

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winqest  
Interim General Manager

**THROUGH:** Joseph J. Pomroy, P.E.  
Director of Public Works

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

**SUBJECT:** Review, discuss and possibly approve a preferred site for the Bocce Court Construction Project – Fund: Community Services; Division Parks; Project 4378LI1804.

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

**DATE:** October 31, 2019

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### **I. RECOMMENDATION**

That the Board of Trustees moves to review, discuss and possibly select a preferred site (Sites 1, 2, 3, or 4) for the Bocce Court Construction Project – Fund: Community Services; Division Parks; Project 4378LI1804 located at the Recreation Center.

IVGID Staff recommends construction of the bocce courts at Site #2 and/or Site #3. Site #2 and Site #3 take advantage of existing IVGID infrastructure and has adequate room for additional courts should use patterns warrant future expansions.

### **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.

### **III. BACKGROUND**

At the August 14, 2019 Board of Trustees meeting, the Board prioritized construction of bocce courts. Two bocce courts were initially included in the Tennis Center remodel but were removed in favor of maintaining the existing hitting wall. The Board of Trustees then directed Staff to identify other potential bocce court sites within the District.

Bocce court design criteria are presented in the Community Services Master Plan (CSMP); these criteria are based on the United States Bocce Federation (USBF) standards. Specific Project elements are discussed below. Every site would also need parking and access to restrooms. This evaluation includes only existing District owned lands.

#### **A. Quantity**

The CSMP recommends a minimum of two (2) courts are provided. Based on community feedback, it is IVGID Staff's preference to include four (4) courts in the initial construction project.

#### **B. Dimensions**

Tournament courts are 13 feet by 91 feet. Recreation courts may vary between 8 to 14 feet wide, and 60 to 91 feet long. IVGID Engineering will design the courts to best fit the selected site staying within the recommended dimensions of the recreational courts while attempting to provide tournament size courts.

#### **C. Amenities and Landscape**

An accessible path, adjacent walkways, site lighting, and a small gathering area will be included in the construction project. Only minimal amenities are proposed to keep the project cost down. Additional site amenities should be considered in future design phases, if desired.

#### **Site Selection – Phase 1**

To aid in site selection, the Public Works Department prepared a site selection pre-design to review all potential alternative sites on District owned parcels. The table

below shows the scoring for all sites considered. The criteria evaluated were site area, site topography, impact to adjacent parcels, parking availability, restroom accessibility, zoning, ownership, permitting, Tahoe Regional Planning Agency (TRPA) land classification and coverage, impacts to existing recreation uses, and expected magnitude of construction and operation costs. This table is an executive summary of a larger evaluation matrix.

| <b>Site Location</b>                  | <b>Overall Score</b> | <b>Major Consideration in Scoring</b>   |
|---------------------------------------|----------------------|---|
| Preston Field                         | 52                   | Likely could only build 2 courts, parking fills quickly during field use, impacts to existing playground and park.                                      |
| Village Green                         | 46                   | Parking is very limited in summer months, high impact to current uses of fields and areas west of Third Creek are SEZ lands and impacts the par course. |
| Recreation Center Site 1 – North West | 62                   | Available parking and restrooms at Recreation Center. Large enough for 4 courts only.   |
| Recreation Center Site 2 – North East | 67                   | Available parking and restrooms at Recreation Center. Room for expansion.   |
| Recreation Center Site 3 – East       | 66                   | Available parking and restrooms at Recreation Center. Room for expansion.   |
| Recreation Center Site 4 - South      | 64                   | Farthest from available parking and restrooms at Recreation Center. Large enough for 4 courts only.   |

The availability of adequate parking, location in high capability lands (TRPA), and access to required infrastructure make the IVGID Recreation Center property the ideal site for the proposed bocce courts. Based on the established planning and engineering criteria, IVGID Staff recommends construction of the bocce courts at Site #2 and/or Site #3. Site #2 and Site #3 take advantage of existing IVGID infrastructure and has adequate room for additional courts should use patterns warrant future expansions. These sites do not conflict with any recommendations in the CSMP for Recreation Center Expansion. Site #1 provides a nice setting being in an island but is limited to the construction of only four courts. Site #4 is south of the Recreation Center and is also limited to constructing four courts and is located farther from the restrooms and parking.

Staff will discuss the site selection during a presentation at the Board of Trustees meeting and then spend the majority of discussion on the four Recreation Center

sites. Staff will be requesting direction from the Board of Trustees on a preferred site or to consider other alternative sites.

#### **IV. FINANCIAL IMPACT AND BUDGET**

The 2019-2020 CIP budget includes \$15,000 carryover budget from 2018-2019 for Bocce Courts at Recreation Center property design, Project #4378LI1804. These funds will fund internal design of the project. There is currently \$115,000 allocated between construction and contingency for construction of two bocce courts as part of the Tennis Center Renovation Project. It will be important to update the 2020-21 CIP budget for the new construction costs for up to four courts. A construction budget will be developed after initial site selection is completed. The single court constructed at Ski Beach cost \$41,000. The estimate for two bocce courts to be constructed at the tennis center was estimated at \$75,000 without the shade structure. The \$100,000 budget in the Tennis Center Renovation Project included two bocce courts with the shade structure.

#### **V. ALTERNATIVES**

None proposed.

#### **VI. BUSINESS IMPACT**

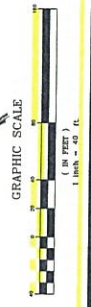
This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

ALTERNATIVE SITE LAYOUTS - OVERALL

INCLINE VILLAGE BOCCO COURTS  
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
893 Southwood Boulevard; Incline Village, Nevada 89451 Phone 775-832-1267

|             |                 |
|-------------|-----------------|
| PROJECT NO. |                 |
| DATE        | OCTOBER 8, 2018 |
| SCALE       | AS SHOWN        |
| APPROVED    |                 |
| DESIGNED    |                 |
| DRAWN       |                 |

SHEET 1 of 5

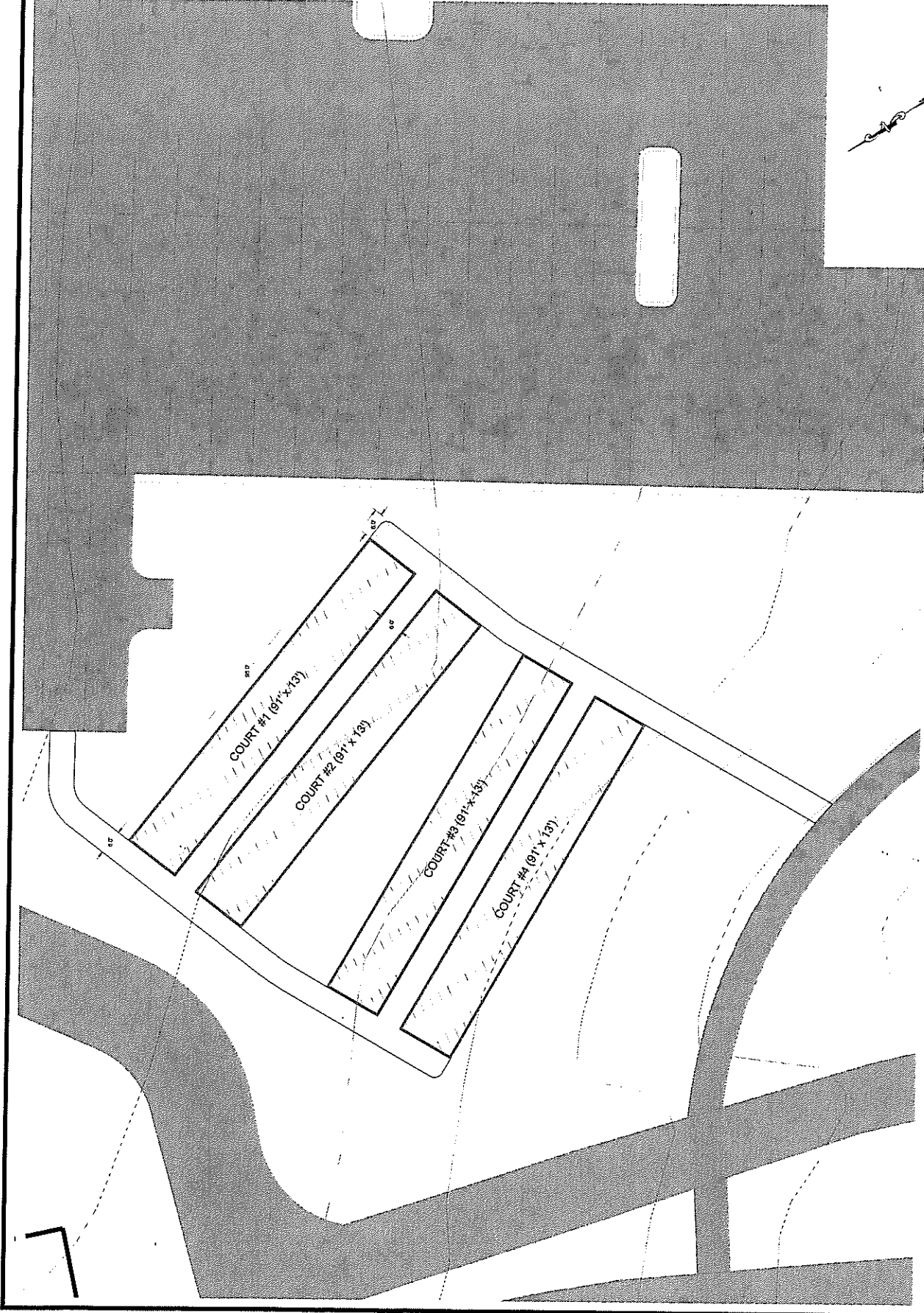


ALTERNATIVE SITES

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
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|     |             |      |
|     |             |      |

PROJECT: INCLINE VILLAGE BOCCE COURTS  
 DRAWN BY: J. COOPER  
 DATE: 11/10/00  
 SHEET 2 OF 5

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
 893 Southwood Boulevard, Incline Village, Nevada 89451 Phone 775-832-1267  
 INCLINE VILLAGE BOCCE COURTS  
 SITE LAYOUT #1

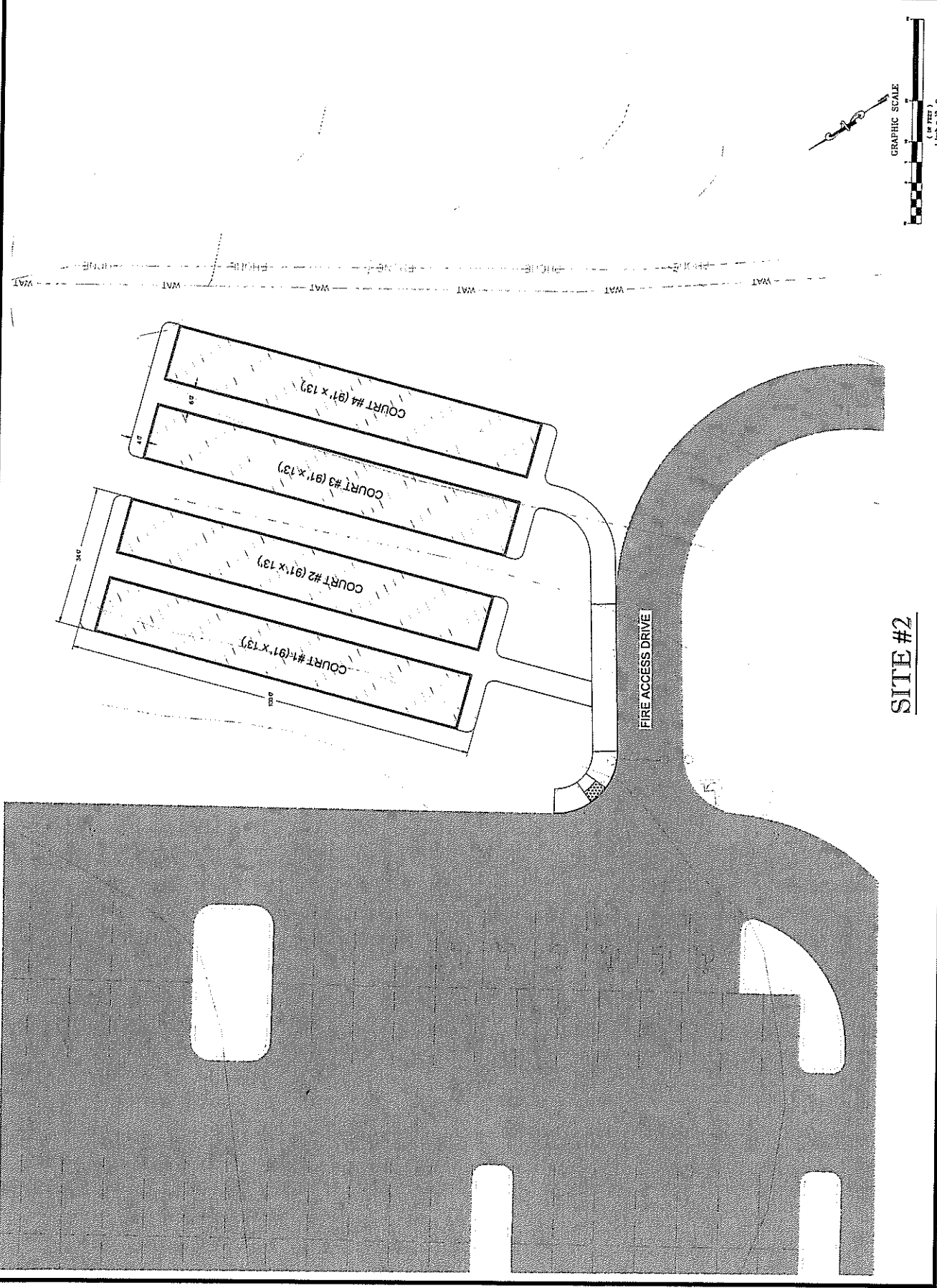


**SITE #1**

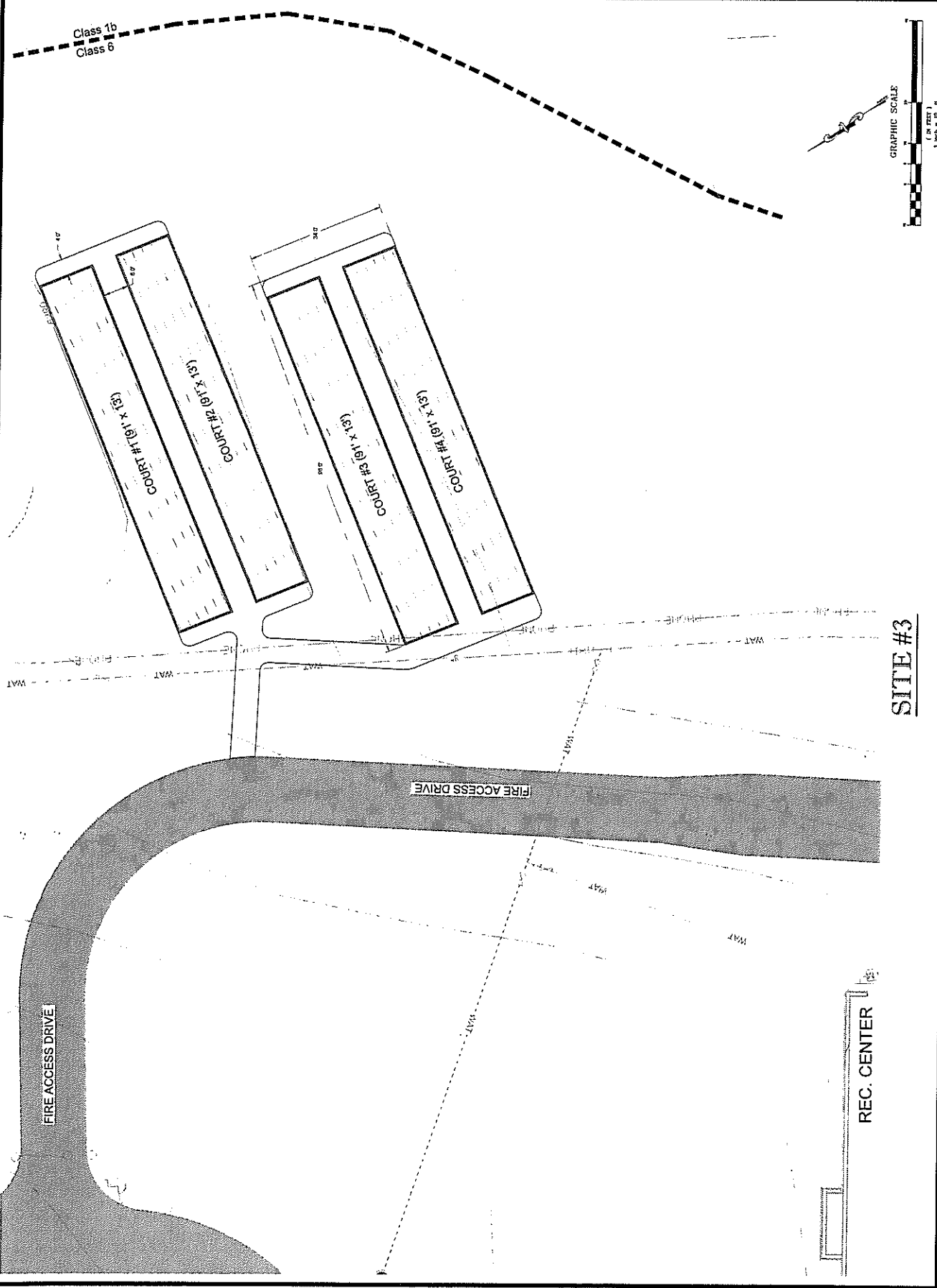
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
 893 Southwood Boulevard; Incline Village, Nevada 89451 Phone 775-832-1267  
 INCLINE VILLAGE BOCCIE COURTS  
 SITE LAYOUT #2

|             |                 |
|-------------|-----------------|
| PROJECT NO. |                 |
| DRAWN BY    | DAVID M. HARRIS |
| SCALE       | AS SHOWN        |
| DATE        |                 |
| APPROVED    |                 |
| DATE        |                 |

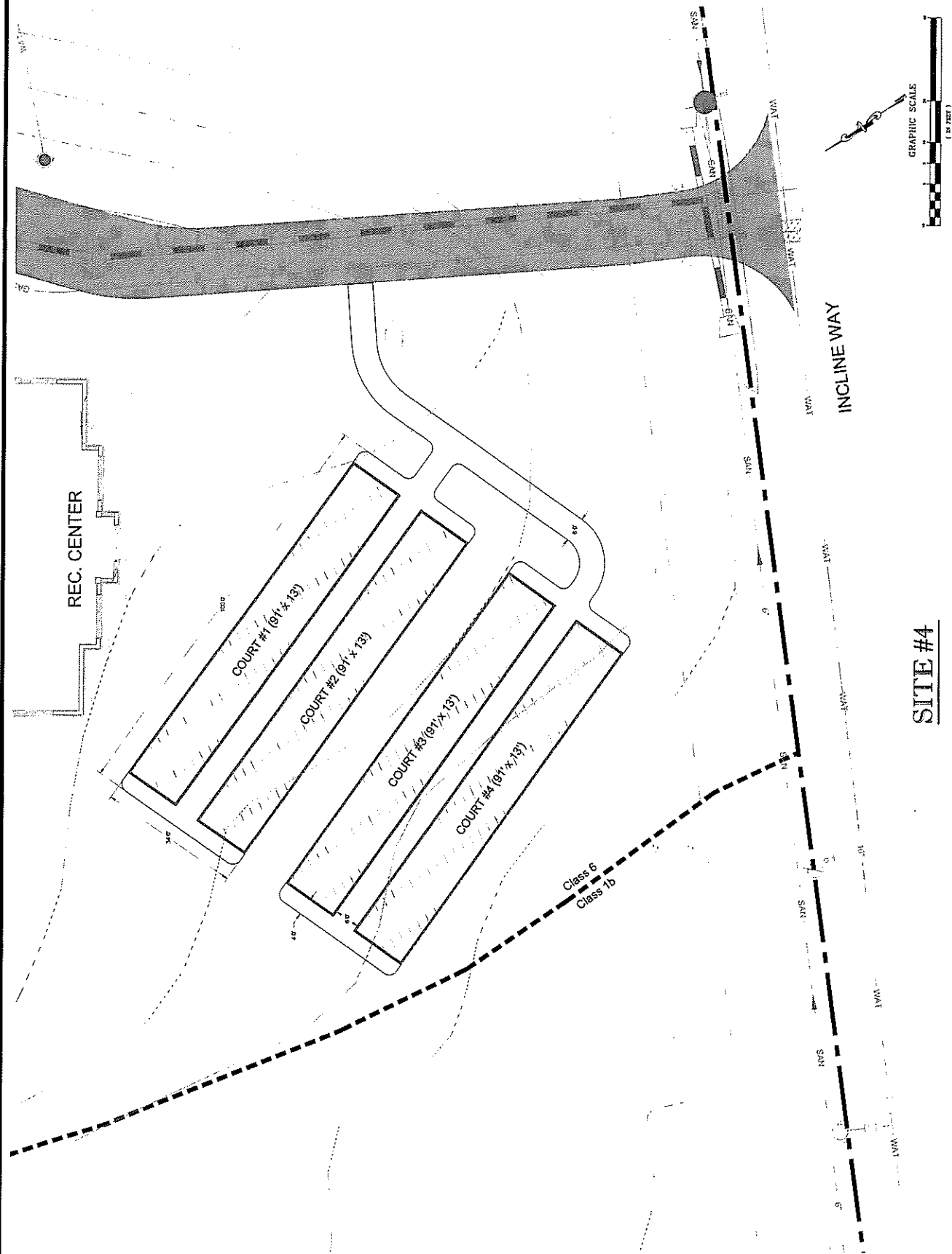
SECTION 3 OF 5



**SITE #2**







**SITE #4**



## Project Summary

|                           |   |                |     |
|---------------------------|---|----------------|-----|
| <b>Project Number:</b>    | 4378LI1804  |                |     |
| <b>Title:</b>             | Bocce Courts at Recreation Center Property Design |                |     |
| <b>Asset Class:</b>       | C - Capital Improvement - New Initiatives         |                |     |
| <b>Division:</b>          | 78 - Parks Services                               |                |     |
| <b>Budget Year:</b>       | 2019  |                |     |
| <b>Scenario Name:</b>     | Main  | <b>Active:</b> | Yes |
| <b>Budget Status:</b>     | Data Entry  |                |     |
| <b>Locations:</b>         |   |                |     |
| <b>Project Something:</b> | LI - Land Improvements                            |                |     |

|   |                      |                        |                                  |                             |
|---|----------------------|------------------------|----------------------------------|-----------------------------|
| <b>Project Description</b>  |                      |                        |                                  |                             |
| Design of up to four bocce courts located adjacent to the Recreation Center Parking. The design of the new courts will be consistent with the previously completed conceptual design analysis for bocce courts at the District's Recreation Center, the recently completed improvements to the Ski Beach Bocce Court, and the findings/recommendations of the Community Services Master Plan. |                      |                        |                                  |                             |
| <b>Project Internal Staff</b>   |                      |                        |                                  |                             |
| District Engineering and Parks & Recreation Staff   |                      |                        |                                  |                             |
| <b>Project Justification</b>  |                      |                        |                                  |                             |
| The District has been approached by a group of private donors about funding the construction of up to four bocce courts at the Recreation Center. This project will fund design of the improvements with future construction funded via private donations.  |                      |                        |                                  |                             |
| <b>Forecast</b>   |                      |                        |                                  |                             |
| <b>Budget Year</b>  | <b>Total Expense</b> | <b>Total Revenue</b>   | <b>Difference</b>                |                             |
| 2019  |                      |                        |                                  |                             |
| Design and Permitting   | 15,000               | 0                      | 15,000                           |                             |
| Year Total  | 15,000               | 0                      | 15,000                           |                             |
|   | <b>15,000</b>        | <b>0</b>               | <b>15,000</b>                    |                             |
| <b>Year Identified</b>  | <b>Start Date</b>    | <b>Project Partner</b> | <b>Manager</b>                   | <b>Est. Completion Date</b> |
| 2018  |                      |                        | Director of Parks and Recreation |                             |