b>3,717,478</b>	<b>459,825</b>	<b>412,602</b>	<b>47,223</b>	<b>1,445,386</b>	<b>1,256,474</b>	<b>188,912</b>
<b>SOURCES(USES)</b>	<b>(293,376)</b>	<b>164,255</b>	<b>199,895</b>	<b>35,640</b>	<b>780,234</b>	<b>734,910</b>	<b>(45,325)</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
MOUNTAIN GOLF**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	818,834	189,327	154,465	(34,862)	592,296	535,289	(57,007)
Facility Fees	221,481	86,378	87,018	640	86,378	87,018	640
Non Operating Leases	40,890	1,745	1,762	17	5,235	5,287	52
Proceeds from Capital Asset Dispositions	-	-	2,151	2,151	-	2,151	2,151
<b>TOTAL SOURCES</b>	<b>1,081,205</b>	<b>277,450</b>	<b>245,397</b>	<b>(32,053)</b>	<b>683,909</b>	<b>629,744</b>	<b>(54,165)</b>
<b>USES</b>							
Salaries and Wages	409,731	54,839	41,951	12,888	172,899	137,393	35,506
Employee Fringe	117,206	12,320	11,536	784	37,943	35,335	2,609
<b>Total Personnel Cost</b>	<b>526,937</b>	<b>67,159</b>	<b>53,487</b>	<b>13,672</b>	<b>210,842</b>	<b>172,728</b>	<b>38,114</b>
Professional Services	4,170	-	327	(327)	-	933	(933)
Services and Supplies	349,229	38,807	31,512	7,295	118,259	99,124	19,135
Insurance	17,280	2,880	2,602	278	8,640	8,362	278
Utilities	91,760	11,985	11,527	458	38,185	34,816	3,369
Cost of Goods Sold	89,532	18,440	13,191	5,249	54,132	37,883	16,249
Central Services Cost	62,301	5,192	5,192	-	15,575	15,575	-
<b>TOTAL USES</b>	<b>1,141,209</b>	<b>144,463</b>	<b>117,838</b>	<b>26,625</b>	<b>445,634</b>	<b>369,422</b>	<b>76,212</b>
<b>SOURCES(USES)</b>	<b>(60,004)</b>	<b>132,987</b>	<b>127,559</b>	<b>(5,429)</b>	<b>238,275</b>	<b>260,322</b>	<b>22,047</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
FACILITIES FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	1,440,299	272,633	136,919	(135,713)	629,660	224,577	(405,083)
Facility Fees	41,015	15,996	16,115	119	15,996	16,115	119
<b>TOTAL SOURCES</b>	<b>1,481,314</b>	<b>288,629</b>	<b>153,034</b>	<b>(135,594)</b>	<b>645,656</b>	<b>240,692</b>	<b>(404,964)</b>
<b>USES</b>							
Salaries and Wages	446,134	46,181	32,587	13,594	132,493	84,459	48,034
Employee Fringe	193,412	18,876	14,175	4,701	55,027	38,288	16,739
<b>Total Personnel Cost</b>	<b>639,546</b>	<b>65,057</b>	<b>46,762</b>	<b>18,295</b>	<b>187,520</b>	<b>122,746</b>	<b>64,773</b>
Professional Services	1,170	-	-	-	-	606	(606)
Services and Supplies	446,503	42,227	20,635	21,592	144,477	55,097	89,380
Insurance	11,820	985	890	95	2,955	2,860	95
Utilities	53,930	4,788	4,163	625	13,565	12,384	1,181
Cost of Goods Sold	324,619	61,900	30,760	31,140	145,119	46,001	99,118
Central Services Cost	26,995	2,250	2,250	-	6,749	6,749	-
<b>TOTAL USES</b>	<b>1,504,583</b>	<b>177,207</b>	<b>105,460</b>	<b>71,747</b>	<b>500,385</b>	<b>246,443</b>	<b>253,941</b>
<b>SOURCES(USES)</b>	<b>(23,270)</b>	<b>111,422</b>	<b>47,574</b>	<b>(63,848)</b>	<b>145,271</b>	<b>(5,751)</b>	<b>(151,022)</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
SKI FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	10,148,735	500	(532)	(1,032)	2,500	789	(1,711)
Facility Fees	(1,640,400)	(639,756)	(644,505)	(4,749)	(639,756)	(644,505)	(4,749)
Interfund Services	14,985	-	-	-	-	-	-
Non Operating Leases	77,240	1,020	933	(87)	68,060	69,272	1,212
Investment Earnings	22,500	1,875	1,510	(365)	5,625	4,632	(993)
<b>TOTAL SOURCES</b>	<b>8,623,060</b>	<b>(636,361)</b>	<b>(642,593)</b>	<b>(6,232)</b>	<b>(563,571)</b>	<b>(569,812)</b>	<b>(6,241)</b>
<b>USES</b>							
Salaries and Wages	3,135,849	94,525	89,324	5,201	271,029	251,948	19,081
Employee Fringe	1,050,665	46,735	42,392	4,344	137,594	127,311	10,282
<b>Total Personnel Cost</b>	<b>4,186,514</b>	<b>141,260</b>	<b>131,716</b>	<b>9,545</b>	<b>408,623</b>	<b>379,259</b>	<b>29,363</b>
Professional Services	23,700	1,000	-	1,000	3,000	6,060	(3,060)
Services and Supplies	2,058,216	121,238	64,666	56,572	390,554	211,529	179,026
Insurance	212,700	-	-	-	-	-	-
Utilities	627,070	11,865	14,588	(2,723)	38,935	39,632	(697)
Cost of Goods Sold	529,100	-	-	-	-	-	-
Central Services Cost	438,043	36,504	36,504	-	109,511	109,511	-
<b>TOTAL USES</b>	<b>8,075,342</b>	<b>311,867</b>	<b>247,473</b>	<b>64,394</b>	<b>950,623</b>	<b>745,990</b>	<b>204,632</b>
<b>SOURCES(USES)</b>	<b>547,718</b>	<b>(948,228)</b>	<b>(890,066)</b>	<b>58,162</b>	<b>(1,514,194)</b>	<b>(1,315,803)</b>	<b>198,391</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
RECREATION FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	1,007,900	75,400	65,779	(9,621)	152,200	217,648	65,448
Facility Fees	1,222,098	476,618	480,157	3,539	476,618	480,157	3,539
Intergovernmental - Operating Grants	17,000	1,400	2,833	1,433	4,200	5,667	1,467
<b>TOTAL SOURCES</b>	<b>2,246,998</b>	<b>553,418</b>	<b>548,769</b>	<b>(4,649)</b>	<b>633,018</b>	<b>703,471</b>	<b>70,453</b>
<b>USES</b>							
Salaries and Wages	1,037,021	80,506	77,162	3,344	245,335	249,418	(4,083)
Employee Fringe	327,605	25,578	22,024	3,555	77,277	73,588	3,689
Total Personnel Cost	1,364,626	106,084	99,186	6,899	322,612	323,006	(394)
Professional Services	5,850	-	-	-	-	3,030	(3,030)
Services and Supplies	502,086	52,569	25,582	26,987	135,080	93,028	42,052
Insurance	55,920	4,660	4,211	449	13,980	13,531	449
Utilities	132,640	10,420	9,137	1,283	30,460	25,572	4,888
Cost of Goods Sold	33,400	3,600	2,053	1,547	6,300	4,489	1,811
Central Services Cost	117,633	9,803	9,803	-	29,408	29,408	-
<b>TOTAL USES</b>	<b>2,212,155</b>	<b>187,136</b>	<b>149,971</b>	<b>37,164</b>	<b>537,840</b>	<b>492,064</b>	<b>45,776</b>
<b>SOURCES(USES)</b>	<b>34,843</b>	<b>366,282</b>	<b>398,798</b>	<b>32,515</b>	<b>95,178</b>	<b>211,407</b>	<b>116,229</b>



**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
COMMUNITY SERVICES ADMINISTRATION FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	(317,830)	(20,290)	(22,017)	(1,727)	(162,280)	(166,204)	(3,924)
Facility Fees	1,041,833	406,315	409,330	3,015	406,315	409,330	3,015
Investment Earnings	30,000	2,500	2,224	(276)	7,500	6,476	(1,024)
<b>TOTAL SOURCES</b>	<b>754,003</b>	<b>388,525</b>	<b>389,538</b>	<b>1,013</b>	<b>251,535</b>	<b>249,602</b>	<b>(1,933)</b>
<b>USES</b>							
Salaries and Wages	147,970	11,591	13,798	(2,207)	32,129	42,618	(10,489)
Employee Fringe	61,384	4,781	4,456	325	14,103	13,714	389
<b>Total Personnel Cost</b>	<b>209,354</b>	<b>16,372</b>	<b>18,254</b>	<b>(1,882)</b>	<b>46,232</b>	<b>56,331</b>	<b>(10,099)</b>
Services and Supplies	76,768	7,632	-	7,632	36,425	25,900	10,525
Utilities	7,604	634	681	(47)	1,901	2,332	(431)
Central Services Cost	22,060	1,838	1,838	-	5,515	5,515	-
Defensible Space	100,000	-	-	-	-	-	-
<b>TOTAL USES</b>	<b>415,786</b>	<b>26,476</b>	<b>20,773</b>	<b>5,704</b>	<b>90,073</b>	<b>90,079</b>	<b>(5)</b>
<b>SOURCES(USES)</b>	<b>338,217</b>	<b>362,049</b>	<b>368,765</b>	<b>6,716</b>	<b>161,462</b>	<b>159,524</b>	<b>(1,938)</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
PARKS FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	26,600	7,200	1,520	(5,680)	13,500	4,455	(9,045)
Facility Fees	729,978	284,691	286,805	2,114	284,691	286,805	2,114
Rents	12,100	2,280	-	(2,280)	5,340	-	(5,340)
Intergovernmental - Operating Grants	21,700	3,200	1,341	(1,859)	9,600	4,330	(5,270)
Interfund Services	83,864	9,504	5,286	(4,218)	26,680	19,495	(7,185)
Proceeds from Capital Asset Dispositions	-	-	18,753	18,753	-	18,753	18,753
<b>TOTAL SOURCES</b>	<b>874,242</b>	<b>306,875</b>	<b>313,705</b>	<b>6,830</b>	<b>339,811</b>	<b>333,838</b>	<b>(5,973)</b>
<b>USES</b>							
Salaries and Wages	313,796	34,899	29,075	5,824	100,572	92,736	7,836
Employee Fringe	82,979	7,847	6,645	1,202	23,145	20,145	3,000
<b>Total Personnel Cost</b>	<b>396,775</b>	<b>42,746</b>	<b>35,720</b>	<b>7,026</b>	<b>123,717</b>	<b>112,882</b>	<b>10,835</b>
Professional Services	1,170	-	-	-	-	606	(606)
Services and Supplies	302,862	36,637	14,860	21,777	90,653	51,646	39,007
Insurance	13,320	1,110	1,003	107	3,330	3,223	107
Utilities	96,485	10,505	12,509	(2,004)	41,815	31,984	9,831
Central Services Cost	45,923	3,827	3,827	-	11,481	11,481	-
<b>TOTAL USES</b>	<b>856,535</b>	<b>94,824</b>	<b>67,918</b>	<b>26,906</b>	<b>270,996</b>	<b>211,822</b>	<b>59,174</b>
<b>SOURCES(USES)</b>	<b>17,707</b>	<b>212,051</b>	<b>245,788</b>	<b>33,737</b>	<b>68,815</b>	<b>122,016</b>	<b>53,201</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
TENNIS FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	100,400	7,300	7,594	294	37,300	54,937	17,637
Facility Fees	114,828	44,783	45,115	332	44,783	45,115	332
<b>TOTAL SOURCES</b>	<b>215,228</b>	<b>52,083</b>	<b>52,709</b>	<b>626</b>	<b>82,083</b>	<b>100,052</b>	<b>17,969</b>
<b>OPERATING USES</b>							
Salaries and Wages	108,530	13,869	16,036	(2,167)	57,498	69,527	(12,029)
Employee Fringe	28,038	2,840	2,809	31	10,352	10,892	(540)
<b>Total Personnel Cost</b>	<b>136,568</b>	<b>16,709</b>	<b>18,846</b>	<b>(2,136)</b>	<b>67,850</b>	<b>80,420</b>	<b>(12,569)</b>
Professional Services	585	-	-	-	-	304	(304)
Services and Supplies	60,330	6,484	3,449	3,035	28,577	15,158	13,419
Insurance	3,540	590	533	57	1,770	1,713	57
Utilities	8,135	960	691	269	2,810	2,266	544
Cost of Goods Sold	6,600	600	-	600	2,200	-	2,200
Central Services Cost	11,023	919	919	-	2,756	2,756	-
<b>TOTAL USES</b>	<b>226,781</b>	<b>26,262</b>	<b>24,437</b>	<b>1,825</b>	<b>105,963</b>	<b>102,617</b>	<b>3,347</b>
<b>SOURCES(USES)</b>	<b>(11,553)</b>	<b>25,821</b>	<b>28,272</b>	<b>2,451</b>	<b>(23,880)</b>	<b>(2,564)</b>	<b>21,316</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
BEACH FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Charges for Services	831,955	49,200	70,638	21,438	687,205	601,669	(85,536)
Facility Fees	658,580	256,846	254,557	(2,289)	256,846	254,557	(2,289)
Investment Earnings	11,250	1,250	1,705	455	3,750	5,230	1,480
<b>TOTAL SOURCES</b>	<b>1,501,785</b>	<b>307,296</b>	<b>326,901</b>	<b>19,605</b>	<b>947,801</b>	<b>861,456</b>	<b>(86,345)</b>
<b>USES</b>							
Salaries and Wages	810,930	98,337	80,801	17,536	356,138	355,959	179
Employee Fringe	221,093	22,896	19,287	3,609	76,028	71,061	4,968
<b>Total Personnel Cost</b>	<b>1,032,023</b>	<b>121,233</b>	<b>100,088</b>	<b>21,145</b>	<b>432,166</b>	<b>427,020</b>	<b>5,146</b>
Professional Services	14,765	800	-	800	2,200	2,728	(528)
Services and Supplies	500,991	46,585	29,436	17,149	180,499	125,252	55,247
Insurance	37,980	6,330	5,720	610	18,990	18,380	610
Utilities	130,894	15,152	14,268	884	54,196	41,866	12,330
Cost of Goods Sold	83,600	5,000	9,818	(4,818)	71,000	68,973	2,027
Central Services Cost	106,046	8,837	8,837	-	26,512	26,512	-
<b>TOTAL USES</b>	<b>1,906,299</b>	<b>203,937</b>	<b>168,168</b>	<b>35,770</b>	<b>785,562</b>	<b>710,730</b>	<b>74,832</b>
<b>SOURCES(USES)</b>	<b>(404,514)</b>	<b>103,359</b>	<b>158,733</b>	<b>55,375</b>	<b>162,239</b>	<b>150,726</b>	<b>(11,513)</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
INTERNAL SERVICES FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Interfund Services	3,228,036	288,045	210,072	(77,973)	833,135	638,640	(194,495)
<b>TOTAL SOURCES</b>	<b>3,228,036</b>	<b>288,045</b>	<b>210,072</b>	<b>(77,973)</b>	<b>833,135</b>	<b>638,640</b>	<b>(194,495)</b>
<b>USES</b>							
Salaries and Wages	1,499,515	124,657	109,091	15,566	368,775	322,304	46,471
Employee Fringe	819,153	66,819	54,817	12,002	198,934	164,626	34,308
<b>Total Personnel Cost</b>	<b>2,318,668</b>	<b>191,475</b>	<b>163,908</b>	<b>27,567</b>	<b>567,709</b>	<b>486,930</b>	<b>80,779</b>
Professional Services	9,000	750	-	750	2,250	-	2,250
Services and Supplies	896,822	75,877	40,416	35,461	244,380	139,679	104,702
Insurance	15,300	1,275	1,152	123	3,825	3,702	123
Utilities	11,520	1,260	1,030	230	2,880	2,488	392
Capital Improvements	5,000	-	-	-	-	-	-
<b>TOTAL USES</b>	<b>3,256,310</b>	<b>270,637</b>	<b>206,506</b>	<b>64,131</b>	<b>821,044</b>	<b>632,799</b>	<b>188,245</b>
<b>SOURCES(USES)</b>	<b>(28,274)</b>	<b>17,408</b>	<b>3,567</b>	<b>(13,842)</b>	<b>12,091</b>	<b>5,841</b>	<b>(6,250)</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
COMMUNITY SERVICES CAPITAL PROJECTS FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Facility Fees	533,195	207,946	209,490	1,544	207,946	209,490	1,544
Funded Capital Resources	5,594,546	-	-	-	-	-	-
<b>TOTAL SOURCES</b>	<b>6,127,741</b>	<b>207,946</b>	<b>209,490</b>	<b>1,544</b>	<b>207,946</b>	<b>209,490</b>	<b>1,544</b>
<b>USES</b>							
Capital Improvements	6,127,741	661,700	153,893	507,807	1,883,913	789,091	1,094,822
<b>TOTAL USES</b>	<b>6,127,741</b>	<b>661,700</b>	<b>153,893</b>	<b>507,807</b>	<b>1,883,913</b>	<b>789,091</b>	<b>1,094,822</b>
<b>SOURCES(USES)</b>	<b>-</b>	<b>(453,754)</b>	<b>55,597</b>	<b>509,351</b>	<b>(1,675,967)</b>	<b>(579,601)</b>	<b>1,096,366</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
BEACH CAPITAL PROJECTS FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Facility Fees	3,207,672	1,250,992	1,239,843	(11,149)	1,250,992	1,239,843	(11,149)
<b>TOTAL SOURCES</b>	<b>3,207,672</b>	<b>1,250,992</b>	<b>1,239,843</b>	<b>(11,149)</b>	<b>1,250,992</b>	<b>1,239,843</b>	<b>(11,149)</b>
<b>USES</b>							
Capital Improvements	454,500	45,000	11,598	33,403	87,000	44,715	42,285
<b>TOTAL USES</b>	<b>454,500</b>	<b>45,000</b>	<b>11,598</b>	<b>33,403</b>	<b>87,000</b>	<b>44,715</b>	<b>42,285</b>
<b>SOURCES(USES)</b>	<b>2,753,172</b>	<b>1,205,992</b>	<b>1,228,246</b>	<b>22,254</b>	<b>1,163,992</b>	<b>1,195,128</b>	<b>31,136</b>

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
COMMUNITY SERVICES DEBT SERVICE FUND**

**CURRENT YEAR TO BUDGET COMPARISON**  
For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Facility Fees	410,150	159,958	161,147	1,189	159,958	161,147	1,189
<b>TOTAL SOURCES</b>	<b>410,150</b>	<b>159,958</b>	<b>161,147</b>	<b>1,189</b>	<b>159,958</b>	<b>161,147</b>	<b>1,189</b>
<b>USES</b>							
Debt Service	383,172	374,660	374,661	-	374,660	374,661	-
<b>TOTAL USES</b>	<b>383,172</b>	<b>374,660</b>	<b>374,661</b>	<b>-</b>	<b>374,660</b>	<b>374,661</b>	<b>-</b>
<b>SOURCES(USES)</b>	<b>26,978</b>	<b>(214,702)</b>	<b>(213,514)</b>	<b>1,188</b>	<b>(214,702)</b>	<b>(213,514)</b>	<b>1,188</b>



**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
STATEMENT OF SOURCES AND USES  
BY CLASS  
BEACH DEBT SERVICE FUND**

**CURRENT YEAR TO BUDGET COMPARISON**

For fiscal year 2021, 07/01/2020 - 09/30/2020

	<b>Current Year Total Budget</b>	<b>Current Month Budget</b>	<b>Current Month Actual</b>	<b>Month Budget Variance</b>	<b>Current YTD Budget</b>	<b>Current YTD Actual</b>	<b>YTD Budget Variance</b>
<b>SOURCES</b>							
Facility Fees	7,748	3,021	2,995	(26)	3,021	2,995	(26)
<b>TOTAL SOURCES</b>	<u>7,748</u>	<u>3,021</u>	<u>2,995</u>	<u>(26)</u>	<u>3,021</u>	<u>2,995</u>	<u>(26)</u>
<b>USES</b>							
Debt Service	6,270	6,131	6,131	-	6,131	6,131	-
<b>TOTAL USES</b>	<u>6,270</u>	<u>6,131</u>	<u>6,131</u>	<u>-</u>	<u>6,131</u>	<u>6,131</u>	<u>-</u>
<b>SOURCES(USES)</b>	<u>1,478</u>	<u>(3,110)</u>	<u>(3,136)</u>	<u>(26)</u>	<u>(3,110)</u>	<u>(3,136)</u>	<u>(26)</u>

**MEMORANDUM**

**TO:** Board of Trustees  
**FROM:** Paul Navazio  
Director of Finance  
**SUBJECT:** Fiscal Year 20/21 First Quarter Budget Update:  
Popular CIP Status Report Through September 30, 2020

**DATE:** November 11, 2020

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**I. RECOMMENDATION**

This is an informational report and therefore no Board action is required.

**II. BACKGROUND AND DISCUSSION**

This communication represents the FY2020/21 1<sup>st</sup> Quarter Popular CIP Status Report intended to provide an update for the District’s Capital Improvement Program (CIP) Budget for activities for the period from July 1, 2020 through September 30, 2020. This report complies with Board Policy 13.1.0.2 relating to periodic reports on the status of the District’s capital projects.

*Overview*

The District’s FY2020/21 approved capital budget adopted by the Board on May 27, 2020 provides for appropriations totaling \$14,377,677 in support of planned capital projects across all District activities, including Administration (\$650,150), Utilities (\$7,140,286), Community Services (\$6,127,741), Beaches (\$454,500) and Internal Services (\$5,000).

	FY2020/21 Appropriations	Prior Year Carryforward	FY2020/21 Approved Budget	Expenditures thru 9/30/20
General Fund	\$ 350,150	\$ 300,000	\$ 650,150	\$ 92,485
Utility Fund	4,586,500	2,553,786	7,140,286	1,857,740
Internal Services	5,000	-	5,000	0
Community Services	3,627,040	2,500,701	6,127,741	789,091
Beach	454,500	-	454,500	44,715
<i>Total All Funds</i>	<u>\$ 9,023,190</u>	<u>\$ 5,354,487</u>	<u>\$ 14,377,677</u>	<u>\$ 2,784,031</u>

Overall, capital project expenditures through the first quarter of FY2020/21 (September 30, 2020) totaled \$2,784,031, or 18.2% of the adopted CIP budget.

In January, 2020, the Board provided feedback to Staff on the development of a new “Popular Report” to provide improved reporting and transparency related to the District’s capital improvement budget. This agenda item, via attachment, provides the Board with the first quarterly Popular Report, reflecting financial results through the first three months of this fiscal year.

In addition to reporting actual expenditures for each approved capital improvement project through September 30, 2020, the report also includes specific modifications, per Board action, to the adopted FY2020/21 CIP budget. The report also includes a brief “status” classification to assist in understanding the information contained in this report as well as to help track changes project status from quarter to quarter.

Attachment:

- Popular CIP Status Report - FY2020/21, through September 2020

Incline Village General Improvement District	Capital Improvement Projects Report to the Board of Trustees			PROPOSED For the Year Ending June 30, 2021								Fiscal Year Expenditures As of 9/30/20	Variance	Status	
	DESCRIPTION	PROJECT #	Original Budget	Prior Year Carry Forward	Current Year Budgeted	Projects Cancelled	Adjustments	Reallocation	Future Year Reservation Fund Balance	FY2020/21 Adjusted Budget					
<b>General Fund:</b>															
IT Master Plan - IT Security Devices	1213CE1101	15,000		15,000						15,000		15,000			
District Wi-Fi Installation Update	1213CE1501	60,000		40,000						40,000		16,382	23,618	In Progress	
District Communication Radios	1213CE1701	6,000		6,000						6,000		-	6,000	In Progress	
District Wide Update to Voice Over Internet Phone System	1213CE1901	60,000		60,000						60,000		-	60,000	In Progress	
IT Infrastructure	1213CO1505	91,800		91,800			(33,700)			58,100		-	58,100	Completed	
District Wide PC, Laptops, Peripheral Equipment and Desk Top Printers	1213CO1703	97,050		97,050						97,050		19,556	77,494	In Progress	
Microsoft Office Licenses	1213CO1803	9,300		9,300			(9,300)			-		-	-	Re-allocation	
Windows Server Operating System	1213CO1804	14,000		14,000			43,000			57,000		56,547	453	In Progress	
Admin Roof Repairs	1099BD1501	12,000		12,000						12,000		-	12,000		
Pavement Maintenance - Administration Building	1099L1705	5,000		5,000						5,000		-	5,000		
Human Resources Management and Payroll Processing	1315CO1801	300,000		300,000						300,000		-	300,000		
<b>Total General Fund</b>		<b>\$ 670,150</b>	<b>\$ 300,000</b>	<b>\$ 350,150</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 650,150</b>	<b>\$ 92,485</b>	<b>\$ 557,665</b>			
<b>Utility Fund:</b>															
Arc Flash Study - Utilities	2097BD2001	60,000		60,000						60,000		-	60,000		
Public Works Billing Software Replacement	2097CO2101	10,000		10,000						10,000		-	10,000		
Adjust Utility Facilities in NDOT/Washoe County Right of Way	2097DI1401	145,000		25,000						25,000		8,924	16,076	In Progress	
Water Reservoir Safety and Security Improvements	2097DI1701	250,000	389,396	200,000						589,396		114,200	475,196	In Progress	
2011 Chevrolet Service Truck #647 Treatment	2097LV1749	45,000		45,000						45,000		-	45,000		
Pavement Maintenance, Utility Facilities	2097L11401											17,900	(17,900)	Prior Year	
<b>Utility Shared Projects</b>		<b>510,000</b>	<b>389,396</b>	<b>340,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>729,396</b>	<b>141,024</b>	<b>588,372</b>			
Water Pumping Station Improvements	2299DI1102	70,000		70,000						70,000		-	70,000		
Replace Commercial Water Meters, Vaults and Lids	2299DI1103	55,000		55,000						55,000		7,595	47,405	In Progress	
Water Reservoir Coatings and Site Improvements	2299DI1204	85,000		85,000						85,000		-	85,000		
Burnt Cedar Water Disinfection Plant Improvements	2299DI1204	25,000		25,000						25,000		-	25,000		
Watermain Replacement - Martis Peak Road vicinity	2299WS1704	990,000		990,000			(353,910)			636,090		534,216	101,874	In Progress	
Burnt Cedar Water Disinfection Plant Emergency Generator Fuel Tank Upgrades	2299DI1707	200,000	175,000	-						175,000		-	175,000		
Unallocated Capital Project Funding							353,910			353,910		-	353,910		
<b>Water</b>		<b>1,425,000</b>	<b>175,000</b>	<b>1,225,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,400,000</b>	<b>541,811</b>	<b>504,279</b>			
Effluent Export Pipeline Project	2524SS1010	2,000,000	11,586,890	2,000,000				(11,586,890)		2,000,000		3,797	1,996,203	Multi-Year	
Building Upgrades Water Resource Recovery Facility	2599BD1105	80,000		80,000						80,000		26,850	53,150	In Progress	
Sewer Pumping Station Improvements	2599DI1104	70,000		70,000						70,000		9,187	60,813	In Progress	
Sewer Pump Station #1 Improvements	2599DI1703	650,000	390,866	650,000						1,040,866		-	1,040,866		
Water Resource Recovery Facility Improvements	2599SS1102	125,000		125,000						125,000		41,734	83,266	In Progress	
Wetlands Effluent Disposal Facility Improvements	2299DI1204	100,000		16,500						16,500		-	16,500		
Replace & Re-line Sewer Mains, Manholes and Appurtenances	2599SS1203	80,000		80,000						80,000		34,376	45,624	In Progress	
WRRF Aeration System Improvements	2599SS1707	1,768,500	1,598,524	-						1,598,524		1,058,961	539,563	In Progress	
<b>Sewer</b>		<b>4,871,500</b>	<b>13,576,280</b>	<b>3,021,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(11,586,890)</b>	<b>-</b>	<b>5,010,890</b>	<b>1,174,905</b>	<b>3,296,422</b>			
<b>Total Utility Fund</b>		<b>\$ 6,806,500</b>	<b>\$ 14,140,676</b>	<b>\$ 4,586,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (11,586,890)</b>	<b>\$ 7,140,286</b>	<b>\$ 1,857,740</b>	<b>\$ 4,389,073</b>				
<b>Internal Service:</b>															
Replace 2004 Pick-up Truck 4X4 (1/2-ton) #540 Used Internal	5394LV1722	5,000		5,000						5,000		-	5,000		
<b>Total Internal Service</b>		<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>			
<b>Championship Golf Course:</b>															
Champ Golf Exterior Ice-maker Replacement	3141FF1804	10,500		10,500						10,500		-	10,500		
Championship Golf Course Bear Boxes	3141FF1903	6,000		6,000						6,000		-	6,000		
Irrigation Improvements	3141GC1103	15,000	5,000	15,000						20,000		1,001	18,999	In Progress	
Maintenance Building Drainage, Washpad and Pavement	3141GC1501	700,000		700,000			(121,567)			578,433		257,405	321,028	In Progress	
Pavement Maintenance of Parking Lots - Champ Course & Chateau	3141LI1201	55,000		55,000						55,000		-	55,000		
Pavement Maintenance of Cart Paths - Champ Course	3141LI1202	62,500		62,500						62,500		400	62,100	In Progress	
Championship Golf Course Electric Cart Fleet and GPS	3141LV1898	378,000		378,000						378,000		-	378,000		
2006 Carryall Club Car #689	3142LE1737	13,000		13,000						13,000		-	13,000		
2006 Carryall Club Car #590	3142LE1738	13,000		13,000						13,000		-	13,000		
2006 Carryall Club Car #591	3142LE1739	13,000		13,000						13,000		-	13,000		
2016 Bar Cart #724	3142LE1741	17,000		17,000						17,000		-	17,000		
2016 Bar Cart #725	3142LE1742	17,000		17,000						17,000		-	17,000		
Replacement of 2010 John Dere 8500 #641	3142LE1760		92,000							92,000		-	92,000		
Driving Range Nets	3143GC1201	90,000		90,000						90,000		-	90,000		
2008 Planetair HD50 #616	3197LE1731	38,000		38,000						38,000		-	38,000		
2017 TORO Procore 864 Aerator #747	3197LE1735	28,000		28,000						28,000		-	28,000		
2017 Deep Tine Aerator #763	3197LE1752	27,000		27,000						27,000		-	27,000		
Graden Sand Injection Verticutter	3197LE1902	18,500		18,500						18,500		-	18,500		
2017 TORO Procore 864 Aerator #756	3197LE2004	33,500		33,500						33,500		-	33,500		
Maintenance Shop Crane and Equipment Lift	3197ME1710	30,000	21,827	-						21,827		-	21,827		
Unallocated Capital Project Funding							121,567			121,567		-	121,567		
<b>Total Championship Golf Course</b>		<b>\$ 1,565,000</b>	<b>\$ 118,827</b>	<b>\$ 1,535,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,653,827</b>	<b>\$ 258,806</b>	<b>\$ 1,273,454</b>			
<b>Mountain Golf Course:</b>															
Mountain Course Greens, Tees and Bunkers	3241GC1101	8,000	15,000	8,000						23,000		6,463	16,537	In Progress	
Irrigation Improvements	3241GC1404	43,000	18,000	18,000						18,000		1,140	16,860	In Progress	
Mountain Course 58 Cart Fleet acquired by lease	3241LV1899	288,000	113,985	-						113,985		-	113,985		
Mountain Golf Cart Path Replacement	3241LI1903	165,000	166,395	-						166,395		4,073	162,323	Multi-Year	
2016 Bar Cart #726	3242LE1726	20,000		20,000						20,000		-	20,000		
Pavement Maintenance of Parking Lot - Mountain Golf Course	3242LI1204	6,000		6,000						6,000		-	6,000		
<b>Total Mountain Golf Course</b>		<b>\$ 530,000</b>	<b>\$ 313,380</b>	<b>\$ 34,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 347,380</b>	<b>\$ 11,675</b>	<b>\$ 335,705</b>			

Incline Village General Improvement District		Capital Improvement Projects Report to the Board of Trustees			PROPOSED For the Year Ending June 30, 2021						Fiscal Year			
DESCRIPTION	PROJECT #	Original Budget	Prior Year	Current Year	Projects Cancelled	Adjustments	Reallocation	Future Year	FY2020/21	Expenditures As of 9/30/20	Variance	Status		
			Carry Forward	Budgeted				Reservation Fund Balance	Adjusted Budget					
<b>Chateau:</b>														
Resurface Patio Deck - Chateau	3350BD1302	36,000		36,000					36,000	-	36,000			
Replace Air Walls Chateau	3350BD1704	56,500		56,500				56,500	-	56,500				
Retrofit Chateau Ventilation Ducts	3350ME2001	7,500		7,500				7,500	1,000	6,500	In Progress			
Catering Kitchen Equipment	3350FF1204									(3,288)	3,288	Prior Year		
		\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ (2,288)	\$ 102,288			
<b>Diamond Peak Ski Resort:</b>														
Base Lodge Walk In Cooler and Food Prep Reconfiguration	3453BD1806	15,000	25,000	15,000					40,000	-	40,000	Delayed		
Crystal Express Ski Lift Maintenance and Improvements	3462HE1502	55,000		55,000				55,000	34,793	20,207	In Progress			
Lakeview Ski Lift Maintenance and Improvements	3462HE1702	25,000	239,864	25,000				264,864	154,434	110,430	In Progress			
Ridge Ski Lift Maintenance and Improvements	3462HE1903	45,000		45,000				45,000	27,850	17,150	In Progress			
Ski Resort Snowmobile Fleet Replacement	3464LE1601	16,000		16,000				16,000	-	16,000				
2013 Yamaha Rhino (ATV) #674	3464LV1732	21,000		21,000				21,000	-	21,000				
Replace Ski Rental Equipment	3468RE0002	200,000	335,000	200,000				535,000	-	535,000				
Replace 2010 Shuttle Bus #635	3469HE1739	140,000		140,000				140,000	-	140,000				
Replace 2010 Shuttle Bus #636	3469HE1740	140,000		140,000				140,000	-	140,000				
Pavement Maintenance, Diamond Peak and Ski Way	3469L1105	25,000		25,000				25,000	1,300	23,700	In Progress			
Ski Way and Diamond Peak Parking Lot Reconstruction	3469L1805	300,000	220,000	300,000				520,000	1,800	518,200	Multi-Year			
Diamond Peak Facilities Flooring Material Replacement	3499BD1710	55,000		55,000				55,000	-	55,000				
Arc Flash Study - Ski	3499BD2002	20,000		20,000				20,000	-	20,000				
Ecommerce/Middleware Software	3499CE1909	202,000	202,000	-				202,000	-	202,000				
Replace Staff Uniforms	3499OE1205	135,000		135,000				135,000	-	135,000				
Ski Master Plan Implementation (Entitlements)	3653BD1501	750,000	450,000	-				(400,000)	50,000	-	50,000			
	<b>Total Diamond Peak</b>	\$ 2,144,000	\$ 1,471,864	\$ 1,192,000	\$ -	\$ -	\$ -	\$ (400,000)	\$ 2,263,864	\$ 220,177	\$ 2,043,687			
<b>Parks:</b>														
Resurface and Coat Incline Park Bathroom Floors	4378BD1603	13,940		13,940					13,940	-	13,940	Delayed		
Rosewood Creek Foot Bridges	4378BD1705	8,000		8,000				8,000	-	8,000				
Preston Field Retaining Wall Replacement	4378BD1801	10,000		10,000				10,000	-	10,000	Multi-Year			
2008 JD Pro-Gator #624	4378LE1731	36,000		36,000				36,000	-	36,000				
2015 Ball Field Groomer #706	4378LE1742	24,000		24,000				24,000	-	24,000				
Maintenance, East & West End Parks	4378L11207	7,000		7,000				7,000	3,110	3,890	In Progress			
Pavement Maintenance, Village Green Parking	4378L11303	7,500		7,500				7,500	-	7,500				
Pavement Maintenance, Preston Field	4378L11403	5,000		5,000				5,000	700	4,300	In Progress			
Pavement Maintenance, Overflow Parking Lot	4378L11602	5,000		5,000				5,000	-	5,000				
Pavement Maintenance - Incline Park	4378L11802	3,500		3,500				3,500	550	2,950	In Progress			
2004 Pick-up Truck 4x4 (1-Ton) #541	4378LV1737	45,000		45,000				45,000	-	45,000				
Replace Playgrounds - Preston	4378RS1601	7,500		7,500				7,500	-	7,500				
Incline Park Facility Renovations (Net of Grants)	4378L11803								81,855	(81,855)	Prior Year			
2003 1-Ton Service Truck #520	4378LV1736								43,063	(43,063)	Prior Year			
	<b>Total Parks</b>	\$ 172,440	\$ -	\$ 172,440	\$ -	\$ -	\$ -	\$ -	\$ 172,440	\$ 129,278	\$ 43,162			
<b>Tennis:</b>														
Paint All Court Fences and Light Poles, Replace Wind Screens	4588BD1602	26,000		26,000					26,000	-	26,000			
Tennis Center Renovation	4588BD1604		996,630	-				996,630	141,142	855,488	In Progress			
Pavement Maintenance, Tennis Facility	4588L11201	5,000		5,000				5,000	-	5,000				
Resurface Tennis Courts 8-9-10-11	4588RS1401	17,600		17,600				17,600	-	17,600				
	<b>Total Tennis</b>	\$ 48,600	\$ 996,630	\$ 48,600	\$ -	\$ -	\$ -	\$ -	\$ 1,045,230	\$ 141,142	\$ 904,088			
<b>Recreation Center:</b>														
Recreation Center Upstairs Lobby Restrooms Remodel	4884BD1902	170,000		170,000					170,000	-	170,000	In Progress		
Pavement Maintenance, Recreation Center Area	4884L11102	62,500		62,500				62,500	400	62,100	In Progress			
Fitness Equipment	4886LE0001	45,000		45,000				45,000	-	45,000				
Rec Center Locker Room Improvements	4899FF1202	60,000		60,000				60,000	400	59,600	Multi-Year			
Recreation Center Elevator Modernization	4899ME2001	97,500		97,500				97,500	5,300	92,200	In Progress			
Recreation Center Printer Copier Replacement 980 Incline Way	4899OE1607	20,000		20,000				20,000	-	20,000				
Repair Deck Stairs and Powder Coat All Patio Deck Railings	4884FF1502								24,200	(24,200)	Prior Year			
	<b>Total Recreation Center</b>	\$ 455,000	\$ -	\$ 455,000	\$ -	\$ -	\$ -	\$ -	\$ 455,000	\$ 30,300	\$ 424,700			
<b>Community Services Administration:</b>														
Arc Flash Study - Community Services	4999BD2001	10,000		10,000					10,000	-	10,000			
Web Site Redesign and Upgrade	4999OE1399	80,000		80,000				80,000	-	80,000				
	<b>Total Community Services Administration</b>	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ 90,000			
<b>Beach:</b>														
Burnt Cedar Swimming Pool Improvements	3970BD2601	225,000		225,000					225,000	42,905	182,095	Multi-Year		
Pavement Maintenance, Ski Beach	3972BD1301	6,000		6,000				6,000	200	5,800	In Progress			
Beaches Flatscape and Retaining Wall Enhancement and Replacement	3972BD1501	55,000		55,000				55,000	-	55,000				
Burnt Cedar Dumpster enclosure	3972BD1707	35,000		35,000				35,000	1,610	33,390	In Progress			
Beach Furnishings	3972FF1704	7,000		7,000				7,000	-	7,000				
Pavement Maintenance, Incline Beach	3972L11201	6,500		6,500				6,500	-	6,500				
Pavement Maintenance, Burnt Cedar Beach	3972L11202	12,500		12,500				12,500	-	12,500				
Replace Playgrounds - Beaches	3972RS1701	7,500		7,500				7,500	-	7,500				
Incline Beach Facility Replacement	3973L11302	100,000		100,000				100,000	-	100,000	Multi-Year			
Resurface Burnt Cedar Pool Patio Deck	3999BD1702								-	-				
	<b>Total Beach</b>	\$ 454,500	\$ -	\$ 454,500	\$ -	\$ -	\$ -	\$ -	\$ 454,500	\$ 44,715	\$ 409,785			
	<b>District-wide Total</b>	\$ 13,041,190	\$ 17,341,377	\$ 9,023,190	\$ -	\$ -	\$ -	\$ (11,986,890)	\$ 14,377,677	\$ 2,784,031	\$ 10,578,607			

Incline Village General Improvement District	Capital Improvement Projects Report to the Board of Trustees				PROPOSED For the Year Ending June 30, 2021								
	DESCRIPTION	PROJECT #	Original Budget	Prior Year Carry Forward	Current Year Budgeted	Projects Cancelled	Adjustments	Reallocation	Future Year Reservation Fund Balance	FY2020/21 Adjusted Budget	Fiscal Year Expenditures As of 9/30/20	Variance	Status
<b>Chateau:</b>													
Resurface Patio Deck - Chateau	3350BD1302	36,000		36,000						36,000	-	36,000	
Replace Air Walls Chateau	3350BD1704	56,500		56,500						56,500	-	56,500	
Retrofit Chateau Ventilation Ducts	3350ME2001	7,500		7,500						7,500	1,000	6,500	In Progress
Catering Kitchen Equipment	3350FF1204										(3,288)	3,288	Prior Year
		\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ (2,288)	\$ 102,288	
<b>Diamond Peak Ski Resort:</b>													
Base Lodge Walk In Cooler and Food Prep Reconfiguration	3453BD1806	15,000	25,000	15,000						40,000	-	40,000	Delayed
Crystal Express Ski Lift Maintenance and Improvements	3462HE1502	55,000		55,000						55,000	34,793	20,207	In Progress
Lakeview Ski Lift Maintenance and Improvements	3462HE1702	25,000	239,864	25,000						264,864	154,434	110,430	In Progress
Ridge Ski Lift Maintenance and Improvements	3462HE1903	45,000		45,000						45,000	27,850	17,150	In Progress
Ski Resort Snowmobile Fleet Replacement	3464LE1601	16,000		16,000						16,000	-	16,000	
2013 Yamaha Rhino (ATV) #674	3464LV1732	21,000		21,000						21,000	-	21,000	
Replace Ski Rental Equipment	3468RE0002	200,000	335,000	200,000						535,000	-	535,000	
Replace 2010 Shuttle Bus #635	3469HE1739	140,000		140,000						140,000	-	140,000	
Replace 2010 Shuttle Bus #636	3469HE1740	140,000		140,000						140,000	-	140,000	
Pavement Maintenance, Diamond Peak and Ski Way	3469LI1105	25,000		25,000						25,000	1,300	23,700	In Progress
Ski Way and Diamond Peak Parking Lot Reconstruction	3469LI1805	300,000	220,000	300,000						520,000	1,800	518,200	Multi-Year
Diamond Peak Facilities Flooring Material Replacement	3499BD1710	55,000		55,000						55,000	-	55,000	
Arc Flash Study - Ski	3499BD2002	20,000		20,000						20,000	-	20,000	
Ecommerce/Middleware Software	3499CE1909	202,000	202,000	-						202,000	-	202,000	
Replace Staff Uniforms	3499OE1205	135,000		135,000						135,000	-	135,000	
Ski Master Plan Implementation (Entitlements)	3653BD1501	750,000	450,000	-						(400,000)	50,000	50,000	
	<b>Total Diamond Peak</b>	<b>\$ 2,144,000</b>	<b>\$ 1,471,864</b>	<b>\$ 1,192,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (400,000)</b>	<b>\$ 2,263,864</b>	<b>\$ 220,177</b>	<b>\$ 2,043,687</b>	
<b>Parks:</b>													
Resurface and Coat Incline Park Bathroom Floors	4378BD1603	13,940		13,940						13,940	-	13,940	Delayed
Rosewood Creek Foot Bridges	4378BD1705	8,000		8,000						8,000	-	8,000	
Preston Field Retaining Wall Replacement	4378BD1801	10,000		10,000						10,000	-	10,000	Multi-Year
2008 JD Pro-Gator #624	4378LE1731	36,000		36,000						36,000	-	36,000	
2015 Ball Field Groomer #706	4378LE1742	24,000		24,000						24,000	-	24,000	
Maintenance, East & West End Parks	4378LI1207	7,000		7,000						7,000	3,110	3,890	In Progress
Pavement Maintenance, Village Green Parking	4378LI1303	7,500		7,500						7,500	-	7,500	
Pavement Maintenance, Preston Field	4378LI1403	5,000		5,000						5,000	700	4,300	In Progress
Pavement Maintenance, Overflow Parking Lot	4378LI1602	5,000		5,000						5,000	-	5,000	
Pavement Maintenance - Incline Park	4378LI1802	3,500		3,500						3,500	550	2,950	In Progress
2004 Pick-up Truck 4x4 (1-Ton) #541	4378LV1737	45,000		45,000						45,000	-	45,000	
Replace Playgrounds - Preston	4378RS1601	7,500		7,500						7,500	-	7,500	
Incline Park Facility Renovations (Net of Grants)	4378LI1803										81,855	(81,855)	Prior Year
2003 1-Ton Service Truck #520	4378LV1736										43,063	(43,063)	Prior Year
	<b>Total Parks</b>	<b>\$ 172,440</b>	<b>\$ -</b>	<b>\$ 172,440</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 172,440</b>	<b>\$ 129,278</b>	<b>\$ 43,162</b>	
<b>Tennis:</b>													
Paint All Court Fences and Light Poles, Replace Wind Screens	4588BD1602	26,000		26,000						26,000	-	26,000	
Tennis Center Renovation	4588BD1604	-	996,630	-						996,630	141,142	855,488	In Progress
Pavement Maintenance, Tennis Facility	4588LI1201	5,000		5,000						5,000	-	5,000	
Resurface Tennis Courts 8-9-10-11	4588RS1401	17,600		17,600						17,600	-	17,600	
	<b>Total Tennis</b>	<b>\$ 48,600</b>	<b>\$ 996,630</b>	<b>\$ 48,600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,045,230</b>	<b>\$ 141,142</b>	<b>\$ 904,088</b>	
<b>Recreation Center:</b>													
Recreation Center Upstairs Lobby Restrooms Remodel	4884BD1902	170,000		170,000						170,000	-	170,000	In Progress
Pavement Maintenance, Recreation Center Area	4884LI1102	62,500		62,500						62,500	400	62,100	In Progress
Fitness Equipment	4886LE0001	45,000		45,000						45,000	-	45,000	
Rec Center Locker Room Improvements	4899FF1202	60,000		60,000						60,000	400	59,600	Multi-Year
Recreation Center Elevator Modernization	4899ME2001	97,500		97,500						97,500	5,300	92,200	In Progress
Recreation Center Printer Copier Replacement 980 Incline Way	4899OE1607	20,000		20,000						20,000	-	20,000	
Repair Deck Stairs and Powder Coat All Patio Deck Railings	4884FF1502										24,200	(24,200)	Prior Year
	<b>Total Recreation Center</b>	<b>\$ 455,000</b>	<b>\$ -</b>	<b>\$ 455,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 455,000</b>	<b>\$ 30,300</b>	<b>\$ 424,700</b>	
<b>Community Services Administration:</b>													
Arc Flash Study - Community Services	4999BD2001	10,000		10,000						10,000	-	10,000	
Web Site Redesign and Upgrade	4999OE1399	80,000		80,000						80,000	-	80,000	
	<b>Total Community Services Administration</b>	<b>\$ 90,000</b>	<b>\$ -</b>	<b>\$ 90,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 90,000</b>	<b>\$ -</b>	<b>\$ 90,000</b>	
<b>Beach:</b>													
Burnt Cedar Swimming Pool Improvements	3970BD2601	225,000		225,000						225,000	42,905	182,095	Multi-Year
Pavement Maintenance, Ski Beach	3972BD1301	6,000		6,000						6,000	200	5,800	In Progress
Beaches Flatscape and Retaining Wall Enhancement and Replacement	3972BD1501	55,000		55,000						55,000	-	55,000	
Burnt Cedar Dumpster enclosure	3972BD1707	35,000		35,000						35,000	1,610	33,390	In Progress
Beach Furnishings	3972FF1704	7,000		7,000						7,000	-	7,000	
Pavement Maintenance, Incline Beach	3972LI1201	6,500		6,500						6,500	-	6,500	
Pavement Maintenance, Burnt Cedar Beach	3972LI1202	12,500		12,500						12,500	-	12,500	
Replace Playgrounds - Beaches	3972RS1701	7,500		7,500						7,500	-	7,500	
Incline Beach Facility Replacement	3973LI1302	100,000		100,000						100,000	-	100,000	Multi-Year
Resurface Burnt Cedar Pool Patio Deck	3999BD1702										-	-	
	<b>Total Beach</b>	<b>\$ 454,500</b>	<b>\$ -</b>	<b>\$ 454,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 454,500</b>	<b>\$ 44,715</b>	<b>\$ 409,785</b>	
	<b>District-wide Total</b>	<b>\$ 13,041,190</b>	<b>\$ 17,341,377</b>	<b>\$ 9,023,190</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (11,986,890)</b>	<b>\$ 14,377,677</b>	<b>\$ 2,784,031</b>	<b>\$ 10,578,607</b>	