



EVALUATION AND RECOMMENDATIONS FOR REPLACEMENT OF THE MOUNTAIN GOLF COURSE CLUBHOUSE & MAINTENANCE BUILDING

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PART A: PROJECT GOALS & PROGRAMMING

Introduction:

BJG was tasked to explore alternative building solutions for the replacement and improvement of the Mountain Golf Course clubhouse and maintenance facilities. The following outline describes the challenges and process BJB followed to evaluate these options using the Global Golf Associates report as a benchmark for performance. This outline was also used as an agenda for a series of meetings with IVGID administrative staff and golf course employees that further identified operational and 'hands-on' design issues that needed to be addressed with a new building.

A.1 Project Objectives

1. Evaluate the existing facilities
2. Provide an analysis of four (4) different approaches for improving the Mountain Golf Course clubhouse and maintenance building complex.
3. The approaches are broadly defined under C.
4. Review of the user parking, staff parking, golf cart circulation, & maintenance access by grounds staff accessing the Mountain Golf Course.
5. Each solution to be coordinated and reviewed with GGA.

A.2 Design Objectives: From the GGA Document

1. **Location: Views of Lake Tahoe: More non-golfers would use the MGC IF the clubhouse had better views of the Lake.**
 - a. IVGID staff indicated views of the golf course are very important to golfers; especially views of the major tee boxes and No.9 and No.18 greens.
 - b. When viewed from existing maintenance building 2nd Floor, the Lake Tahoe view site is distant and screened by the forest canopy.
 - c. The GCA report states that view opportunity could be a significant draw for non-golfers *if a restaurant function* were in place at the (old) maintenance building location.
 - d. The GGA report also discourages restaurant/kitchen operations at MGC as a means to reduce overhead and labor costs.
 - e. The clubhouse must be fully accessible: ADA compliant facilities and building access.
2. **Socialization: Clubhouse must be a good platform for socialization.**

Observations from golf staff:

 - a. Women's groups: seating options and semi-private sitting areas are needed for week day meetings. Most of these are golfer related meetings.
 - b. Exterior Patio: needs a covered patio area and inside-outside design theme.
 - c. Golfers: exterior deck is used extensively with views of primary tee boxes & No.9 and No.18 greens to watch friends start and finish up.
 - d. Dining area: few people sit in the dining area during a typical day for meals. Most patrons use the deck or leave the facility after finishing up. Consistent good weather makes this possible.
 - e. Historically very few golfers or non-golfers use the facility *only* for meals.
3. **Clubhouse building needs to be staffed by a single person or from a central point of control.**
 - a. Minimizing Staff Labor is critical to for the clubhouse to be cost effective.
 - b. Currently a single employee only works during off-peak time: Weekends after 9am and on slow week days.
 - c. Liquor service must come from an adult. Window service very popular.
 - d. Typical a foursome arrives for play, browses the golf shop while one person pays for tee times.
 - e. Golf shop proximity to starter/pro important for marketing and control of merchandise.
 - f. Pro-Shop: view to primary tee boxes and No.9 & No.18 greens needed to see golfer progress at starting and making the 'turn' at No. 9.
4. **Clubhouse should provide adequate services: but not excessive services.**
 - a. Most functions designed around an open plan with single operator control in mind.
 - b. Encourage women and family golfers to use the facility.
 - c. Provide enough restroom capacity for a foursome at one time.
 - d. Provide easy access to 'Grab and Go' food offerings.

- e. Limit built-in kitchen facilities: Provide warming equipment and minimal food preparation. Not a 'kitchen' in any building code sense.
- f. All solutions are based on the existing Chateau kitchen services supplying MGC with grab-n-go foods and with catered food for larger events; tournaments, holidays, private parties, etc.

A.3 Design Tools: Common to all design solutions:

1. Site / Civil / Golf course access circulation study.
2. Proposed Floor plan, site plan and building elevations.
3. Mechanical/Electrical system concepts adequate for estimating.
4. Cost summaries.
5. Comparative cost analysis for dollars /SF and total cost including owner costs

A.4 Existing Facilities

1. Operating season is Mid-May to Mid-October.
2. 18 Holes, 'Executive' layout with more par 3's and no par 5's.
3. Course is maintained differently than Championship course: Less refined, more 'natural'.
4. Course is a National Audubon Bird site.
5. Atmosphere on the course is more relaxed; dress code is relaxed, experience is focused on enjoying the course.
6. Families use the course; great atmosphere for learning.
7. A current topographical, boundary and utilities survey is needed to complete a final design project and construction cost estimate for the 'selected' option.
8. Summary of current clubhouse facilities: Areas, Functions, building ages, parking capacity.
9. Summary of current Maintenance Facilities: Areas, Functions, age, golf cart storage capacity, other storage uses.
10. Fuel Island Summary: Age, Capacity, current use and predicted future demand.
11. Current utilities locations and capacities servicing the site.
12. Assessment of the integrity of existing structural and mechanical condition of each building.
13. Estimate life-cycle cost of maintaining and improving the existing buildings over a 40 year 'future life'.

PART B: SPACE PROGRAM**B.1 CLUBHOUSE BUILDING:**

Total Existing: 3500 sf
 Projected Size by GGA: 2500 sf

<u>USE</u>	<u>CURRENT SIZE</u>
Pro Shop:	410 sf (Currently adequate)
<ol style="list-style-type: none"> 1. Access from main entry and cashier / commons area. 2. Keep (1) changing room 3. Move PGA handicap computer into Pro-Shop area. 4. Improve visibility to No.9 and 18 greens 5. Improve visibility to cart staging area for Pro to assess starting and cart availability for golfers 6. Clothing display adequate, needs improved slat-wall display system 7. Need more window space for clothing mannequin display. 8. Current selection of clothing and accessories is appropriate. 9. Desirable to draw people through the clothing to get to the cashier counter. 10. Currently has small cooler with drinks and candy bars for quick access 	
Kitchen:	336 sf
<ol style="list-style-type: none"> 1. Currently too large and awkward arrangement to staff with dedicated 'cook'. 2. Liquor Bar does good business during the day including morning 'Bloody Mary's' 3. Provide a deck Bar BQ, (Hamburgers, & chicken sandwiches), condiments. 4. Grab and Go type sandwich foods in chilled cases (Starbucks model) preferred. 5. Exterior Service Window very popular. 	
Dining	2200 sf
<ol style="list-style-type: none"> 1. Dining Room area is seldom used for dining. 2. Dining is used by a ladies group meeting once a week that need a gathering space that is part of the commons area. 3. More groups might use the dining area if comfortable. 4. BJJ would plan for a sit-down capacity of less than 30. 	
Storage	112 sf
<ol style="list-style-type: none"> 1. Food and beverage 	
Toilets:	500 sf
<ol style="list-style-type: none"> 1. 3 Fixtures + 2 Lavatories. 2. GGA requires 4 fixtures + 2 lavatories to serve a foursome. 	
Deck due to recent demolition: reduced to:	600 sf (was 1,200 sf)
<ol style="list-style-type: none"> 1. Very popular after golfing. 2. Larger deck needed (GGA recommends 1,200sf), should overlook greens and tee boxes 3. Non-golfer groups would use if comfortable: with roof cover and quality furniture. 4. Currently all tables have awnings. 5. Setup for natural gas outlet & power. 6. Staff observed that once dusk approaches, people leave. No night time lighting other than exit lighting needed. 	

PART C: DESIGN OPTIONS

C.1 Design Options:

INTRODUCTION:

The Design Model:

For the purposes of estimating the various options on a 'apples to apples' basis, BJJ chose to use the same 'design building' for each solution except Option 4 which is the renovation of the existing clubhouse building.

Option 4 does incorporate the durable nature of the other new building solutions with new roofing, siding, and complete door and window replacement.

Each variation of the design building is noted in the estimating: for example Option 2 includes a 1/3 cart storage basement development and Option 3 uses a full basement.

The design attempts to reflect the major issues GGA identified as priorities:

1. Central control of clubhouse operations by one employee: Scheduling and cashier for golf rounds, managing retail sales and cashier for food and beverage service.
2. Managing liquor sales
3. Large toilet space for 4 fixtures per sex (modified for Option 4)
4. Open Plan with views
5. Generous, covered deck. (except for Option 4)
6. Single Level (except for Option 4)

OPTIONS: EVALUATION OF STRENGTHS AND WEAKNESSES:

Conformance with GGA recommendations

Building Type and Design Features:

The design building is developed around the principles of a long life, low maintenance building envelope and an appropriate but conservative 'lodge' design theme. The theme of the proposed design could be described as 'timber residential' without an attempt to compete with the more upscale design of the Chateau clubhouse found at the Championship Course.

Natural materials would be found throughout the building but with an eye to low maintenance. Open wood ceilings, exposed interior timber framing and natural finishes drive the interior atmosphere while low maintenance, fire resistive concrete siding or stucco and composite asphalt shingles with low maintenance prefinished fascia metal would finish the exterior. Generous use of glass and decks connects the golfer and non-golfer to the course and to the National Audubon Site that defines the mountain golf course.

Interior finishes are appropriate to a golf clubhouse use: non-marking, durable flooring, good acoustic control of the rooms, and plenty of energy efficient vision glass. The proposed design is intended to be tasteful and inviting and reflect its mountain community location, yet not be opulent by any measure.

OPTION 1

Demo the existing Clubhouse & Maintenance Buildings. 'Swap' locations of Clubhouse to (E) Maintenance Building Locations. The Fuel Island may need to be relocated.

LOCATION

While this location is the recommended site per GGA's review, it runs counter to many issues Staff and GGA identify as important to the golfer and non-golfer experience and to golf operations.

1. The maintenance building site does not offer 'sweeping vistas' of Lake Tahoe. Based on site observations the lake view is limited and any vista that is available would need to be improved with dramatic timber clearing through the golf course and adjacent properties to enhance the distant view to the Lake.
2. The location is disconnected from the No. 1 Tee that golf staff needs to see in order to manage tee times and assess schedule and starting progress. Other golf courses manage this situation with a designated 'starter' located at the No.1 Tee who becomes another employee that increases the labor burden on the golf course.
3. The post-golf experience is limited to forest views, a distant view of Lake Tahoe and very brief views of the golf course. None of the tee boxes or greens is visible from the location.
4. Staff reports that golfers *currently* enjoy the connection between the deck area and No.1 and No.10 tee boxes and No.9 & No.18 greens. This connection to the golf course is a great socialization experience for golfers and non-golfers alike. The maintenance building location would not have any of these features.
5. The relocation of the maintenance building to the previous clubhouse location brings with it the busy and distracting operations of the maintenance of golf course equipment and greens keeping staff. Typically the maintenance operation of a golf course is kept well away from the golf course operations and out of sight and sound of the golfing public. The proposed maintenance operation location is nearly centered among major gathering points of the golfing public (tees and greens) and nearly impossible to conceal from golfers.
6. Moving the maintenance building to a new site also moves the bulk material bin storage. There is not a optimal location for this use where dump trucks can access the bins on a level approach. We have shown the bins relocated near the existing practice green since that location can be developed to become level for this use. The new bins would be concealed with a quality fencing system, but access to the bins would be another distraction referred to in item 5.
7. The replacement maintenance building could be a pre-engineered metal building (PEMB). Our estimate is based on this assumption. However to conceal the PEMB and adapt it to the sloping site, a number of enhancements have been allowed for in the estimate to reduce the PEMB exposure to the parking lot. The garage door side of the building would still be very evident from the golf course side of the building.

SOCIALIZATION

1. As mentioned in the Location section, improved socialization for golfers and non-golfers is likely not enhanced by this location given the issues with limited Tahoe views and very limited connection to the golf course.
2. Since there is no connection to the tee boxes, finishing greens, practice green or other practice facilities, the social aspect of the golf course experience for golfers is degraded by locating the clubhouse so distant from the primary functions of the golf course.

MINIMUM STAFFING

1. The building design addresses minimum staffing by centralizing the cashier/starter that has control and view of all the clubhouse functions. The starter does not have a connection with the No.1 & No. 10 Tee or either of the finishing greens. A camera system was suggested by staff as remedy to this problem. This would be a compromise solution. Cart staging has been moved to the new clubhouse so control of that process can be managed by the starter from the building.

ADEQUATE SERVICES

1. The clubhouse design should meet the intent of adequate services regardless of location. Access to the building is greatly improved from the current clubhouse location for the disabled public.
2. The large separation between the clubhouse and the golf course requires golfers to travel an excessive distance and to traverse parking area traffic *3 times* during a typical round of golf; (1) to start a round at 1st Tee, (2) return to the clubhouse for food and restrooms at 'the turn' and (3) at the end of a round. This could potentially discourage use of the clubhouse food and beverage offerings between 9 holes. The continuous back-and-forth flow of carts through the parking area is an added congestion created by the remote nature of the clubhouse relocation.

CONSTRUCTION AND OWNER ISSUES

1. The construction period for Option 1 would include (2) full golf season and would require significant expense for the rental of temporary clubhouse and golf cart storage facilities over a 2 season construction period. Disruption to the golfing public would be very likely because major construction occurs in 2 locations including substantial work in the parking areas. A single season construction period is not feasible if keeping the golf course open is a priority.
2. TRPA issues would be focused on two new buildings constructed on existing coverage locations and reconciling the final coverage with current coverage. A standard TRPA review is anticipated.
3. Parking count is reduced due to the need for a bag drop area and the necessary access aisles to be dedicated.
4. The material storage bins are shown to be relocated. IVGID may have another solution among their properties for this use.



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Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 1 COST ESTIMATE

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OPTION 1 BUILDING PROGRAM					
Demo 2 buildings: Existing Clubhouse and Maintenance Building					
Construct 2 new buildings: Swap locations. Clubhouse at old Maint Bldg location, etc					
New Construction:					
Clubhouse					
2st Floor: 2500 sf		1st Floor: 8"cmu, uninsulated, 2nd Floor: 2x6 studs, cement siding sheathing, R21,			
1st Floor : 3000 sf		Clubhouse, dining, kitchen, toilets, storage			
Total 5500.00 sf		Cart Storage: 55 carts			
MAINTENANCE BUILDING:					
1st Floor: 5000 sf		Metal Building' system			
		Maintenance equipment storage, toilets, break area, lockers, office,			
MB= Maintenance Building (@ new location) CH = Clubhouse (@ new location)					
Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 0 OWNER EXPENSES (SEE END OF ESTIMATE)					
DIV 1 GENERAL CONDITIONS					
Mobilization, Supervision, Insurance, Temp Facilities,	ls	15%	\$ 1,943,000.00	\$ 291,450.00	
Office Overhead, Equipment,					
DIV 1 TOTAL					\$ 291,450.00
DIV 2 DEMOLITION					
Demolition- Maintenance Bldg	sf	8600	\$ 5.00	\$ 43,000.00	
Demolition- Clubhouse building	sf	3500	\$ 7.00	\$ 24,500.00	
DIV 2 DEMOLITION TOTAL					\$ 67,500.00
DIV 2 SITE WORK					
Site Grading-Relocate cut/fill	sf	29600	\$ 1.00	\$ 29,600.00	
3" AC over 6" A.B.	sf	12236	\$ 2.50	\$ 30,590.00	
Cut	cy	1725	\$ 20.00	\$ 34,500.00	
Relocate/Connect Utilities	ea	2	\$ 10,000.00	\$ 20,000.00	
Storm Drainage & BMP	ea	2	\$ 10,000.00	\$ 20,000.00	
Landscape Islands	ea	2	\$ 2,500.00	\$ 5,000.00	
New Ramp, Landing Slabs	sf	1800	\$ 4.50	\$ 8,100.00	
Sidewalk 160"x 5' wide=150	sf	800	\$ 9.00	\$ 7,200.00	
New Curbs	lf	200	\$ 2.50	\$ 500.00	
New Pads	sf	80	\$ 6.00	\$ 480.00	
CLUBHOUSE					
Backfill Retaining Walls	sf	400	\$ 20.00	\$ 8,000.00	
Site pavers- Entry plaza, ramps, walkways	sf	2500	\$ 12.50	\$ 31,250.00	
Site Retaining Wall 75' board formed	cy	18	\$ 350.00	\$ 6,300.00	
Site Footings & rebar	cy	30	\$ 220.00	\$ 6,600.00	
MAINT. BLDG					
Backfill at Retaining Walls	sf	1418	\$ 20.00	\$ 28,360.00	
Cart Staging: Pavers on A.B.	sf	2080	\$ 12.00	\$ 24,960.00	
Site Retaining Wall 50' board formed	sf	2500	\$ 15.00	\$ 37,500.00	N & E walls
Site Footings & rebar	cy	25	\$ 220.00	\$ 5,500.00	
DIV 2 TOTAL					\$ 261,440.00
DIV 3 CONCRETE					
Replace Material Bins	cy	30	\$ 300.00	\$ 9,000.00	*includes rebar/formwork/ex/
MAINT. BLDG					
SOG- 6"	sf	5000	\$ 8.00	\$ 40,000.00	
Bldg Perimeter Footings 2(65 + 76) x (1.2 x 2) / 27	cy	25	\$ 250.00	\$ 6,250.00	*includes rebar/formwork/ex/
Bldg Retaining Walls Walls (65 + 76) x 9' x 8' / 27	cy	32	\$ 400.00	\$ 12,800.00	
CLUBHOUSE					
1st Level: SOG- 5"	sf	3000	\$ 7.50	\$ 22,500.00	
2nd Level: 4" Slab on steel deck*	sf	4700	\$ 13.00	\$ 61,100.00	Includeds Deck Area
Perimeter Footings 45 X 55 = 200'	cy	20.8	\$ 250.00	\$ 5,200.00	
Stem Walls (45 x 2) + (55 x 2) x 2 x 8' / 27	cy	10	\$ 300.00	\$ 3,000.00	
Basement Walls (45+55+45) x 9' high	cy	32	\$ 350.00	\$ 11,200.00	



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Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 3 TOTAL					\$ 171,050.00
DIV 4 MASONRY					
CLUBHOUSE					
Masonry walls to 10 ft (4 sides)	sf	2500	\$ 12.00	\$ 30,000.00	
Add for split face CMU exposed areas	sf	1000	\$ 8.00	\$ 8,000.00	
Add for Stone Veneer, entry & starters shack	sf	150	\$ 16.00	\$ 2,400.00	
MAINT. BUILDING					
Masonry walls to 10 ft x 283ft (Typical wall: CMU walls, steel siding gable ends)	sf	3500	\$ 12.00	\$ 42,000.00	
DIV 4 TOTAL					\$ 40,400.00
DIV 5 STRUCT. STEEL / MISC STEEL					
CLUBHOUSE					
Struct Steel Framing (allow 5lbs /sf)	TN	12.5	\$ 4,200.00	\$ 52,500.00	
Misc. Steel	ls	1	\$ 2,500.00	\$ 2,500.00	
Rebar	sf	5500	\$ 2.25	\$ 12,375.00	
Railings: Steel & Wire Fabric /Polyurethane paint	lf	112	\$ 150.00	\$ 16,800.00	wire fabric for view
MAINT. BUILDING					
Metal Building Structure Framing and Members*	sf	5000	\$ 65.00	\$ 325,000.00	*Means Guide X 4 for Heavy Snow
Misc Bollards, angles, anchors	ls	1	\$ 2,500.00	\$ 2,500.00	
Misc rebar & lintel steel	sf	5000	\$ 2.50	\$ 12,500.00	
DIV 5 TOTAL					\$ 424,175.00
DIV 6 WOOD & PLASTICS					
CLUBHOUSE					
Wood Roof joist framing/ exposed T&G Deck	sf	2500	\$ 6.50	\$ 16,250.00	
Glu-Lam Beams & Columns	lf	600	\$ 45.00	\$ 27,000.00	
Add for Plumbing Walls x 9'	lf	20	\$ 81.00	\$ 1,620.00	
Misc Framing & blocking	sf	2500	\$ 2.00	\$ 5,000.00	
Millwork: Misc Trim	lf	300	\$ 15.00	\$ 4,500.00	
Exterior Walls (See Div 7 wall assemblies)				\$ -	
MAINTENANCE BUILDING					
Misc Framing & blocking	sf	5000	\$ 1.50	\$ 7,500.00	
Shelving & Storage bin framing	lf	80	\$ 75.00	\$ 6,000.00	
Misc Hardware & supports	ls	1	\$ 3,000.00	\$ 3,000.00	
DIV 6 TOTAL					\$ 70,870.00
DIV 7 THERMAL & MOISTURE PROTECTION					
<i>Exterior Walls</i>					
CLUBHOUSE					
2nd Floor: 6" Wd Stud, Insulated, / Cement Siding	sf	2300	\$ 14.00	\$ 32,200.00	
Add Trim & Detailing	sf	2300	\$ 4.00	\$ 9,200.00	
Add Roof Fasia 2x6 over 2x8	lf	320	\$ 8.00	\$ 2,560.00	
Add Prefinished Metal Fasia- 2 piece	lf	320	\$ 15.00	\$ 4,800.00	
Add Stone Veneer Detailing	sf	300	\$ 25.00	\$ 7,500.00	
Roof System					
Comp Shingles, Bituthene UL, Vented Roof	sf	4530	\$ 6.00	\$ 27,180.00	
Gutter & Downspout , with screens	lf	160	\$ 10.50	\$ 1,680.00	
R30 batt Insulation	sf	2684	\$ 1.25	\$ 3,355.00	
Ventilated Soffit-Metal	sf	450	\$ 4.50	\$ 2,025.00	
Exterior Deck Coatings	sf	1500	\$ 3.50	\$ 5,250.00	
MAINTENANCE BUILDING (all CMU walls)					
Roof System					
Comp Shingles, Bituthene UL, Vented Roof	sf	3000	\$ 8.00	\$ 24,000.00	
Gutter & Downspout , with screens	lf	100	\$ 35.00	\$ 3,500.00	
Snow Brakes-Heavy Duty	lf	125	\$ 25.00	\$ 3,125.00	
R30 batt Insulation	sf	3000	\$ 1.50	\$ 4,500.00	
Waterproofing-retaining walls	sf	1100	\$ 4.50	\$ 4,950.00	
Add Prefinished Metal Fasia- 2 piece	lf	320	\$ 12.00	\$ 3,840.00	
DIV 7 TOTAL					\$ 139,665.00



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Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 8 DOORS AND WINDOWS					
CLUBHOUSE					
HM Doors & Frames, Schlage D Lever, IC Core	ea	2	\$ 1,200.00	\$ 2,400.00	
HM Door & Frame & Panic, Closer, Exterior Weatherstrip'g	ea	2	\$ 1,850.00	\$ 3,700.00	
SC Wd Doors & Hardware-Oak Veneer	ea	4	\$ 800.00	\$ 3,200.00	
SC Wd Doors & Hardware & Closer- Oak Veneer	ea	3	\$ 1,200.00	\$ 3,600.00	
Coiling Doors: 10'w x 10' h	ea	1	\$ 2,000.00	\$ 2,000.00	
Misc Hardware; Thresholds,Gaskets, Kickplates,Lock guards	ls	1	\$ 2,500.00	\$ 2,500.00	
Service Window: 5 x 3	ea	1	\$ 1,200.00	\$ 2,500.00	
Clad fiberglass windows: 1" glass, low E,	sf	650	\$ 16.50	\$ 10,725.00	
Alum Storefront System-Clubhouse	sf	25	\$ 25.00	\$ 625.00	
Painting Staining Windows & Doors & Frames	ea	50	\$ 75.00	\$ 3,750.00	
MAINTENANCE BUILDING					
HM Door & Frame- Pair 3x7, Lever, IC Core, Weather	ea	2	\$ 2,400.00	\$ 4,800.00	
HM Door & Frame, Interior, Lever Lockset	ea	2	\$ 900.00	\$ 1,800.00	
Painting Doors & Frames	ea	14	\$ 75.00	\$ 1,050.00	
HM Windows, 1" insult glass 3 x 6	ea	4	\$ 400.00	\$ 1,600.00	
Coiling Doors: 10'w x 10' h Uninsulated Slat	ea	4	\$ 2,000.00	\$ 8,000.00	
Misc Hardware; Thresholds,Gaskets, Kickplates,Lock guards	ls	1	\$ 1,200.00	\$ 1,200.00	
DIV 8 TOTAL					\$ 53,450.00
DIV 9 FINISHES					
CLUBHOUSE					
Interior Walls-22ga MS, 5/8" GWB, painted x 9'	sf	1100	\$ 6.00	\$ 6,600.00	
Ceramic Floor Tile	sf	400	\$ 12.00	\$ 4,800.00	
Carpet tile	sf	1500	\$ 4.00	\$ 6,000.00	
Vinyl Flooring	sf	600	\$ 12.00	\$ 7,200.00	
Acoustic Ceiling Tile	sf	300	\$ 3.00	\$ 900.00	
Drywall Ceilings- framing & drywall	sf	550	\$ 7.00	\$ 3,850.00	
Ceiling Paint or Stain	sf	2000	\$ 1.50	\$ 3,000.00	
Ext Wall Stain-concrete siding	sf	2085	\$ 0.75	\$ 1,563.75	
Int Wall Paint	sf	5000	\$ 1.20	\$ 6,000.00	
Wall Finish-FRP	sf	300	\$ 6.00	\$ 1,800.00	
MAINTENANCE BUILDING					
Interior Walls-22ga MS, 5/8" GWB, F&T x 9'	sf	300	\$ 6.00	\$ 1,800.00	
Concrete Floor Sealer	sf	5000	\$ 0.75	\$ 3,750.00	
Wall Painting	sf	3000	\$ 0.75	\$ 2,250.00	
Wall Finish-FRP	sf	300	\$ 6.00	\$ 1,800.00	
Drywall Ceilings: Framing 7 drywall	sf	200	\$ 7.00	\$ 1,400.00	
DIV 9 TOTAL					\$ 52,713.75
DIV 10 SPECIALTIES (TOTAL)					
Partitions (Stainless Steel) [2 men, 4 women,]	ea	6	\$ 800.00	\$ 4,800.00	
Toilet mirrors, grab bars, accessories	ls	1	\$ 3,200.00	\$ 3,200.00	
Urinals Screens	ea	2	\$ 200.00	\$ 400.00	
DIV 10 TOTAL					\$ 8,400.00
DIV 12 FURNISHINGS					
CLUBHOUSE					
Casework, PL finished upper and lower units	lf	20	\$ 250.00	\$ 5,000.00	
Stainless Steel Countertop at self serve	lf	20	\$ 200.00	\$ 4,000.00	
Solid Surface Vanity	lf	14	\$ 150.00	\$ 2,100.00	
Sink openings	ea	4	\$ 100.00	\$ 400.00	
Solid surface Sinks	ea	4	\$ 400.00	\$ 1,600.00	
Window Blinds	ls	1	\$ 3,000.00	\$ 3,000.00	
MAINTENANCE BUILDING					
Casework, PL finished upper and lower units	lf	20	\$ 250.00	\$ 5,000.00	
Countertop: PL Finished	lf	20	\$ 100.00	\$ 2,000.00	
DIV 10 TOTAL					\$ 21,100.00



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Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 15 MECHANICAL/PLUMBING.				\$ -	
CLUBHOUSE					
Mechanical					
95% NG Furnace	ea	1	\$ 2,500.00	\$ 2,500.00	
Exhaust fans RR & Self Serve	ea	6	\$ 1,200.00	\$ 7,200.00	
Ductwork	sf	2500	\$ 6.00	\$ 15,000.00	
Flue & Combustion Air	ea	1	\$ 500.00	\$ 500.00	
Seismic Restraints	ls	1	\$ 1,500.00	\$ 1,500.00	
Test and Balance	ls	1	\$ 1,500.00	\$ 1,500.00	
Miscellaneous (10%)	ls	1	\$ 3,700.00	\$ 3,700.00	
Hydrogen Gas Detector	ea	1	\$ 2,000.00	\$ 2,000.00	
Ventilation- Golf Carts	ea	2	\$ 2,500.00	\$ 5,000.00	
Plumbing					
Lavatories	ea	6	\$ 1,600.00	\$ 9,600.00	
Urinals	ea	2	\$ 2,100.00	\$ 4,200.00	
Toilets (4 women, 2 men)	ea	6	\$ 2,200.00	\$ 13,200.00	
Kitchen Sink	ea	1	\$ 1,000.00	\$ 1,000.00	
Water Heater & Expanion Tank	ea	1	\$ 2,500.00	\$ 2,500.00	
HW Circ Pump	ea	1	\$ 500.00	\$ 500.00	
Floor Drain	ea	2	\$ 1,500.00	\$ 3,000.00	
Trap Primers	ea	2	\$ 500.00	\$ 1,000.00	
Hose Bibbs	ea	4	\$ 500.00	\$ 2,000.00	
Water Piping	lf	250	\$ 25.00	\$ 6,250.00	
Waste & Vent Piping	lf	125	\$ 25.00	\$ 3,125.00	
Nat. Gas Piping	lf	175	\$ 20.00	\$ 3,500.00	
Misc Piping and fittings	ls	1	\$ 5,000.00	\$ 5,000.00	
Trench Drain	lf	16	\$ 75.00	\$ 1,200.00	
Fire Protections					
Riser	ea	1	\$ 10,000.00	\$ 10,000.00	
Piping & Heads	sf	5000	\$ 3.00	\$ 15,000.00	
MAINTENANCE BULDING					
Mechanical					
General Heating: Reznor Heating	ea	2	\$ 3,000.00	\$ 6,000.00	
Flues	ea	2	\$ 1,000.00	\$ 2,000.00	
Vent fans	ea	2	\$ 750.00	\$ 1,500.00	
Thermostat & conduit controls wire'g	ls	2	\$ 500.00	\$ 1,000.00	
Misc Fittings & Connections	ls	1	\$ 1,000.00	\$ 1,000.00	
General Exhaust	ea	2	\$ 1,250.00	\$ 2,500.00	
Plumbing					
Lavatories	ea	2	\$ 1,600.00	\$ 3,200.00	
Toilets (1women, 1 men)	ea	2	\$ 2,200.00	\$ 4,400.00	
Floor Drains	ea	2	\$ 800.00	\$ 1,600.00	
Trap Primers	ea	2	\$ 1,100.00	\$ 2,200.00	
Mop sink	ea	1	\$ 2,000.00	\$ 2,000.00	
Kitchen Sink	ea	1	\$ 1,000.00	\$ 1,000.00	
Water Heater	ea	1	\$ 1,500.00	\$ 1,500.00	
Water Piping	lf	250	\$ 25.00	\$ 6,250.00	
Waste & Vent Piping	lf	125	\$ 25.00	\$ 3,125.00	
Nat. Gas Piping	lf	175	\$ 20.00	\$ 3,500.00	
Trench Drain	lf	32	\$ 75.00	\$ 2,400.00	
Hose Bibbs	ea	2	\$ 500.00	\$ 1,000.00	
Yard Hydrant	ea	2	\$ 1,000.00	\$ 2,000.00	
Fire Protections					
Riser	ea	1	\$ 7,500.00	\$ 1.00	
Piping & Heads	sf	5000	\$ 2.50	\$ 1.00	
DIV 15 TOTAL					\$ 168,152.00
DIV 16 ELECTRICAL					
CLUBHOUSE					
Main Elect Service Upgrade	ls	1	\$ 15,000.00	\$ 15,000.00	
Main Power/MSB	ls	1	\$ 25,000.00	\$ 25,000.00	
Lights/Electrical	allow	2500	\$ 2.50	\$ 6,250.00	
Mech Connections	ls	1	\$ 1,500.00	\$ 1,500.00	
Fire alarm	sf	2500	\$ 0.50	\$ 1,250.00	
IT	sf	2500	\$ 0.50	\$ 1,250.00	
Security	sf	2500	\$ 0.50	\$ 1,250.00	

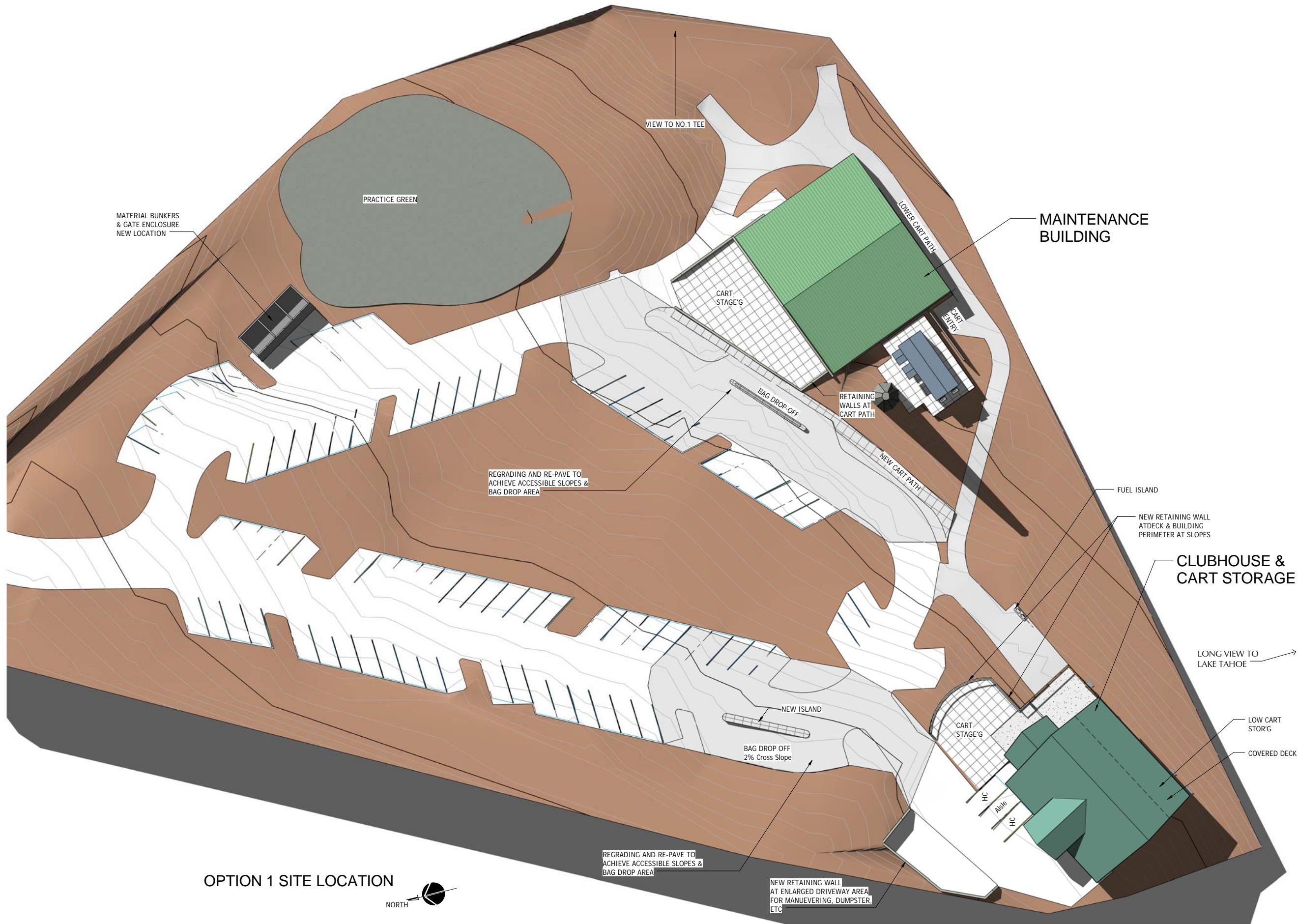


ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 1 COST ESTIMATE

5 of 5
 1/31/2017

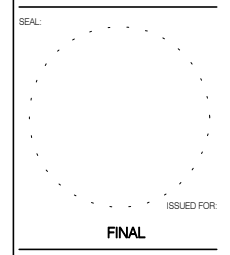
Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
EXTERIOR					
Deck fixtures	ea	8	\$ 1,000.00	\$ 8,000.00	
Parking fixtures	ea	5	\$ 2,000.00	\$ 10,000.00	
Landscape and walkway fixtures	ea	10	\$ 1,000.00	\$ 10,000.00	
CART STORAGE					
Cart Charging Dist Equip	ls	1	\$ 50,000.00	\$ 50,000.00	
Cart Branch Circuits	ea	55	\$ 100.00	\$ 5,500.00	
Cart Stor: Hydrogen Sensing- Cart Equipment	ls	4200	\$ 0.50	\$ 2,100.00	
Fire alarm	sf	4200	\$ 0.50	\$ 2,100.00	
IT	sf	4200	\$ 0.25	\$ 1,050.00	
Security	sf	4200	\$ 0.25	\$ 1,050.00	
MAINTENANCE BUILDING					
Main Elect Service Upgrade	ls	1	\$ 15,000.00	\$ 15,000.00	
Main Power/MSB/	ls	1	\$ 35,000.00	\$ 35,000.00	
Lights/Electrical	allow	5000	\$ 0.65	\$ 3,250.00	
Mech Connections	ls	1	\$ 1,500.00	\$ 1,500.00	
DIV 16 TOTAL					\$ 196,050.00
SUMMARY					
NET TOTAL LINE ITEMS				\$ 2,053,415.75	
Inflation over 2 years (12%)				\$ 2,299,825.64	
Contingency Schematic Design (15%)				\$ 344,973.85	
Sub Total:				\$ 2,644,799.49	
OH/P General Contractor (12%)				\$ 317,375.94	
GRAND TOTAL WITH CONTINGENCY				\$ 2,962,175.42	
		Area	Cost/SF		
GENERAL COST PER SF (2) BUILDINGS		sf	10500	\$ 282.00	
DIV 0 DIRECT OWNER EXPENSES					
Design Fees (10% of total cost) (A-S-MPE)	ls	1	\$ 205,341.58	\$ 205,341.58	
Civil Engineer (Including TRPA Submittal)	ls	1	\$ 60,000.00	\$ 60,000.00	
Temporary Facilites: Cart Storage- 1 season	ls	1	\$ 10,000.00	\$ 10,000.00	
Clubhouse Trailer: 2 seasons 10 months x 2000/mo	Mo	10	\$ 2,000.00	\$ 20,000.00	
Owner Supervision	ls	1	\$ 50,000.00	\$ 50,000.00	
Topo and boundary Survey	ls	1	\$ 6,000.00	\$ 6,000.00	
Geotechnical Investigation	ls	1	\$ 7,500.00	\$ 7,500.00	
Asbesotos & Lead Paint Abatement Survey	ls	1	\$ 5,000.00	\$ 5,000.00	
County Bldg Dept Fees	ls	1	\$ 12,000.00	\$ 12,000.00	
TRPA Fees	ls	1	\$ 16,000.00	\$ 16,000.00	
Testing/Inspection	ls	1	\$ 16,000.00	\$ 16,000.00	
DIV 0 TOTAL					\$ 407,841.58
TOTAL PROJECT COST (not including FFE)				\$ 3,370,017.00	



OPTION 1 SITE LOCATION



OPTION 1 SITE PLAN
SCALE: 1" = 20'-0"



INGRID MOUNTAIN GOLF COURSE SITE
OPTIONS

900 WILSON WAY, INCLINE VILLAGE, NV

REVISIONS

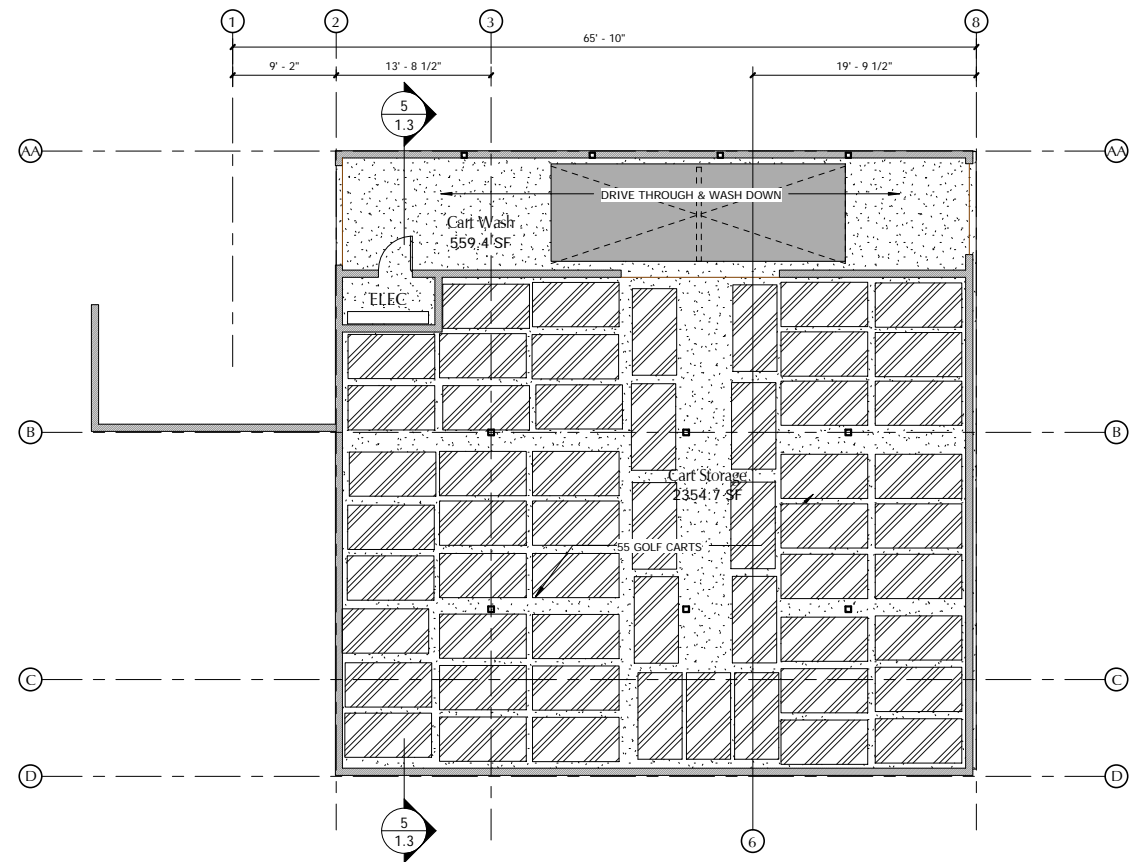
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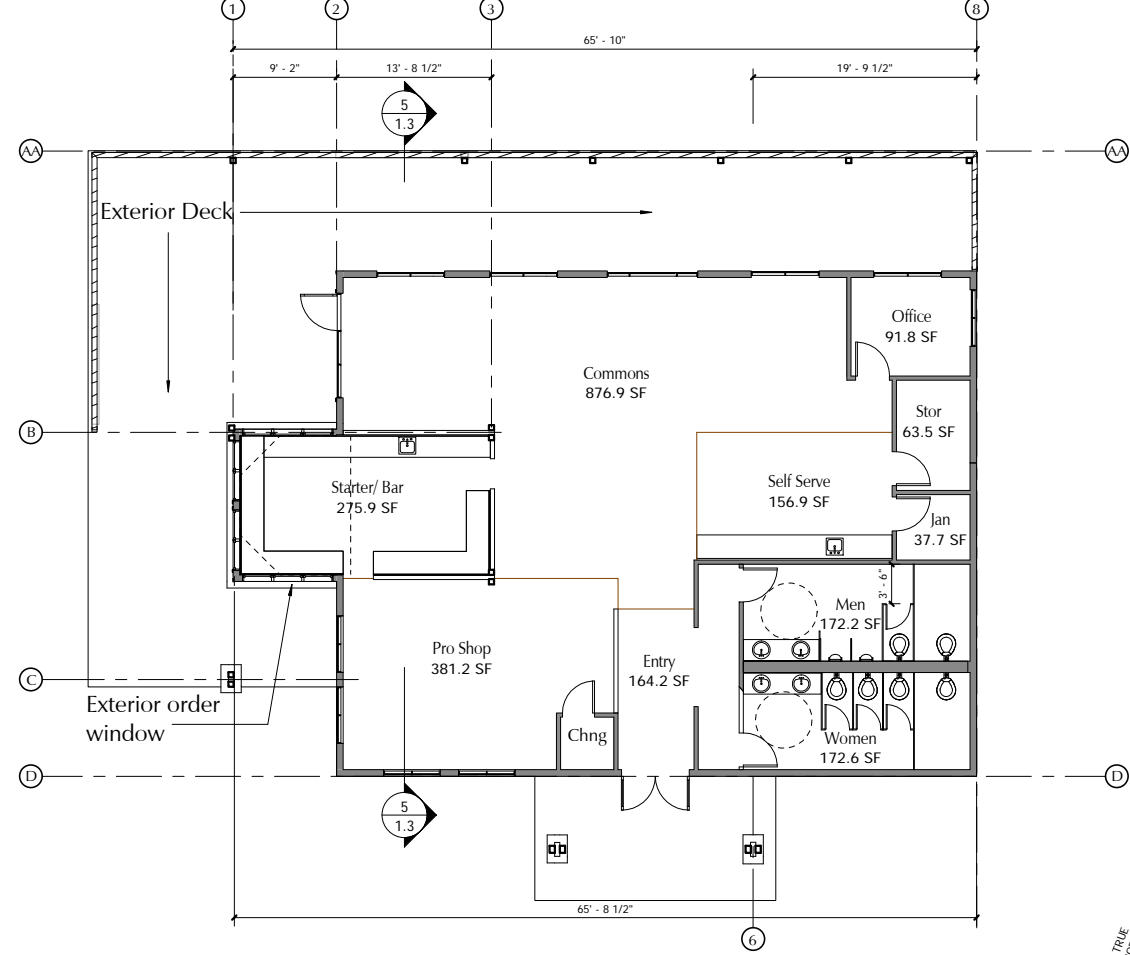
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CHECKED:	GG
PROJECT NO.:	20130100
SCALE:	As Noted
DATE:	3/29/2014

SHEET TITLE

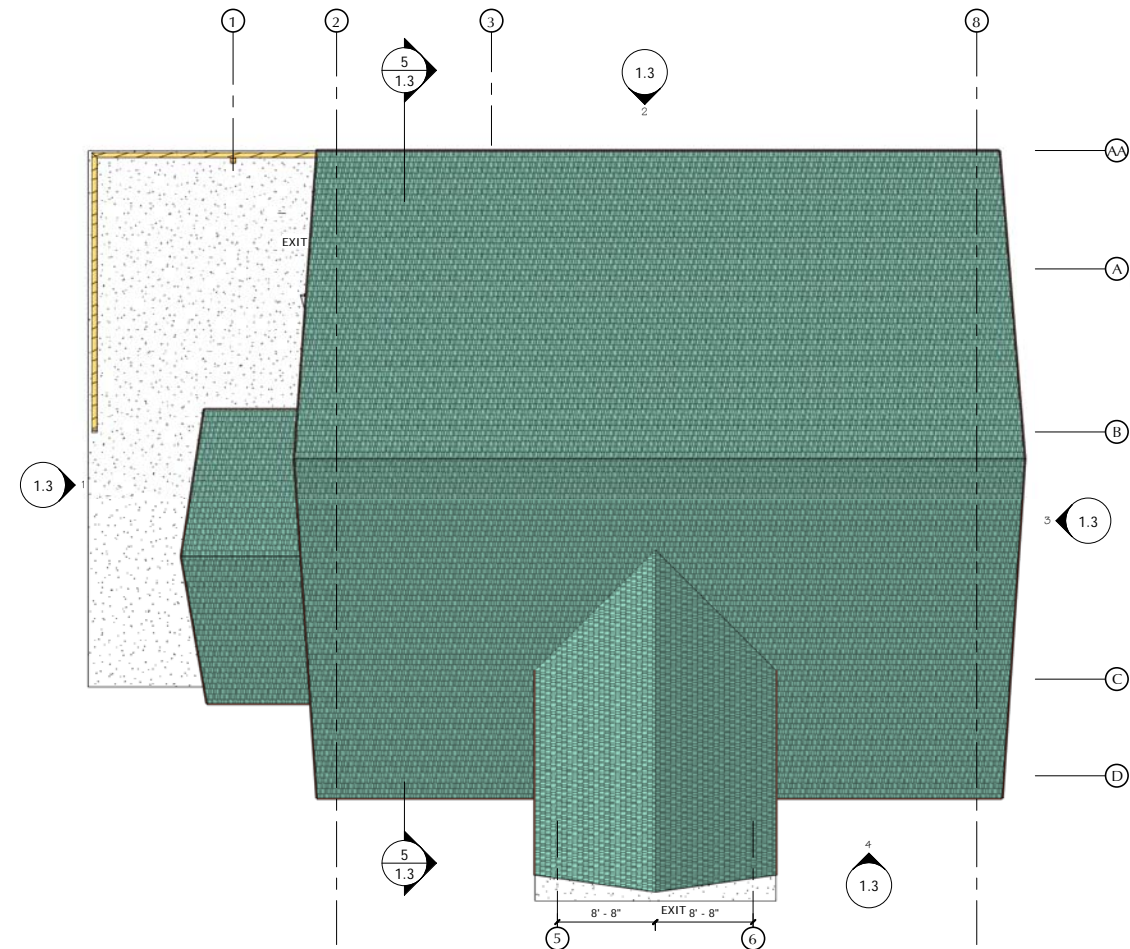
OPTION 1 SHEET



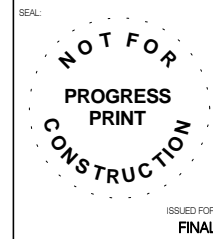
BASEMENT
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ENTRY FLOOR
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



ISSUED FOR:
FINAL

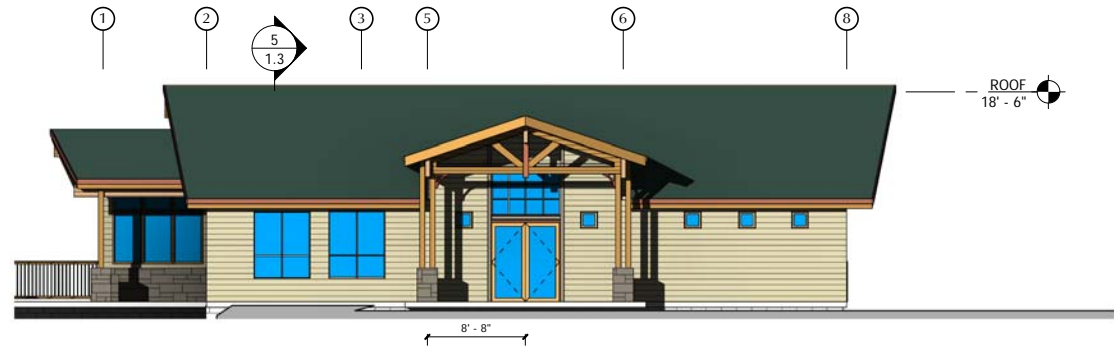
**MOUNTAIN CLUBHOUSE DESIGN
OPTIONS**
690 WILSON WAY
INCLINE VILLAGE, NV

PROJECT INFORMATION

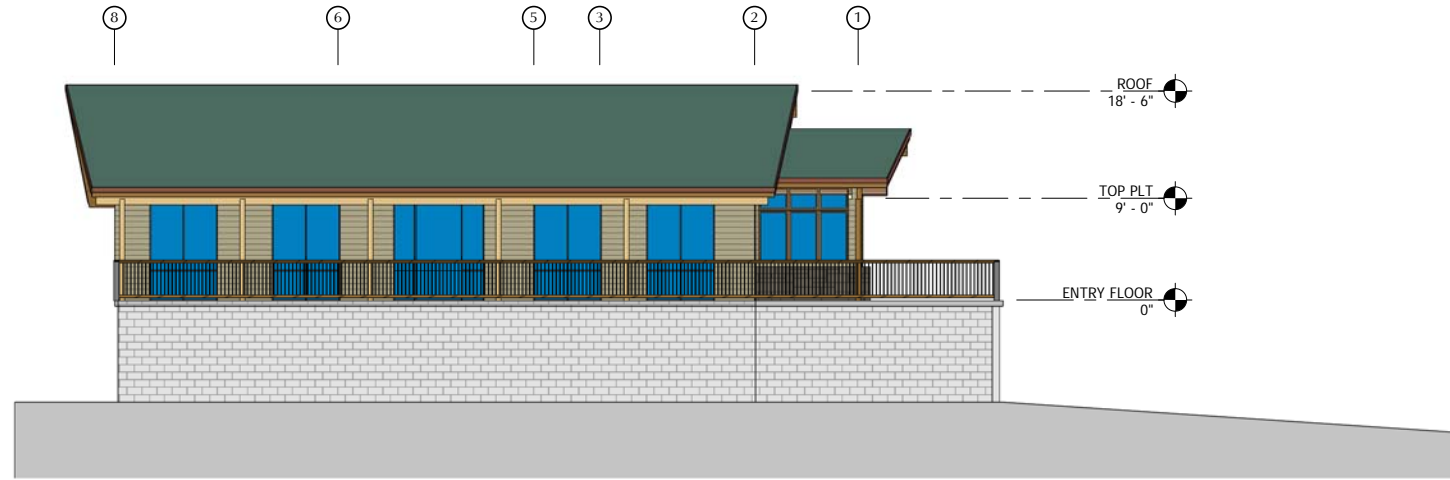
REV #	REVISIONS DESCRIPTION	DATE

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DESIGNED/DRAWN:	Designer / Author
CHECKED:	Checker
PROJECT NO.:	20130100
SCALE:	As Noted
DATE:	3/29/2014
SHEET TITLE:	FLOOR PLANS & ROOF PLAN



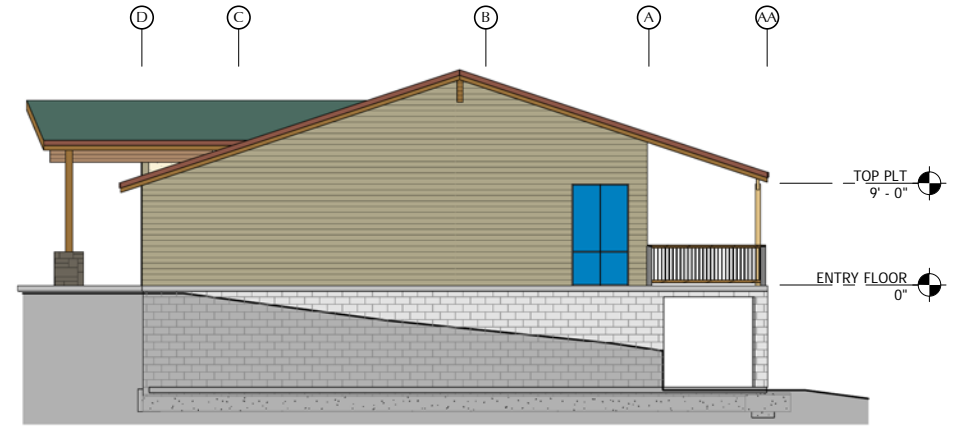
NORTH
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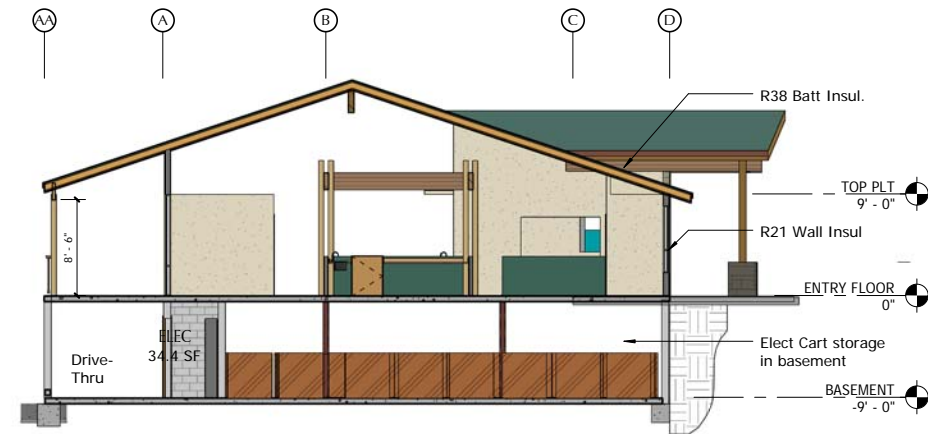
SOUTH
SCALE: 1/8" = 1'-0"



EAST
SCALE: 1/8" = 1'-0"



WEST
SCALE: 1/8" = 1'-0"



Section AA
SCALE: 1/8" = 1'-0"



MOUNTAIN CLUBHOUSE DESIGN
OPTIONS
690 WILSON WAY
INCLINE VILLAGE, NV

PROJECT INFORMATION

REV #	REVISIONS DESCRIPTION	DATE

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DESIGNED/DRAWN:	Designer / Author
CHECKED:	Checker
PROJECT NO.:	20130100
SCALE:	As Noted
DATE:	3/29/2014
SHEET TITLE:	EXTERIOR ELEVATIONS & SECTION

SEAL: **NOT FOR CONSTRUCTION**
ISSUED FOR: **FINAL**

INGRID MOUNTAIN GOLF COURSE SITE
OPTIONS
900 WILSON WAY, INCLINE VILLAGE, NV

PROJECT INFORMATION

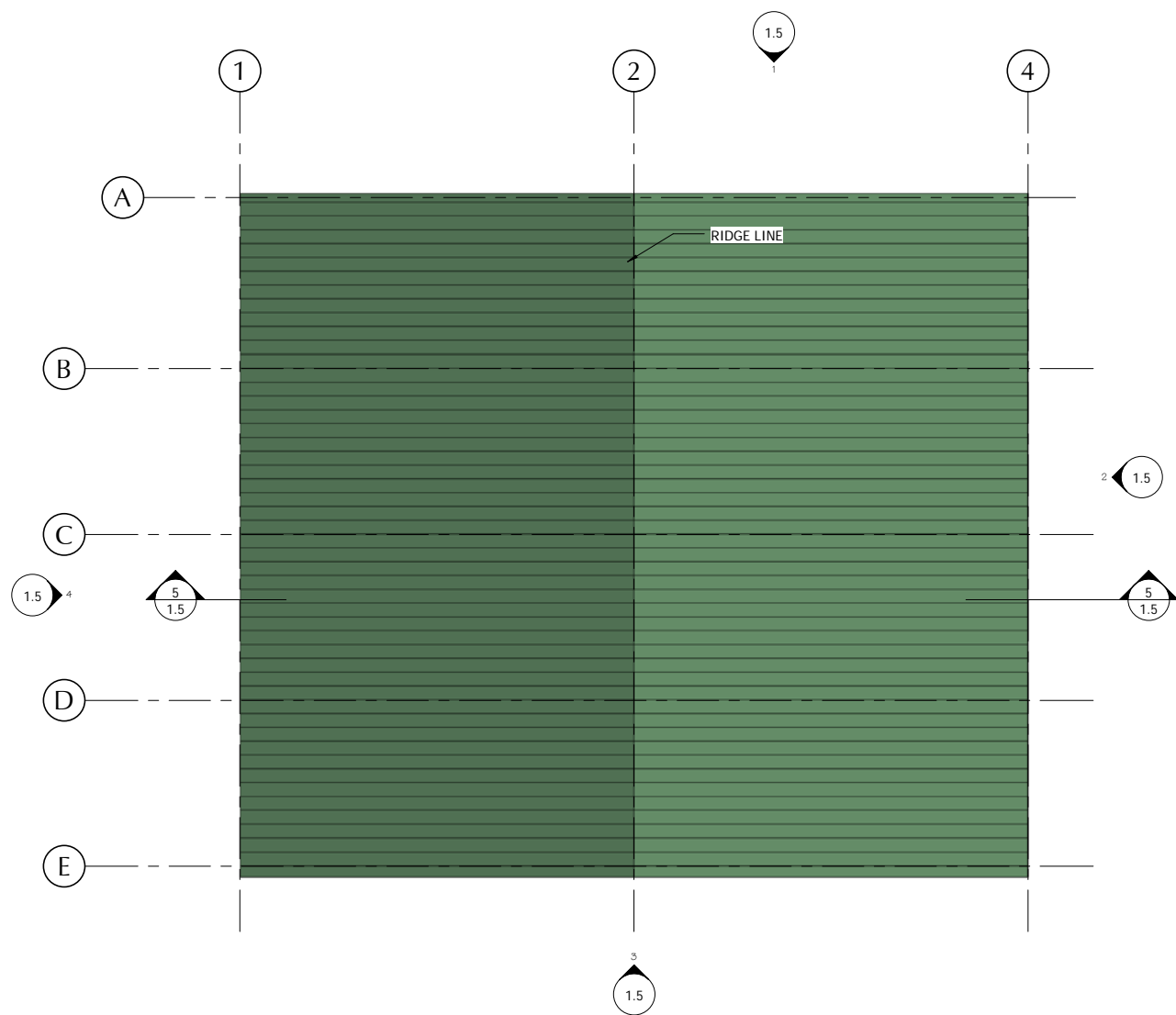
REV #	REVISIONS DESCRIPTION	DATE

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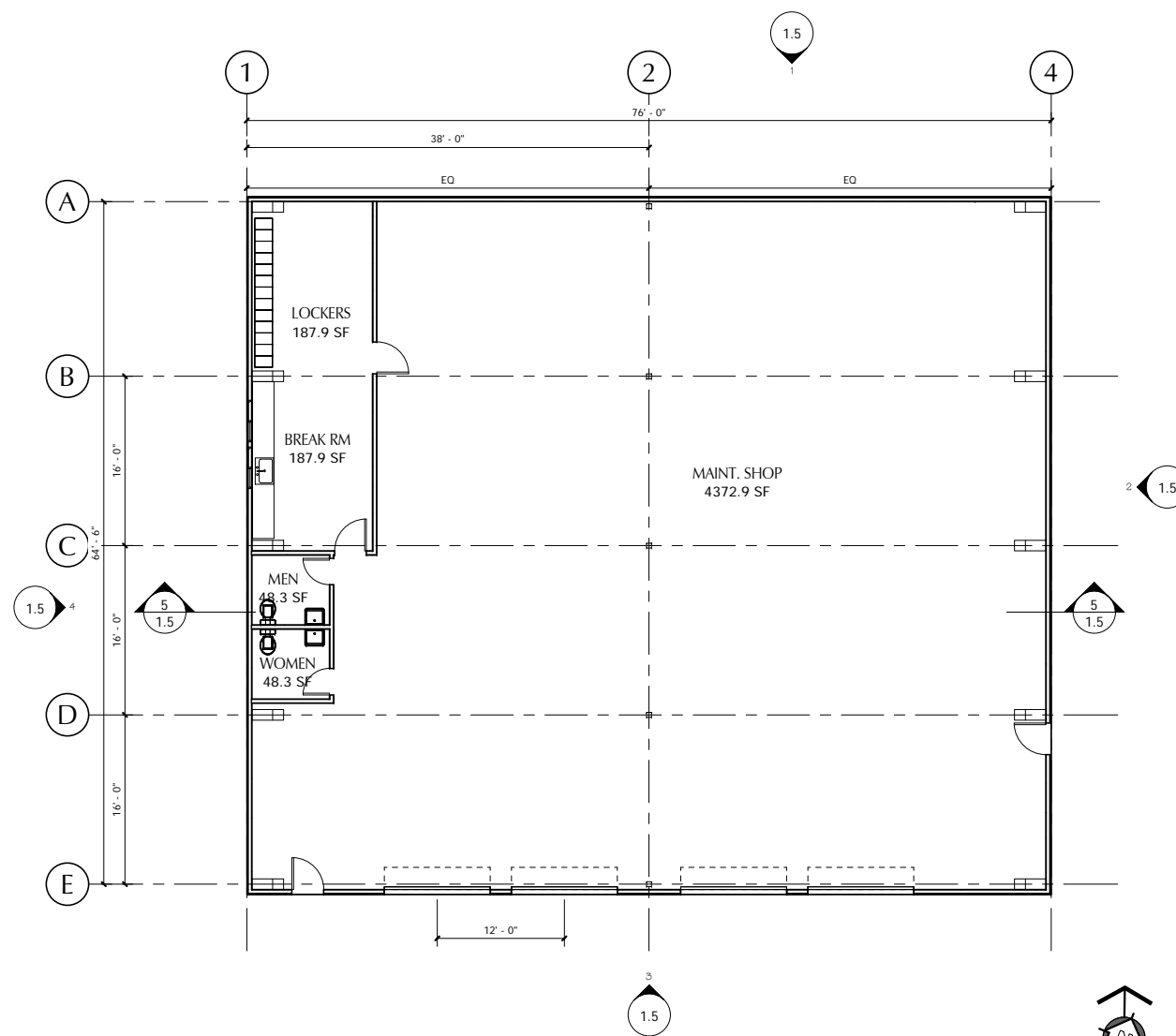
DESIGNED/DRAWN Designer / Author
CHECKED: Checker
PROJECT NO. 20130100
SCALE: As Noted
DATE: 3/29/2014
SHEET TITLE:

OPTION 1
MAINTENANCE
BUILDING
FLOOR PLAN

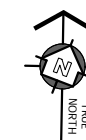
SHEET

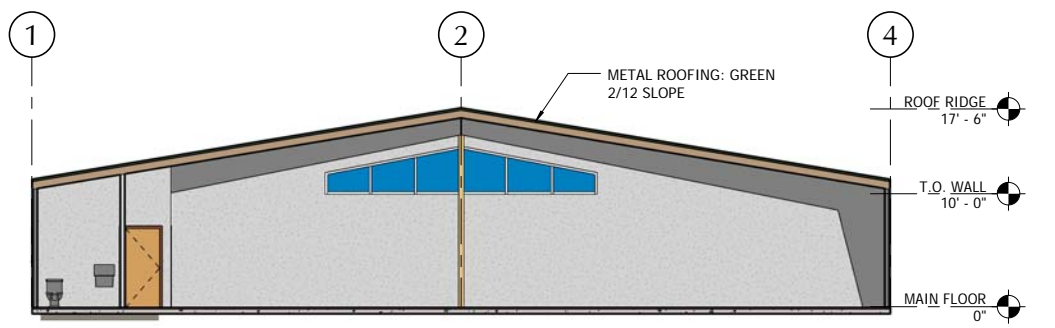


ROOF PLAN
SCALE: 1/8" = 1'-0"



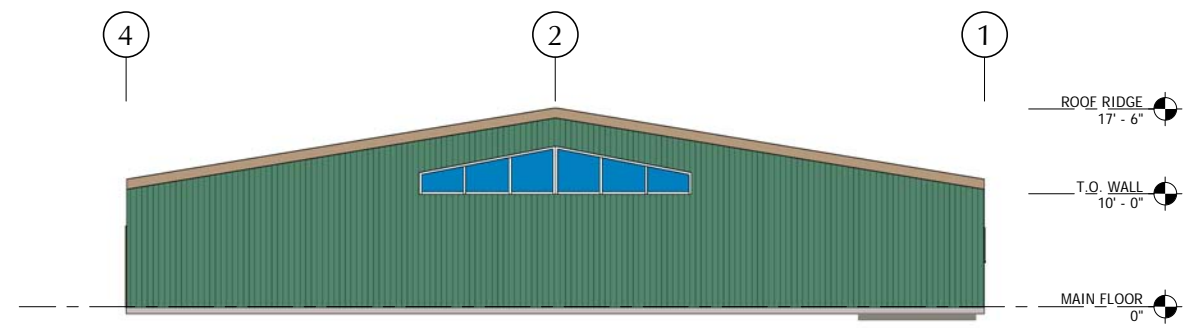
MAIN FLOOR
SCALE: 1/8" = 1'-0"





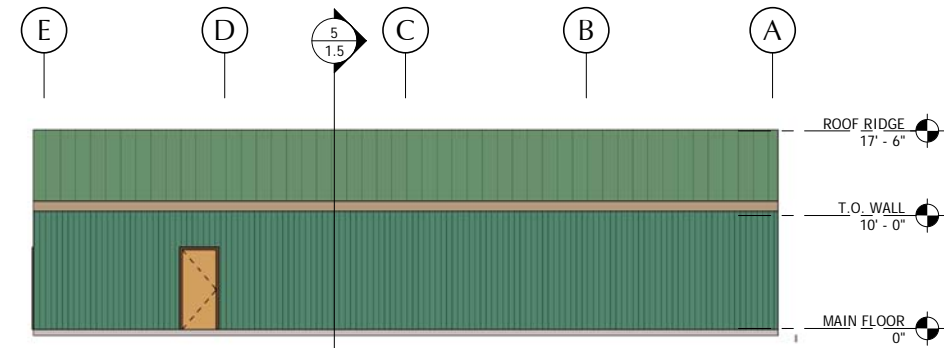
BUILDING SECTION
SCALE: 1/8" = 1'-0"

5



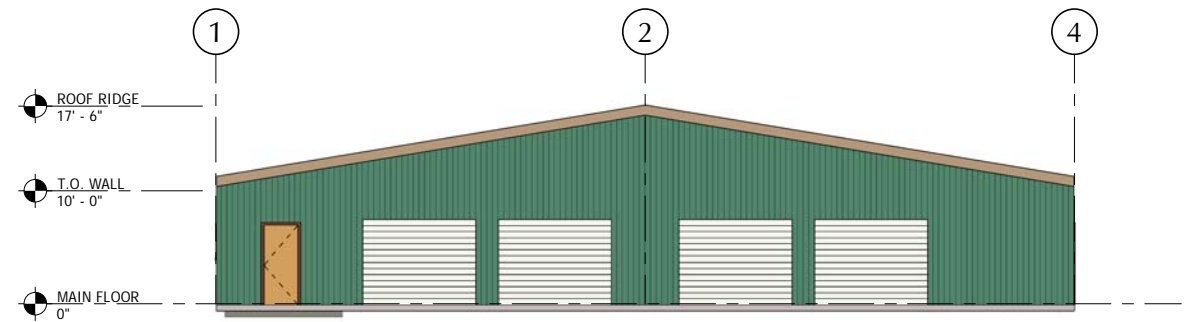
NORTH
SCALE: 1/8" = 1'-0"

1



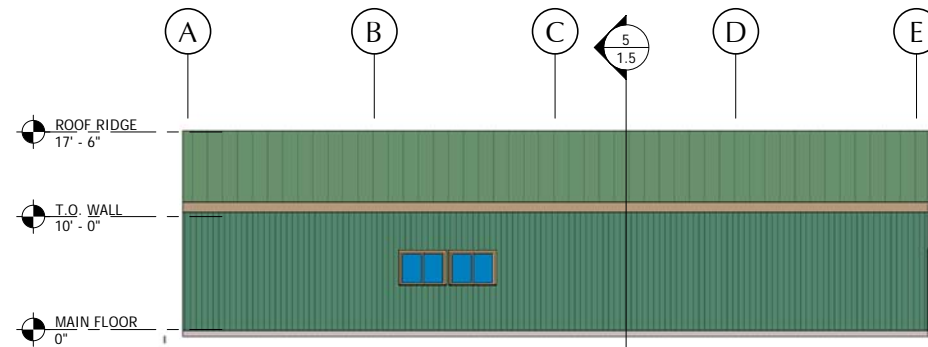
EAST
SCALE: 1/8" = 1'-0"

2



SOUTH
SCALE: 1/8" = 1'-0"

3



WEST
SCALE: 1/8" = 1'-0"

4

SEAL:
NOT FOR CONSTRUCTION
ISSUED FOR
FINAL

**INGRID MOUNTAIN GOLF COURSE SITE
OPTIONS**
900 WILSON WAY, INCLINE VILLAGE, NV

REVISIONS		
REV #	DESCRIPTION	DATE

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DESIGNED/DRAWN: Designer / Author
CHECKED: Checker
PROJECT NO.: 20130100
SCALE: As Noted
DATE: 3/29/2014
SHEET TITLE:

**OPTION 1
MAINTENANCE
BUILDING
EXTERIOR
ELEVATIONS**

SHEET

OPTIONS 2 & 3

Demo Clubhouse building. Build new Clubhouse & Re-Purpose (E) Maintenance Building (EMB) to house battery golf cart storage (see options). Renovate the EMB. Improve maintenance crew quarters.

Option 2: 1/3 basement with Cart Storage **Option 3:** Full basement with Cart Storage

LOCATION

- Options 2 & 3 build new clubhouse buildings at the previous clubhouse site after demolition. New grading and retaining wall work plus raising the finished floor allow for full ADA accessibility and a single floor building.
- Option 2: Since the original clubhouse had approximately 1/3 of the lower level excavated, Option 2 takes advantage of this excavation and converts that space into 50% of the Cart storage. The remaining 1/2 of the carts are stored at the maintenance building. Staff considered this an advantage to have ready access to a typical golf day quantity of carts at the building. The disadvantage is the expense of providing duplicate battery exhaust sensing and fan systems and duplicate main power provisions for the battery charging equipment.
- Option 3: The entire basement is excavated and developed as golf cart storage. This solution removes all golf cart operations from the Maintenance Building and frees up the entire basement for other IVGID uses.
- The golfing public enjoys the current clubhouse location so these 2 Options improve upon the proximity to the key elements of practice green, No. 1 and No. 10 tee boxes and No.9 and No. 18 greens.
- The building is shadowed by the telephone cell tower 'tree' and adjacent switch buildings.

SOCIALIZATION

- Creating a single floor building enhances the use of the building and encourages golfers and non-golfers alike to use the building with greater ease. The social aspect of the deck area is enhanced a great deal by expanding the deck facilities with a grill and roof covering and improving views by moving the location up the hill. Use of the building is more flexible since it now a column-free space.
- The single floor 'great room' character of the building makes it easy to access food and beverages at the 'turn' and creates a comfortable open space for paying for golf, browsing the golf shop and enjoying the views of the course. The Commons area is large enough to accommodate groups of people for meetings without being interrupted by daily golf operations.
- The generous covered deck encourages views of the course in all weather and the use of the food and beverage services. The addition of a grille on the deck will further enhance the deck experience.

MINIMUM STAFFING

- The building design addresses minimum staffing by centralizing the cashier/starter and provides control and view of all the clubhouse functions. The starter also has a good connection with the No.1 Tee and cart staging as well as No.10 tee.

ADEQUATE SERVICES

- The building design should meet the intent of adequate services regardless of location. Access to the building is greatly improved from the current clubhouse location for the disabled public.
- The easy access of Options 2 & 3 from the golf course encourages use of the clubhouse at the 'turn' and encourages use of the clubhouse food and beverage offerings between 9 holes and after a round of golf.

MAINTENANCE BUILDING RENOVATION

- Renovation of the maintenance building involves improvements to 5 key areas of the building:
 - Replace crew areas with new dedicated locker, break area, and restroom facilities.
 - Replace doors and windows where needed to achieve 'new' condition for wearing parts.
 - Rebuild floor areas of the upper floor shop that are failing
 - Provide electrical service to accommodate golf cart charging
 - Provide mechanical exhaust and sensing for the battery charging equipment.

CONSTRUCTION AND OWNER ISSUES

1. The construction period for Options 2-3 would include (1) full golf season. Since the existing maintenance building is renovated in both solutions this structure could function as a temporary clubhouse. This approach would need to be measured against the construction schedule where using the maintenance building as a temporary clubhouse could lengthen or delay the construction period for both new and renovation projects. The temporary use concept could eventually cost the District more money than paying for a rental trailers similar to Option 1.
2. TRPA issues would be limited to evaluating a new building with the same 'coverage' area of the old clubhouse site.
3. Parking count is impacted due to the need for accessibility improvements to the bag drop area and adjacent sidewalks and cart paths. Parking stalls will likely be sacrificed to make reduce slopes.



ARCHITECTURE + ENGINEERING

OPTION 2 BUILD NEW CLUBHOUSEat EXISTING SITE 1/3 BASEMENT					
PROGRAM BRIEF:					
Demo Old Clubhouse, Build New Proshop, Remodel Maintenance Building					
Build New Clubhouse: Partial Basement / Store 15-20 Carts					
Remodel Maintenance Building- Provide crew qtrs/ break area/ meeting space / remaining carts storage: 35 carts					
New Construction:					
1st Floor: 8"cmu, uninsulated, 2nd Floor; 2x6 studs, cement siding sheathing, R21,					
CLUBHOUSE:					
NOTES					
2st Floor:	2684	sf	Clubhouse, dining, kitchen, toilets, storage		
1st Floor :	1500	sf	Cart Storage: 20 Carts		
Total	4184	sf			
MAINTENANCE BUILDING:					
Remodel & Repair : 1500 sf	1500	sf	New Crew Spaces AND Re construct damaged floors & water damaged structure		
Renovate: 6000 sf	6000	sf	New electrical service, Cart ventilation, upgrade finishes, etc		
Total 7500 sf	7500	sf			
PROJECT TOTAL SF	11684	sf			
ITEMIZED ESTIMATE					
MB= Maintenance Building (@ new location) CH = CLUBHOUSE(@ new location)					
Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 0 OWNER EXPENSES (SEE END OF ESTIMATE)					
DIV 1 GENERAL CONDITIONS					
Mobilization, Supervision, Insurance, Temp Facilities,	ls	15%	\$ 1,230,000.00	\$ 184,500.00	
Office Overhead, Equipment,					
DIV 1 TOTAL					\$ 184,500.00
DIV 2 DEMOLITION					
Demolition- Maintenance Bldg: Selected areas	sf	800	\$ 5.00	\$ 4,000.00	
Demolition- CLUBHOUSEbuilding	sf	3500	\$ 7.00	\$ 24,500.00	
DIV 2 DEMOLITION TOTAL					\$ 28,500.00
DIV 2 SITE WORK (see Div 3 for site conc)					
Site Grading & Relocate cut/fill	sf	13200	\$ 1.00	\$ 13,200.00	
3" AC over 6" AggBase	sf	6900	\$ 2.50	\$ 17,250.00	
Cut	cy	100	\$ 20.00	\$ 2,000.00	FCE
Fill	cy	500	\$ 15.00	\$ 7,500.00	FCE
Sidewalk 160"x 5 'wide=150	sf	800	\$ 9.00	\$ 7,200.00	
New Curbs	lf	200	\$ 2.50	\$ 500.00	
New Pads	sf	80	\$ 6.00	\$ 480.00	
NewRamps, Walk Slabs, Landings	sf	200	\$ 9.00	\$ 1,800.00	
CLUBHOUSERetaining Walls	sf	850	\$ 20.00	\$ 17,000.00	
Relocate & reconnect utilities	ls	1	\$ 10,000.00	\$ 10,000.00	
Stprm Drain / BMP'S	ls	1	\$ 10,000.00	\$ 10,000.00	
Civil Pavement Repair/ Restripe/Fog coating	ls	1	\$ 5,000.00	\$ 5,000.00	
Landscape Islands	ea	1	\$ 2,500.00	\$ 2,500.00	
Site pavers- Cart Staging Area	sf	2000	\$ 12.50	\$ 25,000.00	
DIV 2 TOTAL					\$ 119,430.00
DIV 3 CONCRETE					
Pump concrete	cy	125	\$ 40.00	\$ 5,000.00	
CLUBHOUSE					
Deck & Staging Area Board form conc retaining wall	sf	700	\$ 15.00	\$ 10,500.00	
Site Footings & rebar	cy	30	\$ 220.00	\$ 6,600.00	
1st Level: SOG- 5" 1400x.5/27 =	sf	1400	\$ 7.50	\$ 10,500.00	
2nd Level: 4" Slab on steel deck*	sf	4200	\$ 13.00	\$ 54,600.00	Includeds Deck Area
Stem Walls (part of cmu takeoff)				\$ -	
Retaining wall at staging Area Board Form Conc	cy	32	\$ 350.00	\$ 11,200.00	
Perimeter Footings (45+55) *2= 200'	cy	25	\$ 250.00	\$ 6,250.00	take off
					No wash down area
MAINT. BUILDING					
Replace concrete deck & slab at bay doors	sf	700	\$ 40.00	\$ 28,000.00	New beams,deck,conc slab,connctns
DIV 3 TOTAL					\$ 132,650.00



ARCHITECTURE + ENGINEERING

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 4 MASONRY					
Masonry Basement walls to 10 ft (4 sides)	sf	1400	\$ 12.00	\$ 16,800.00	
Add for split face CMU exposed areas	sf	790	\$ 6.00	\$ 4,740.00	
Add for Stone Veneer, entry & starters shack	sf	350	\$ 16.00	\$ 5,600.00	
DIV 4 TOTAL					\$ 27,140.00
DIV 5 STRUCT. STEEL/MISC STEEL					
CLUBHOUSE					
Struct Steel Framing (allow 5lbs /sf)	TN	12.5	\$ 4,200.00	\$ 52,500.00	
Misc. Steel hold-downs & ties	ls	1	\$ 2,500.00	\$ 2,500.00	
Rebar	sf	4400	\$ 2.25	\$ 9,900.00	
Railings: Steel & Wire Fabric /Polyurethane paint	lf	112	\$ 150.00	\$ 16,800.00	wire fabric for view
MAINT. BUILDING					
Replacement deck, fasteners, angles, etc	ls	1	\$ 10,000.00	\$ 10,000.00	
DIV 5 TOTAL					\$ 91,700.00
DIV 6 WOOD & PLASTICS					
CLUBHOUSE					
Wood Roof joist framing/ exposed T&G Deck	sf	4400	\$ 6.50	\$ 28,600.00	
Glu-Lam Beams & Columns	lf	600	\$ 45.00	\$ 27,000.00	
Add for Plumbing Walls x 9'	lf	20	\$ 81.00	\$ 1,620.00	
Misc Framing & blocking	sf	3500	\$ 2.00	\$ 7,000.00	
Millwork: Misc Trim	lf	300	\$ 15.00	\$ 4,500.00	
Exterior Walls (See Div 7 wall assemblies)				\$ -	
MAINTENANCE BUILDING					
Misc Structural Repair Framing & blocking	sf	800	\$ 30.00	\$ 24,000.00	
Shelving & Storage bunker framing	lf	80	\$ 25.00	\$ 2,000.00	
Misc Hardware & supports	ls	1	\$ 3,000.00	\$ 3,000.00	
DIV 6 TOTAL					\$ 97,720.00
DIV 7 THERMAL & MOISTURE PROTECTION					
<i>Exterior Walls</i>					
CLUBHOUSE:					
2nd Floor: 6" Wd Stud, Insulated, / Cement Siding/GWB i	sf	2300	\$ 14.00	\$ 32,200.00	1/2" sheathing typ
Add Trim & Detailing	sf	2300	\$ 4.00	\$ 9,200.00	
Add Stone Veneer Detailing	sf	300	\$ 15.00	\$ 4,500.00	
Add Roof Fasia 2x6 over 2x8	lf	320	\$ 5.00	\$ 1,600.00	
Add Prefinished Metal Fasia- 2 piece	lf	320	\$ 12.00	\$ 3,840.00	
CMU wall water proofing 3 layer laminate	sf	1400	\$ 4.50	\$ 6,300.00	
<i>Roof System</i>					
Comp Shingles, Bituthene UL, Vented Roof	sf	4500	\$ 6.00	\$ 27,000.00	
Gutter & Downspout , with screens	lf	160	\$ 10.50	\$ 1,680.00	
R30 batt Insulation	sf	2684	\$ 1.25	\$ 3,355.00	
Ventilated Soffit-Metal	sf	450	\$ 4.50	\$ 2,025.00	
Exterior Wood Deck Coatings	sf	1500	\$ 3.50	\$ 5,250.00	
DIV 7 TOTAL					\$ 96,950.00
DIV 8 DOORS AND WINDOWS					
CLUBHOUSE					
HM Doors & Frames, Schlage D Lever, IC Core	ea	2	\$ 1,200.00	\$ 2,400.00	
HM Door & Frame & Panic, Closer, Exterior Weatherstrip	ea	2	\$ 1,850.00	\$ 3,700.00	
SC Wd Doors & Hardware-Oak Veneer	ea	4	\$ 800.00	\$ 3,200.00	
SC Wd Doors & Hardware & Closer- Oak Veneer	ea	3	\$ 1,200.00	\$ 3,600.00	
Coiling Doors: 10'w x 10' h	ea	2	\$ 2,000.00	\$ 4,000.00	
Misc Hardware; Thresholds,Gaskets, Kickplates,Lock gua	ls	1	\$ 2,500.00	\$ 2,500.00	
Service Window: 5 x 3	ea	1	\$ 1,200.00	\$ 1,200.00	
Clad fibergalss windows: 1" glass, low E,	sf	650	\$ 16.50	\$ 10,725.00	
Alum Storefront System-Clubhouse	sf	25	\$ 25.00	\$ 625.00	
Painting Staining Windows & Doors & Frames	ea	50	\$ 75.00	\$ 3,750.00	
MAINTENANCE BUILDING					
HM Door & Frame, Interior, Lever Lockset	ea	4	\$ 900.00	\$ 3,600.00	Upgrade/replace doors
Painting Doors & Frames	ea	8	\$ 75.00	\$ 600.00	
Coiling Doors: Replace 10'w x 10' h Uninsulated Slat	ea	4	\$ 2,500.00	\$ 10,000.00	
Coiling Doors: Replace 12wx16 tall	ea	1	\$ 4,200.00	\$ 4,200.00	
Misc Hardware; Thresholds,Gaskets, Kickplates,Lock gua	ls	1	\$ 1,200.00	\$ 1,200.00	
Painting Doors & Frames	ea	10	\$ 300.00	\$ 3,000.00	
DIV 8 TOTAL					\$ 58,300.00



ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 2 COST ESTIMATE

3 of 5
 1/31/2017

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 9 FINISHES					
CLUBHOUSE					
Interior Walls-22ga MS, 5/8" GWB, painted x 9', 2 sides	sf	1100	\$ 6.00	\$ 6,600.00	
Floor Tile	sf	400	\$ 12.00	\$ 4,800.00	
Carpet tile	sf	1500	\$ 4.00	\$ 6,000.00	
Vinyl Flooring	sf	600	\$ 8.00	\$ 4,800.00	
Acoustic Ceiling Grid & Tile	sf	300	\$ 4.50	\$ 1,350.00	
Drywall Ceilings- framing & drywall	sf	550	\$ 7.00	\$ 3,850.00	
Ceiling Paint or Stain	sf	2000	\$ 1.50	\$ 3,000.00	
Ext Wall Stain-concrete siding	sf	2085	\$ 1.50	\$ 3,127.50	
Int Wall Paint	sf	3000	\$ 1.20	\$ 3,600.00	
Int wall tile	sf	300	\$ 8.00	\$ 2,400.00	
Wall Finish-FRP	sf	300	\$ 4.00	\$ 1,200.00	
				\$ -	New RR & Break Area
MAINTENANCE BUILDING					
Interior Walls-22ga MS, 5/8" GWB, F&T x 9'	sf	300	\$ 4.50	\$ 1,350.00	
Wall Painting 1CP, 1CF	sf	300	\$ 1.20	\$ 360.00	1coat primer/1coat finish
Wall Finish-FRP	sf	100	\$ 6.00	\$ 600.00	
Drywall Ceilings: Framing & drywall	sf	200	\$ 7.00	\$ 1,400.00	
Int Wall Paint (existing walls) Heavy prep 1CP, 2CF	sf	2000	\$ 2.50	\$ 5,000.00	heavy prep, primer/2coat finish
DIV 9 TOTAL					\$ 49,437.50
DIV 10 SPECIALTIES (TOTAL)					
				\$ -	
Partitions (Stainless Steel) [CH2 men, 4 women,]	ea	6	\$ 800.00	\$ 4,800.00	
Toilet mirrors, grab bars, accessories[CH] [MB]	ls	1	\$ 3,200.00	\$ 3,200.00	
Urinals Screens	ea	2	\$ 200.00	\$ 400.00	
DIV 10 TOTAL					\$ 8,400.00
DIV 12 FURNISHINGS					
CLUBHOUSE					
Casework, PL finished upper and lower units	lf	20	\$ 250.00	\$ 5,000.00	
Stainless Steel Countertop	lf	20	\$ 200.00	\$ 4,000.00	
Solid Surface Vanity	lf	14	\$ 150.00	\$ 2,100.00	
sink openings	ea	4	\$ 100.00	\$ 400.00	
solid surface Sinks	ea	4	\$ 400.00	\$ 1,600.00	
Window Blinds	ls	1	\$ 4,500.00	\$ 4,500.00	
MAINTENANCE BUILDING					
Casework, PL finished upper and lower units	lf	12	\$ 250.00	\$ 3,000.00	
Countertop: PL Finished	lf	12	\$ 100.00	\$ 1,200.00	
DIV 12 TOTAL					\$ 20,600.00
DIV 15 MECHANICAL/PLUMBING.					
CLUBHOUSE					
Mechanical					
95% NG Furnace	ea	1	\$ 2,500.00	\$ 2,500.00	
Exhaust fans RR & Self Serve	ea	6	\$ 1,200.00	\$ 7,200.00	
Ductwork	sf	2500	\$ 6.00	\$ 15,000.00	
Flue & Combustion Air	ea	1	\$ 500.00	\$ 500.00	
Ventilation- Golf Carts	ea	1	\$ 2,500.00	\$ 2,500.00	
Hydrogen Gas Detector	ea	1	\$ 2,000.00	\$ 2,000.00	
Seismic Restraints	ls	1	\$ 1,500.00	\$ 1,500.00	
Test and Balance	ls	1	\$ 1,500.00	\$ 1,500.00	
Miscellaneous (10%)	ls	1	\$ 3,700.00	\$ 3,700.00	
Mop Sink	ea	1	\$ 2,000.00	\$ 2,000.00	
Plumbing					
Lavatories	ea	6	\$ 1,600.00	\$ 9,600.00	
Urinals	ea	2	\$ 2,100.00	\$ 4,200.00	
Toilets (4 women, 2 men)	ea	6	\$ 2,200.00	\$ 13,200.00	
Kitchen Sink	ea	1	\$ 1,000.00	\$ 1,000.00	
Water Heater & Expansion Tank	ea	1	\$ 2,500.00	\$ 2,500.00	
HW Circ Pump	ea	1	\$ 500.00	\$ 500.00	
Floor Drain	ea	2	\$ 1,500.00	\$ 3,000.00	
Trap Primers	ea	2	\$ 500.00	\$ 1,000.00	
Hose Bibbs	ea	4	\$ 500.00	\$ 2,000.00	
Water Piping	lf	250	\$ 25.00	\$ 6,250.00	
Waste & Vent Piping	lf	125	\$ 25.00	\$ 3,125.00	
Nat. Gas Piping	lf	175	\$ 20.00	\$ 3,500.00	
Misc Piping and fittings	ls	1	\$ 5,000.00	\$ 5,000.00	
Trench Drain	lf	16	\$ 75.00	\$ 1,200.00	
Fire Protections					
Riser	ea	1	\$ 10,000.00	\$ 10,000.00	Sprinklers not included
Piping & Heads	sf	5500	\$ 3.00	\$ 16,500.00	FP over battery fire not advised



ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 2 COST ESTIMATE

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 1/31/2017

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
MAINTENANCE BULDING					New RR & Break Area
Mechanical					
Heating: Unit heaters	ea	4	\$ 1,500.00	\$ 6,000.00	
Office Split System (heat only)	ea	1	\$ 1,500.00	\$ 1,500.00	
Flues	ea	2	\$ 1,000.00	\$ 2,000.00	
RR Exhaust fans	ea	2	\$ 750.00	\$ 1,500.00	
Thermostat & conduit controls wire'g	ls	2	\$ 500.00	\$ 1,000.00	
Misc Fittings & Connections	ls	1	\$ 1,000.00	\$ 1,000.00	
Cart Exhaust System	ea	1	\$ 3,500.00	\$ 3,500.00	Duplicate Exhaust System
Hydrogen Gas Detector	ea	1	\$ 2,000.00	\$ 2,000.00	
General Exhaust-maintenace side	ea	2	\$ 1,250.00	\$ 2,500.00	
Plumbing					
Lavatories	ea	2	\$ 1,600.00	\$ 3,200.00	
Toilets (1women, 1 men)	ea	2	\$ 2,200.00	\$ 4,400.00	
Floor Drains	ea	2	\$ 800.00	\$ 1,600.00	
Trap Primers	ea	2	\$ 1,100.00	\$ 2,200.00	
Kitchen Sink	ea	1	\$ 1,000.00	\$ 1,000.00	
Mop Sink	ea	1	\$ 1,200.00	\$ 1,200.00	
Water Heater	ea	1	\$ 1,500.00	\$ 1,500.00	
Water Piping	lf	75	\$ 25.00	\$ 1,875.00	Modify existing plumbing
Waste & Vent Piping	lf	75	\$ 25.00	\$ 1,875.00	sim
Nat. Gas Piping	lf	50	\$ 20.00	\$ 1,000.00	sim
Trench Drain	lf	24	\$ 110.00	\$ 2,640.00	
Fire Protections					
NA					
DIV 15 TOTAL					\$ 137,967.00
DIV 16 ELECTRICAL					\$ -
CLUBHOUSE					
Service entrance feeder upgrade	lf	50	\$ 100.00	\$ 5,000.00	
Main Elect Service Upgrade	ls	1	\$ 15,000.00	\$ 15,000.00	
Main Power/MSB	ls	1	\$ 30,000.00	\$ 30,000.00	
Lights/Electrical	sf	2500	\$ 2.50	\$ 6,250.00	
Mech Connections	ls	1	\$ 1,500.00	\$ 1,500.00	
Fire alarm	sf	2500	\$ 0.50	\$ 1,250.00	
IT	sf	2500	\$ 0.50	\$ 1,250.00	
Security	sf	2500	\$ 0.50	\$ 1,250.00	
CART STORAGE					
Interior lighting	sf	1500	\$ 1.50	\$ 2,250.00	
General power	sf	1500	\$ 1.00	\$ 1,500.00	
Branch Circuites	ea	20	\$ 100.00	\$ 2,000.00	
Cart Charing Dist Equip	ls	1	\$ 30,000.00	\$ 30,000.00	Duplicate charging
Mechanical connections	sf	1500	\$ 1.00	\$ 1,500.00	
Fire alarm	sf	1500	\$ 0.50	\$ 750.00	
IT	sf	1500	\$ 0.25	\$ 375.00	
Security	sf	1500	\$ 0.25	\$ 375.00	
Hydrogen Sensing shunt Trip-Cart Equipment	sf	1500	\$ 0.50	\$ 750.00	
EXTERIOR					
Deck fixtures	ea	8	\$ 1,000.00	\$ 8,000.00	
Parking fixtures	ea	5	\$ 2,000.00	\$ 10,000.00	
Landscape and walkway fixtures	ea	10	\$ 1,000.00	\$ 10,000.00	
MAINTENANCE BUILDING					
Main Elect Service Upgrade	ls	1	\$ 15,000.00	\$ 15,000.00	
Main Power/MSB/	ls	1	\$ 15,000.00	\$ 15,000.00	
Lights/Electrical	allow	1500	\$ 1.50	\$ 2,250.00	
Cart Branch Circuits	ea	35	\$ 100.00	\$ 3,500.00	
Cart Charging Dist Equip	ls	1	\$ 30,000.00	\$ 30,000.00	
Mechanical connections	sf	1500	\$ 1.00	\$ 1,500.00	
Cart Stor: Hydrogen Sensing- Cart Equipment	ls	1	\$ 2,500.00	\$ 2,500.00	Duplicate Hydrogen Sensing
New Sub-Panels (Support Remodel)	ea	2	\$ 1,000.00	\$ 2,000.00	
DIV 16 TOTAL					\$ 200,750.00



ARCHITECTURE + ENGINEERING

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
NET TOTAL LINE ITEMS				\$ 1,255,244.50	
2 Year Construction Inflation (12%)				\$ 1,405,873.84	
Contingency Schematic Design (15%)				\$ 210,881.08	
Sub Total:				\$ 1,616,754.92	
OH/P General Contractor (12%)				\$ 194,010.59	
GRAND TOTAL WITH CONTINGENCY				\$ 1,810,765.51	
		Area	Cost/SF		
GENERAL COST for 1 BUILDING & 1 REHAB (max cont	sf*	11684	\$ 154.00		*4168 sf + 7500 sf MB rehab
DIV 0 DIRECT OWNER EXPENSES					
Design Fees (10% of total cost)	ls	1	\$ 161,675.49	\$ 161,675.49	
Civil Engineer (Including TRPA)	ls	1	\$ 50,000.00	\$ 50,000.00	
Temporary Facilities: Maintenance Building/ Tent for	ls	1	\$ 2,000.00	\$ 2,000.00	
Clubhouse Trailer: 5 months x 2000/mo	Mo	5	\$ 2,000.00	\$ 10,000.00	
Owner Supervision	ls	1	\$ 24,000.00	\$ 24,000.00	
Topo and boundary Survey	ls	1	\$ 4,000.00	\$ 4,000.00	
Geotechnical Investigation	ls	1	\$ 3,500.00	\$ 3,500.00	
Asbesotos & Lead Paint Abatement Survey	ls	1	\$ 1,500.00	\$ 1,500.00	
County Bldg Dept Fees	ls	1	\$ 6,500.00	\$ 6,500.00	
TRPA Fees	ls	1	\$ 10,000.00	\$ 10,000.00	
Testing/Inspection	ls	1	\$ 11,000.00	\$ 11,000.00	
DIV 0 TOTAL					\$ 284,175.49
TOTAL PROJECT COST (not including FFE)				\$ 2,094,941.00	



ARCHITECTURE + ENGINEERING

OPTION 3 BUILD NEW CLUBHOUSE FULL BASEMENT					
PROGRAM BRIEF:					
Demo Old CLUBHOUSE, Build New Proshop, Remodel Maintenance Building					
Build New CLUBHOUSE: Partial Basement / Store 55 Carts					
Remodel Maintenance Building- Provide crew qtrs/ break area/ meeting space					
New Construction:					
1st Floor: 8" cmu, uninsulated, 2nd Floor: 2x6 studs, cement siding sheathing, R21,					
CLUBHOUSE:					
2st Floor: 2684 sf	2,684	sf	Clubhouse, dining, kitchen, toilets, storage		
1st Floor : 1500 sf	4,400	sf	Cart Storage: 55 carts		
Total	7,084	sf			
MAINTENANCE BUILDING:					
Remodel & Repair :	1,500	sf	New Crew Spaces AND Re construct damaged floors & water damaged structure		
Renovate:	6,000	sf	New electrical service, upgrade finishes, etc		
Total	7,500	sf			
PROJECT TOTAL SF					
	14,584	sf			
ITEMIZED ESTIMATE					
Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 0 OWNER EXPENSES (SEE END OF ESTIMATE)					
DIV 1 GENERAL CONDITIONS					
Mobilization, Supervision, Insurance, Temp Facilities,	ls	15%	\$ 1,500,000.00	\$ 225,000.00	
Office Overhead, Equipment,					
DIV 1 TOTAL					\$ 225,000.00
DIV 2 DEMOLITION					
Demolition- Maintenance Bldg: Selected areas	sf	800	\$ 5.00	\$ 4,000.00	
Demolition- Clubhouse building	sf	3500	\$ 7.00	\$ 24,500.00	
Site Disposal-Trucking	ls	1	\$ 5,000.00	\$ 5,000.00	
DIV 2 DEMOLITION TOTAL					\$ 33,500.00
DIV 2 SITE WORK (see Div 3 for site conc)					
Site Grading & Relocate cut/fill	sf	13200	\$ 1.00	\$ 13,200.00	
3" AC over 6" AggBase	sf	6900	\$ 2.50	\$ 17,250.00	
Cut	cy	907	\$ 20.00	\$ 18,140.00	FCE
Fill	cy	100	\$ 15.00	\$ 1,500.00	FCE
NewRamps, Walk Slabs, Landings	sf	200	\$ 9.00	\$ 1,800.00	
Sidewalk 160"x 5' wide=150	sf	800	\$ 9.00	\$ 7,200.00	
New Curbs	lf	200	\$ 2.50	\$ 500.00	
New Pads	sf	80	\$ 6.00	\$ 480.00	
Clubhouse Retaining Walls	sf	850	\$ 20.00	\$ 17,000.00	
Relocate & reconnect utilities	ls	1	\$ 10,000.00	\$ 10,000.00	
Stprm Drain / BMP'S	ls	1	\$ 10,000.00	\$ 10,000.00	
Civil Pavement Repair/ Restripe/Fog coating	ls	1	\$ 5,000.00	\$ 5,000.00	
Landscape Islands	ea	1	\$ 2,500.00	\$ 2,500.00	
Site pavers- Cart Staging Area	sf	2000	\$ 12.50	\$ 25,000.00	
DIV 2 TOTAL					\$ 129,570.00
DIV 3 CONCRETE					
Pump concrete (\$40 per cy)	cy	110	\$ 40.00	\$ 4,400.00	
CLUBHOUSE					
Deck & Staging Area Board form conc retaining wall	sf	700	\$ 15.00	\$ 10,500.00	
Site Footings & rebar	cy	30	\$ 220.00	\$ 6,600.00	
1st Level (Basement) : SOG- 5' 2.80place+.65fin+2000pump	sf	4400	\$ 7.50	\$ 33,000.00	
2nd Level: 4" Slab on steel deck*	sf	4200	\$ 13.00	\$ 54,600.00	4" system inclds steel deck & conc, fr
Stem Walls (part of cmu takeoff)				\$ -	
Retaining wall at staging Area Board Form Conc	cy	32	\$ 350.00	\$ 11,200.00	
Perimeter Footings (45+55) *2= 200'	cy	30	\$ 250.00	\$ 7,500.00	take off
Construct wash-down area: includes drains/ fr drain/ slopes. Etc	sf	500	\$ 15.00	\$ 7,500.00	
MAINT. BUILDING					
Replace concrete deck & slab at bay doors	sf	700	\$ 40.00	\$ 28,000.00	New beams,deck,conc slab,connctns
DIV 3 TOTAL					\$ 242,780.00
DIV 4 MASONRY					
Masonry Basement walls to 10 ft (4 sides)	sf	1708	\$ 12.00	\$ 20,496.00	
Add for split face CMU exposed areas	sf	833	\$ 6.00	\$ 4,998.00	
Add for Stone Veneer, entry & starters shack	sf	350	\$ 16.00	\$ 5,600.00	
DIV 4 TOTAL					\$ 31,094.00



ARCHITECTURE + ENGINEERING

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 5 STRUCT. STEEL/MISC STEEL					
CLUBHOUSE					
Struct Steel Framing (allow 5lbs /sf)	TN	12.5	\$ 4,200.00	\$ 52,500.00	
Misc. Steel hold-downs & ties	ls	1	\$ 2,500.00	\$ 2,500.00	
Rebar	sf	4400	\$ 2.25	\$ 9,900.00	
Railings: Steel & Wire Fabric /Polyurethane paint	lf	112	\$ 150.00	\$ 16,800.00	wire fabric for view
MAINT. BUILDING					
Replacement deck, fasteners, angles, etc	ls	1	\$ 10,000.00	\$ 10,000.00	
DIV 5 TOTAL					\$ 91,700.00
DIV 6 WOOD & PLASTICS					
CLUBHOUSE					
Wood Roof joist framing/ exposed T&G Deck	sf	4400	\$ 6.50	\$ 28,600.00	
Glu-Lam Beams & Columns	lf	600	\$ 45.00	\$ 27,000.00	
Add for Plumbing Walls x 9'	lf	20	\$ 81.00	\$ 1,620.00	
Misc Framing & blocking	sf	3500	\$ 2.00	\$ 7,000.00	
Millwork: Misc Trim	lf	300	\$ 15.00	\$ 4,500.00	
Exterior Walls (See Div 7 wall assemblies)				\$ -	
MAINTENANCE BUILDING					
Misc Structural Repair Framing & blocking	sf	1000	\$ 30.00	\$ 30,000.00	
Shelving & Storage bunker framing	lf	80	\$ 25.00	\$ 2,000.00	
Misc Hardware & supports	ls	1	\$ 3,000.00	\$ 3,000.00	
DIV 6 TOTAL					\$ 103,720.00
DIV 7 THERMAL & MOISTURE PROTECTION					
<i>Exterior Walls</i>					
CLUBHOUSE:					
2nd Floor: 6" Wd Stud, Insulated, / Cement Siding/GWB int finish	sf	2300	\$ 14.00	\$ 32,200.00	1/2" sheathing typ
Add Trim & Detailing	sf	2300	\$ 4.00	\$ 9,200.00	
Add Stone Veneer Detailing	sf	300	\$ 15.00	\$ 4,500.00	
Add Roof Fasia 2x6 over 2x8	lf	320	\$ 5.00	\$ 1,600.00	
Add Prefinished Metal Fasia- 2 piece	lf	320	\$ 12.00	\$ 3,840.00	
Roof System					
Comp Shingles, Bituthene UL, Vented Roof	sf	4500	\$ 6.00	\$ 27,000.00	
Gutter & Downspout , with screens	lf	160	\$ 10.50	\$ 1,680.00	
R30 batt Insulation	sf	2684	\$ 1.25	\$ 3,355.00	
Ventilated Soffit-Metal	sf	450	\$ 4.50	\$ 2,025.00	
CMU wall water proofing 3 layer laminate	sf	1708	\$ 4.50	\$ 7,686.00	
Exterior Wood Deck Coatings	sf	1500	\$ 3.50	\$ 5,250.00	
DIV 7 TOTAL					\$ 98,336.00
DIV 8 DOORS AND WINDOWS					
CLUBHOUSE					
HM Doors & Frames, Schlage D Lever, IC Core	ea	2	\$ 1,200.00	\$ 2,400.00	
HM Door & Frame & Panic, Closer, Exterior Weatherstrip/g	ea	2	\$ 1,850.00	\$ 3,700.00	
SC Wd Doors & Hardware-Oak Veneer	ea	4	\$ 800.00	\$ 3,200.00	
SC Wd Doors & Hardware & Closer- Oak Veneer	ea	3	\$ 1,200.00	\$ 3,600.00	
Coiling Doors: 10'w x 10' h	ea	2	\$ 2,000.00	\$ 4,000.00	
Misc Hardware; Thresholds,Gaskets, Kickplates,Lock guards	ls	1	\$ 2,500.00	\$ 2,500.00	
Service Window: 5 x 3	ea	1	\$ 1,200.00	\$ 1,200.00	
Clad fibergalss windows: 1" glass, low E,	sf	650	\$ 16.50	\$ 10,725.00	
Alum Storefront System-Clubhouse	sf	25	\$ 25.00	\$ 625.00	
Painting Staining Windows & Doors & Frames	ea	50	\$ 75.00	\$ 3,750.00	
MAINTENANCE BUILDING					
HM Door & Frame, Interior, Lever Lockset	ea	4	\$ 900.00	\$ 3,600.00	Upgrade/replace doors
Painting Doors & Frames	ea	8	\$ 75.00	\$ 600.00	
Coiling Doors: Replace 10'w x 10' h Uninsulated Slat	ea	4	\$ 2,500.00	\$ 10,000.00	
Coiling Doors: Replace 12wx16 tall	ea	1	\$ 4,200.00	\$ 4,200.00	
Misc Hardware; Thresholds,Gaskets, Kickplates,Lock guards	ls	1	\$ 1,200.00	\$ 1,200.00	
Painting Doors & Frames	ea	10	\$ 300.00	\$ 3,000.00	
DIV 8 TOTAL					\$ 58,300.00
DIV 9 FINISHES					
CLUBHOUSE					
Interior Walls-22ga MS, 5/8" GWB, painted x 9'	sf	1100	\$ 6.00	\$ 6,600.00	
Floor Tile	sf	400	\$ 12.00	\$ 4,800.00	
Carpet tile	sf	1500	\$ 4.00	\$ 6,000.00	
Vinyl Flooring	sf	600	\$ 8.00	\$ 4,800.00	
Acoustic Ceiling Tile	sf	300	\$ 3.00	\$ 900.00	
Drywall Ceilings- framing & drywall	sf	550	\$ 7.00	\$ 3,850.00	
Ceiling Paint or Stain	sf	2000	\$ 1.50	\$ 3,000.00	



ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 3 COST ESTIMATE

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 1/31/2017

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
Ext Wall Stain-concrete siding	sf	2085	\$ 1.50	\$ 3,127.50	
Int Wall Paint	sf	3000	\$ 1.20	\$ 3,600.00	
Int wall tile	sf	300	\$ 8.00	\$ 2,400.00	
Wall Finish-FRP	sf	300	\$ 4.00	\$ 1,200.00	
MAINTENANCE BUILDING					
Interior Walls-22ga MS, 5/8" GWB, F&T x 9'	sf	300	\$ 6.00	\$ 1,800.00	New RR & Break Area
Wall Painting 1CP, 1CF	sf	300	\$ 1.20	\$ 360.00	1coat primer/1coat finish
Wall Finish-FRP	sf	100	\$ 6.00	\$ 600.00	
Drywall Ceilings: Framing 7 drywall	sf	200	\$ 7.00	\$ 1,400.00	
Int Wall Paint (existing walls) Heavy prep 1CP, 2CF	sf	2000	\$ 2.50	\$ 5,000.00	heavy prep, primer/2coat finish
DIV 9 TOTAL					\$ 49,437.50
DIV 10 SPECIALTIES (TOTAL)					\$ -
Partitions (Stainless Steel) [PS2 men, 4 women,]	ea	6	\$ 800.00	\$ 4,800.00	
Toilet mirrors, grab bars, accessories[PS] [MB]	ls	1	\$ 3,200.00	\$ 3,200.00	
Urinals Screens	ea	2	\$ 200.00	\$ 400.00	
DIV 10 TOTAL					\$ 8,400.00
DIV 12 FURNISHINGS					\$ -
CLUBHOUSE					
Casework, PL finished upper and lower units	lf	20	\$ 250.00	\$ 5,000.00	
Stainless Steel Countertop	lf	20	\$ 200.00	\$ 4,000.00	
Solid Surface Vanity	lf	14	\$ 150.00	\$ 2,100.00	
sink openings	ea	4	\$ 100.00	\$ 400.00	
solid surface Sinks	ea	4	\$ 400.00	\$ 1,600.00	
Window Blinds	ls	1	\$ 4,500.00	\$ 4,500.00	
MAINTENANCE BUILDING					
Casework, PL finished upper and lower units	lf	12	\$ 250.00	\$ 3,000.00	
Countertop: PL Finished	lf	12	\$ 100.00	\$ 1,200.00	
DIV 10 TOTAL					\$ 20,600.00
DIV 15 MECHANICAL/PLUMBING.					
CLUBHOUSE					
Mechanical					
95% NG Furnace	ea	1	\$ 2,500.00	\$ 2,500.00	
Exhaust fans RR & Self Serve	ea	6	\$ 1,200.00	\$ 7,200.00	
Ductwork	sf	2500	\$ 6.00	\$ 15,000.00	
Flue & Combustion Air	ea	1	\$ 500.00	\$ 500.00	
Ventilation- Golf Carts	ea	2	\$ 2,500.00	\$ 5,000.00	
Seismic Restraints	ls	1	\$ 1,500.00	\$ 1,500.00	
Hydrogen Gas Detector	ea	1	\$ 2,000.00	\$ 2,000.00	
Test and Balance	ls	1	\$ 1,500.00	\$ 1,500.00	
Miscellaneous (10%)	ls	1	\$ 3,700.00	\$ 3,700.00	
Plumbing					
Lavatories	ea	6	\$ 1,600.00	\$ 9,600.00	
Urinals	ea	2	\$ 2,100.00	\$ 4,200.00	
Toilets (4 women, 2 men)	ea	6	\$ 2,200.00	\$ 13,200.00	
Kitchen Sink	ea	1	\$ 1,000.00	\$ 1,000.00	
Mop Sink	ea	1	\$ 2,000.00	\$ 2,000.00	
Water Heater & Expansion Tank	ea	1	\$ 2,500.00	\$ 2,500.00	
HW Circ Pump	ea	1	\$ 500.00	\$ 500.00	
Floor Drain	ea	2	\$ 1,500.00	\$ 3,000.00	
Trap Primers	ea	2	\$ 500.00	\$ 1,000.00	
Hose Bibbs	ea	4	\$ 500.00	\$ 2,000.00	
Water Piping	lf	250	\$ 25.00	\$ 6,250.00	
Waste & Vent Piping	lf	125	\$ 25.00	\$ 3,125.00	
Nat. Gas Piping	lf	175	\$ 20.00	\$ 3,500.00	
Misc Piping and fittings	ls	1	\$ 5,000.00	\$ 5,000.00	
Trench Drain	lf	16	\$ 75.00	\$ 1,200.00	
Fire Protections					
Riser	ea	1	\$ 10,000.00	\$ 10,000.00	
Piping & Heads	sf	4400	\$ 3.00	\$ 13,200.00	
MAINTENANCE BUILDING					New RR & Break Area
Mechanical					
Heating: Unit heaters	ea	4	\$ 1,500.00	\$ 6,000.00	Piping already in
Office Split System (heat only)	ls	1	\$ 1,500.00	\$ 1,500.00	
Flues	ea	2	\$ 1,000.00	\$ 2,000.00	
RR Exhaust fans	ea	2	\$ 750.00	\$ 1,500.00	
Thermostat & conduit controls wire'g	ls	2	\$ 500.00	\$ 1,000.00	
Misc Fittings & Connections	ls	1	\$ 1,000.00	\$ 1,000.00	
Shop Area Exhaust	ea	2	\$ 1,250.00	\$ 2,500.00	

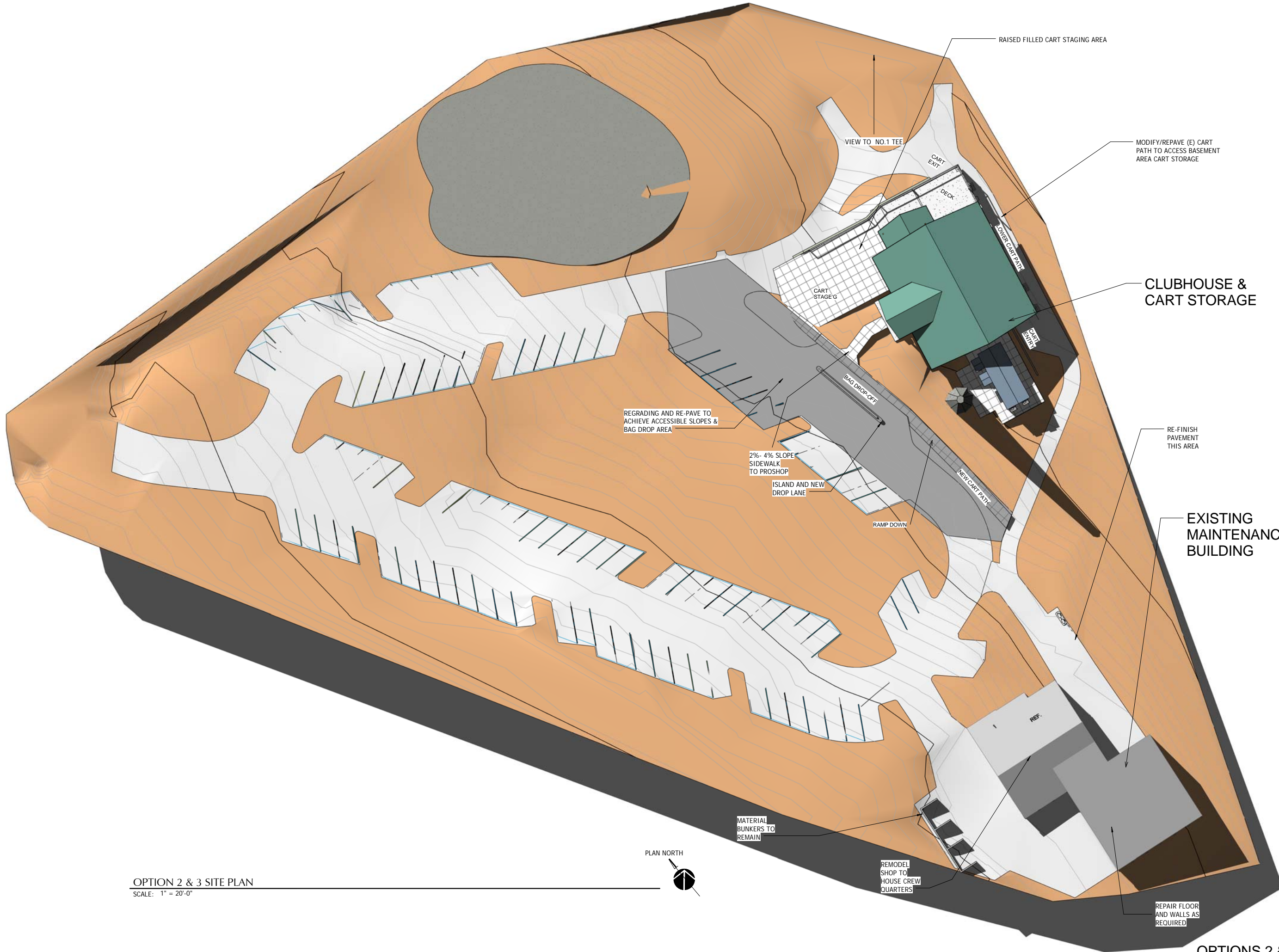


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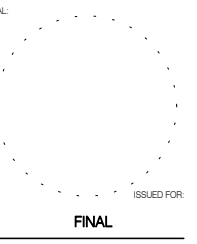
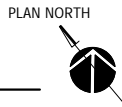
Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 3 COST ESTIMATE

4 of 4
 1/31/2017

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
Plumbing					
Lavatories	ea	2	\$ 1,600.00	\$ 3,200.00	
Toilets (1women, 1 men)	ea	2	\$ 2,200.00	\$ 4,400.00	
Floor Drains	ea	2	\$ 800.00	\$ 1,600.00	
Trap Primers	ea	2	\$ 1,100.00	\$ 2,200.00	
Kitchen Sink	ea	1	\$ 1,000.00	\$ 1,000.00	
Mop Sink	ea	1	\$ 1,200.00	\$ 1,200.00	
Water Heater	ea	1	\$ 1,500.00	\$ 1,500.00	
Water Piping	lf	75	\$ 25.00	\$ 1,875.00	
Waste & Vent Piping	lf	75	\$ 25.00	\$ 1,875.00	
Nat. Gas Piping	lf	50	\$ 20.00	\$ 1,000.00	
Trench Drain	lf	24	\$ 110.00	\$ 2,640.00	
Fire Protections					
NA					
DIV 15 TOTAL					\$ 132,327.00
DIV 16 ELECTRICAL					
CLUBHOUSE					
Service entrance feeder upgrade	lf	50	\$ 100.00	\$ 5,000.00	
Main Elect Service Upgrade	ls	1	\$ 15,000.00	\$ 15,000.00	
Main Power/MSB	ls	1	\$ 40,000.00	\$ 40,000.00	
Lights/Electrical	allow	2500	\$ 2.50	\$ 6,250.00	
Mech Connections	ls	1	\$ 1,500.00	\$ 1,500.00	
Fire alarm	sf	2500	\$ 0.50	\$ 1,250.00	
IT	sf	2500	\$ 0.50	\$ 1,250.00	
Security	sf	2500	\$ 0.50	\$ 1,250.00	
CART STORAGE					
Interior lighting	sf	4200	\$ 1.50	\$ 6,300.00	
General power	sf	4200	\$ 1.00	\$ 4,200.00	
Branch Circuits	ea	55	\$ 100.00	\$ 5,500.00	
Cart Charing Dist Equip	ls	1	\$ 50,000.00	\$ 50,000.00	
Mechanical connections	sf	4200	\$ 1.00	\$ 4,200.00	
Fire alarm	sf	4200	\$ 0.50	\$ 2,100.00	
IT	sf	4200	\$ 0.25	\$ 1,050.00	
Security	sf	4200	\$ 0.25	\$ 1,050.00	
Hydrogen Sensing shunt Trip-Cart Equipment	sf	4200	\$ 0.50	\$ 2,100.00	
EXTERIOR					
Deck fixtures	ea	8	\$ 1,000.00	\$ 8,000.00	
Parking fixtures	ea	5	\$ 2,000.00	\$ 10,000.00	
Landscape and walkway fixtures	ea	10	\$ 1,000.00	\$ 10,000.00	
MAINTENANCE BUILDING					
Reconnect Existing Service	ls	1	\$ 2,000.00	\$ 2,000.00	
Lights/Electrical/ Remodel	allow	1500	\$ 1.50	\$ 2,250.00	
Power /Remodel	allow	1500	\$ 1.50	\$ 2,250.00	
Mech Connections	ls	1	\$ 1,500.00	\$ 1,500.00	
New Sub-Panels (support Remodel)	ea	2	\$ 1,000.00	\$ 2,000.00	
DIV 16 TOTAL					\$ 186,000.00
NET TOTAL LINE ITEMS				\$ 1,335,124.50	
2 Year Construction Inflation (12%)				\$ 1,495,339.44	
Contingency Schematic Design (15%)				\$ 224,300.92	
Sub Total:				\$ 1,719,640.36	
OH/P General Contractor (12%)				\$ 179,440.73	
GRAND TOTAL WITH CONTINGENCY				\$ 1,899,081.09	
GENERAL COST for 1 BUILDING & 1 REHAB		Area	Cost/SF		
		sf*	\$		
2 Floor Clubhouse & 2 Floor Mainenance Building Remodel		14,584	130.00		
DIV 0 DIRECT OWNER EXPENSES					
Design Fees (10% of Sub-total)	ls	1	\$ 171,964.04	\$ 171,964.04	
Civil Engineer	ls	1	\$ 45,000.00	\$ 45,000.00	
Temporary Facilites: Maintenance Building/ Tent for Carts	ls	1	\$ 2,000.00	\$ 2,000.00	
Clubhouse Trailer: 5 months x 2000/mo	Mo	5	\$ 2,000.00	\$ 10,000.00	
Owner Supervision	ls	1	\$ 24,000.00	\$ 24,000.00	
Topo and boundary Survey	ls	1	\$ 4,000.00	\$ 4,000.00	
Geotechnical Investigation	ls	1	\$ 5,500.00	\$ 5,500.00	
Asbestos & Lead Paint Abatement Survey	ls	1	\$ 1,500.00	\$ 1,500.00	
County Bldg Dept Fees	ls	1	\$ 7,500.00	\$ 7,500.00	Slightly larger overall job
TRPA Fees	ls	1	\$ 12,000.00	\$ 12,000.00	Than option 2
Testing/Inspection	ls	1	\$ 14,000.00	\$ 14,000.00	
DIV 0 TOTAL					\$ 297,464.04
TOTAL PROJECT COST (not including FFE)				\$ 2,196,545.12	



OPTION 2 & 3 SITE PLAN
SCALE: 1" = 20'-0"



INGRID MOUNTAIN GOLF COURSE SITE
OPTIONS
900 WILSON WAY INOLINE VILLAGE, NV

REVISIONS

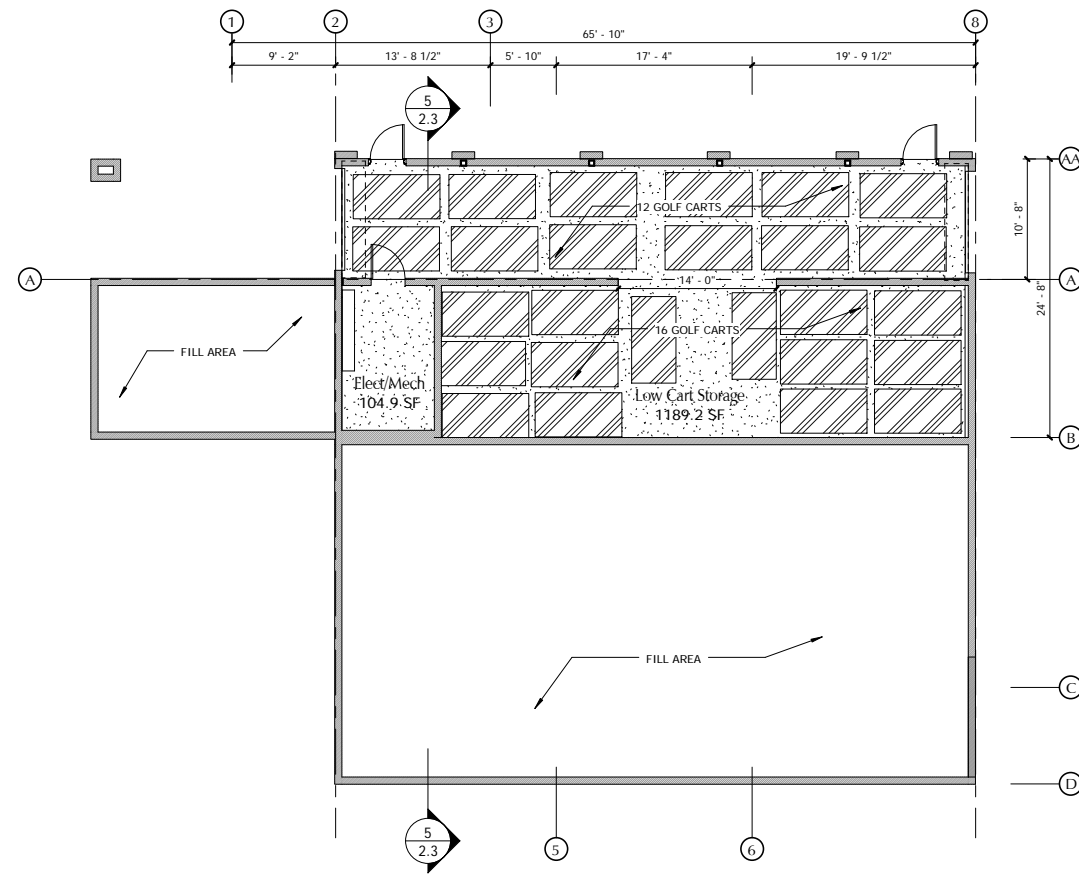
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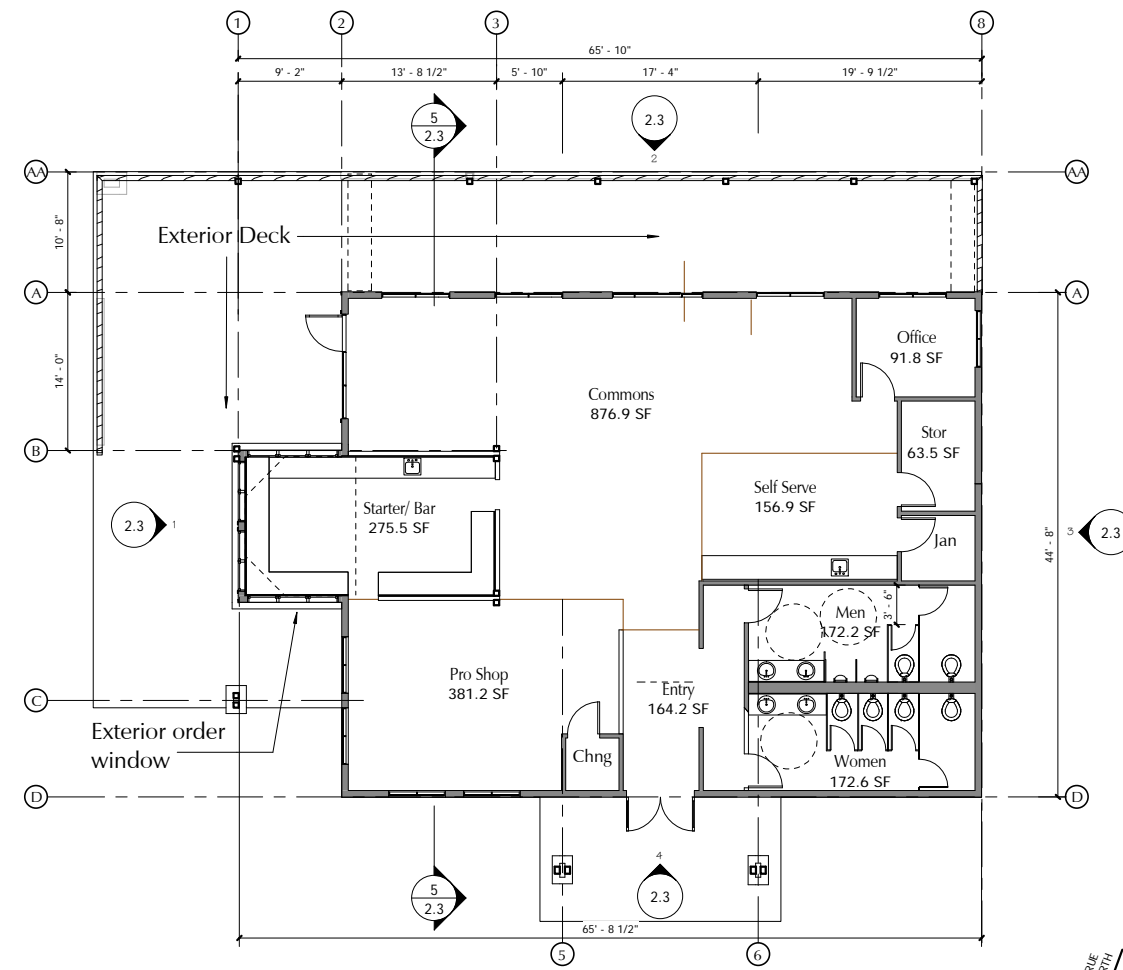
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CHECKED:	GG
PROJECT NO.:	20130100
SCALE:	As Noted
DATE:	3/29/2014

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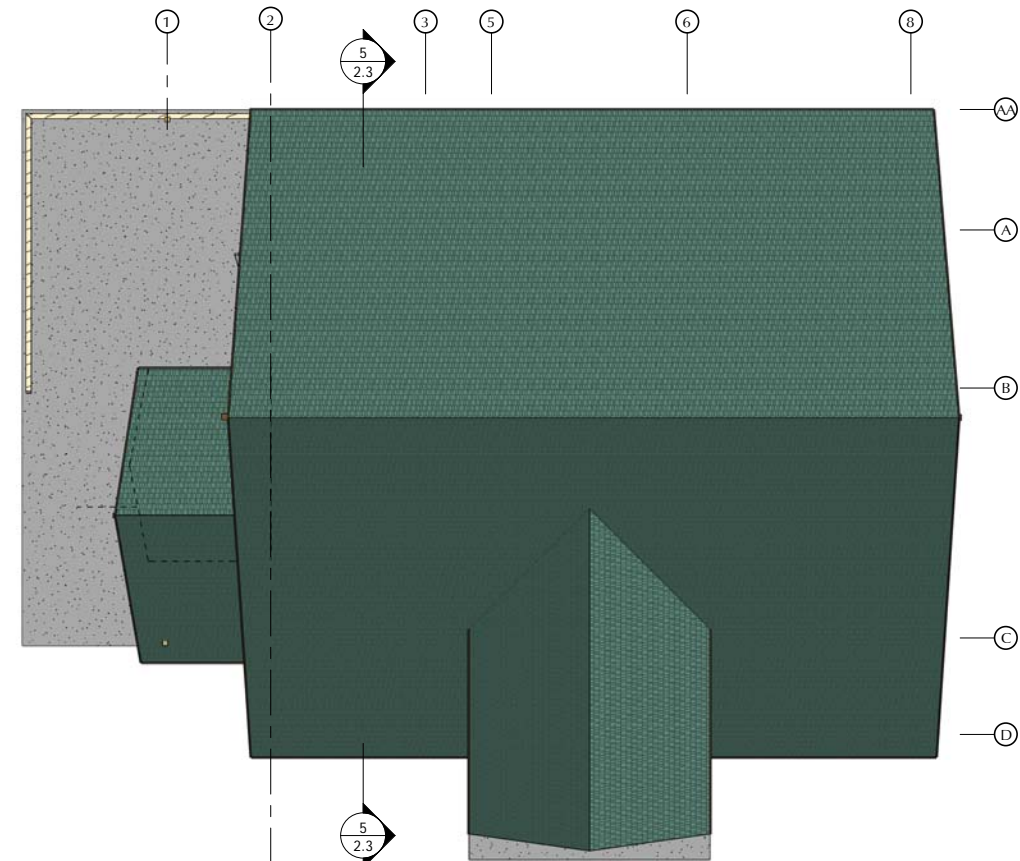


PARTIAL BASEMENT
SCALE: 1/8" = 1'-0"



ENTRY FLOOR
SCALE: 1/8" = 1'-0"

Room Schedule		
Number	Name	Area
02	Elect/Mech	104.9 SF
04	Low Cart Storage	1189.2 SF
101	Commons	876.9 SF
102	Pro Shop	381.2 SF
103	Office	91.8 SF
104	Chng	21.9 SF
105	Self Serve	156.9 SF
106	Starter/ Bar	275.5 SF
107	Women	172.6 SF
108	Men	172.2 SF
109	Jan	37.7 SF
110	Stor	63.5 SF
111	Entry	164.2 SF
Grand total: 13		3708.3 SF



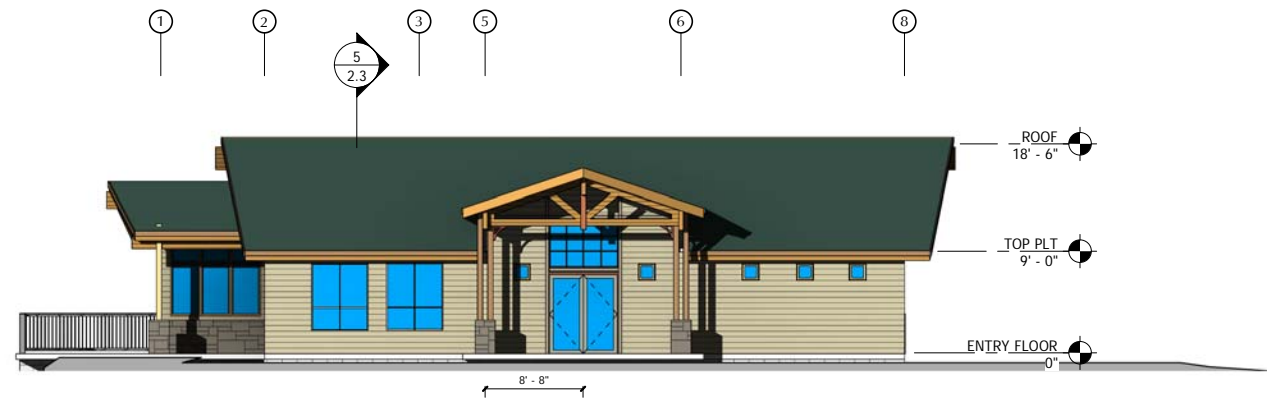
ROOF
SCALE: 1/8" = 1'-0"

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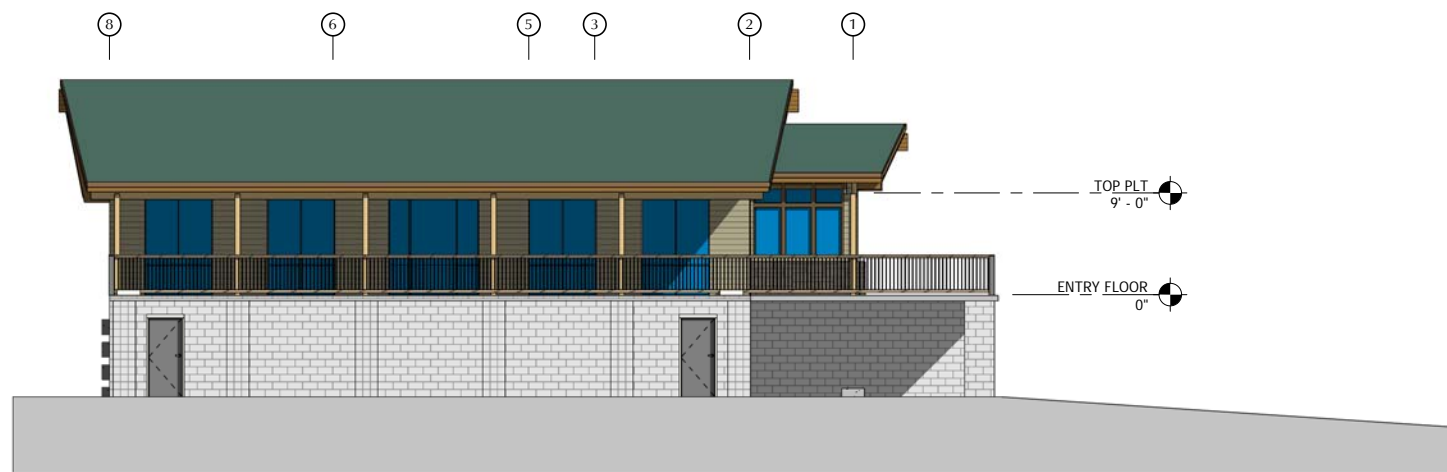
FLOOR PLANS &
ROOF PLAN
OPTION 2 SHEET
2.2



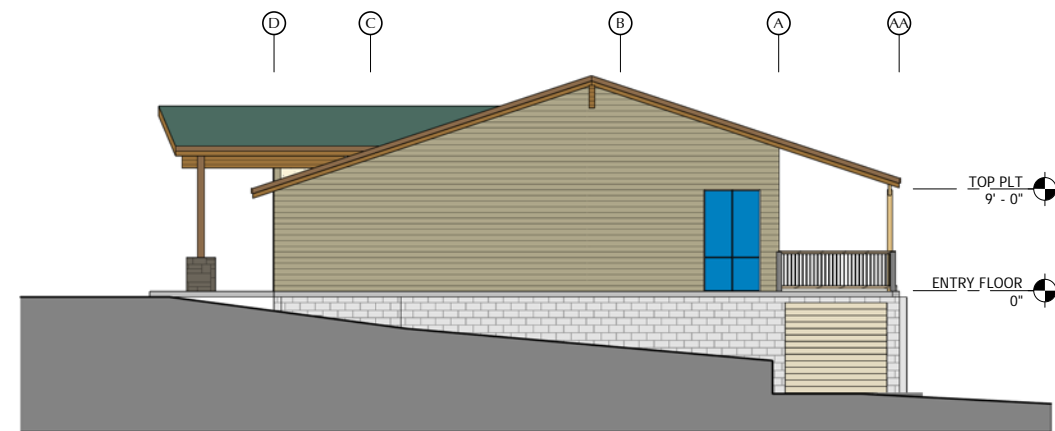
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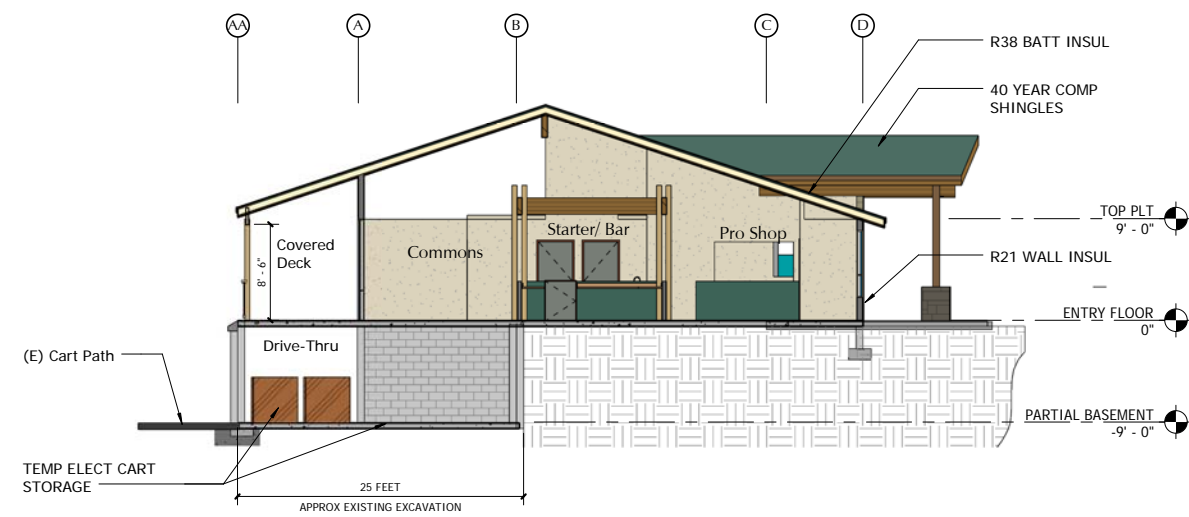
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SOUTH
SCALE: 1/8" = 1'-0"



WEST
SCALE: 1/8" = 1'-0"



Section AA
SCALE: 1/8" = 1'-0"

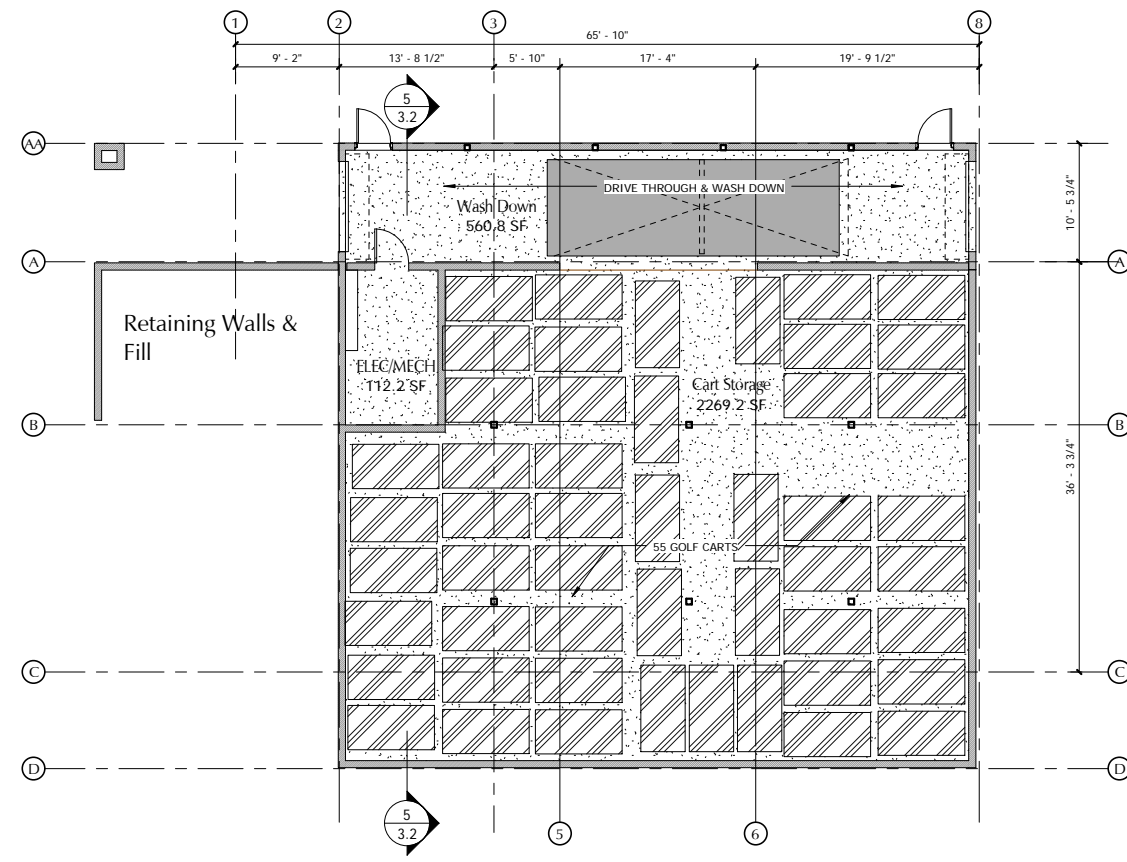


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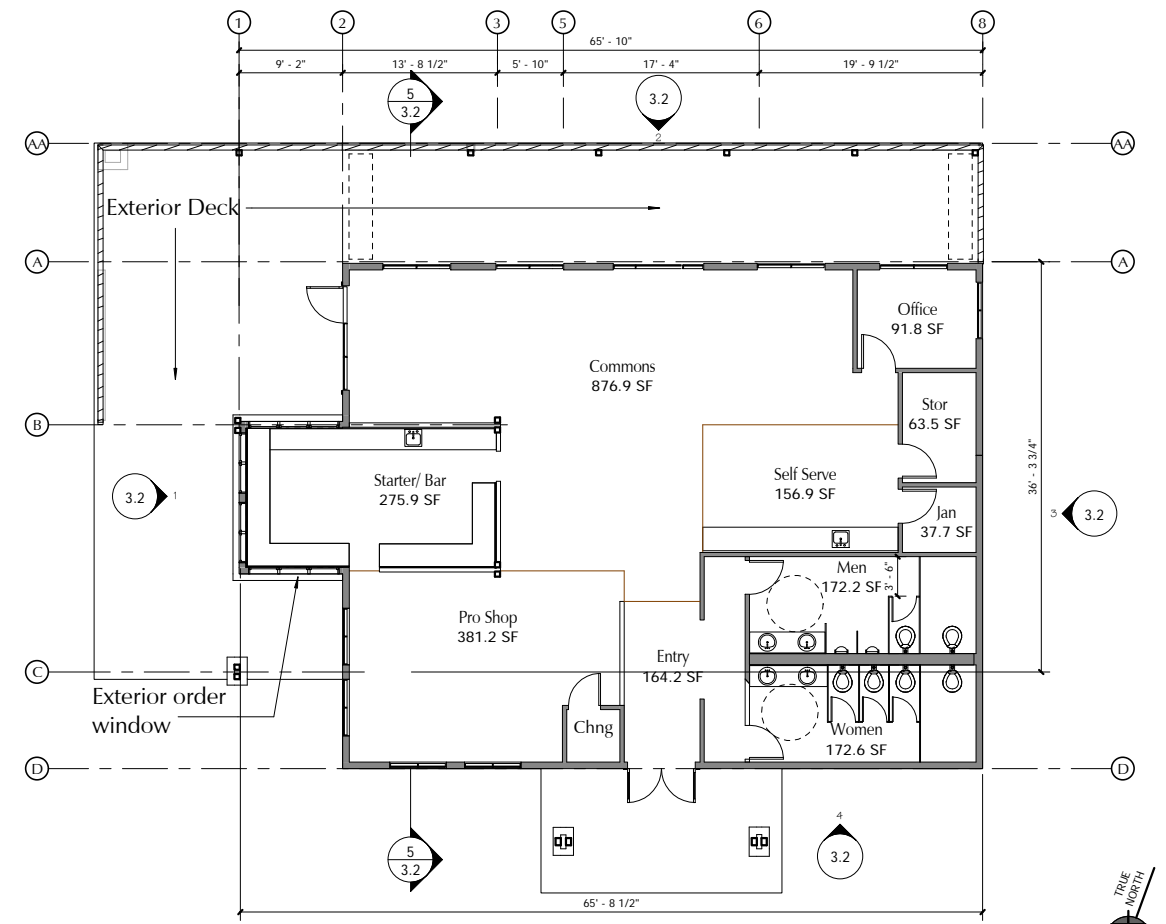
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CHECKED	Checker
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DATE	3/29/2014

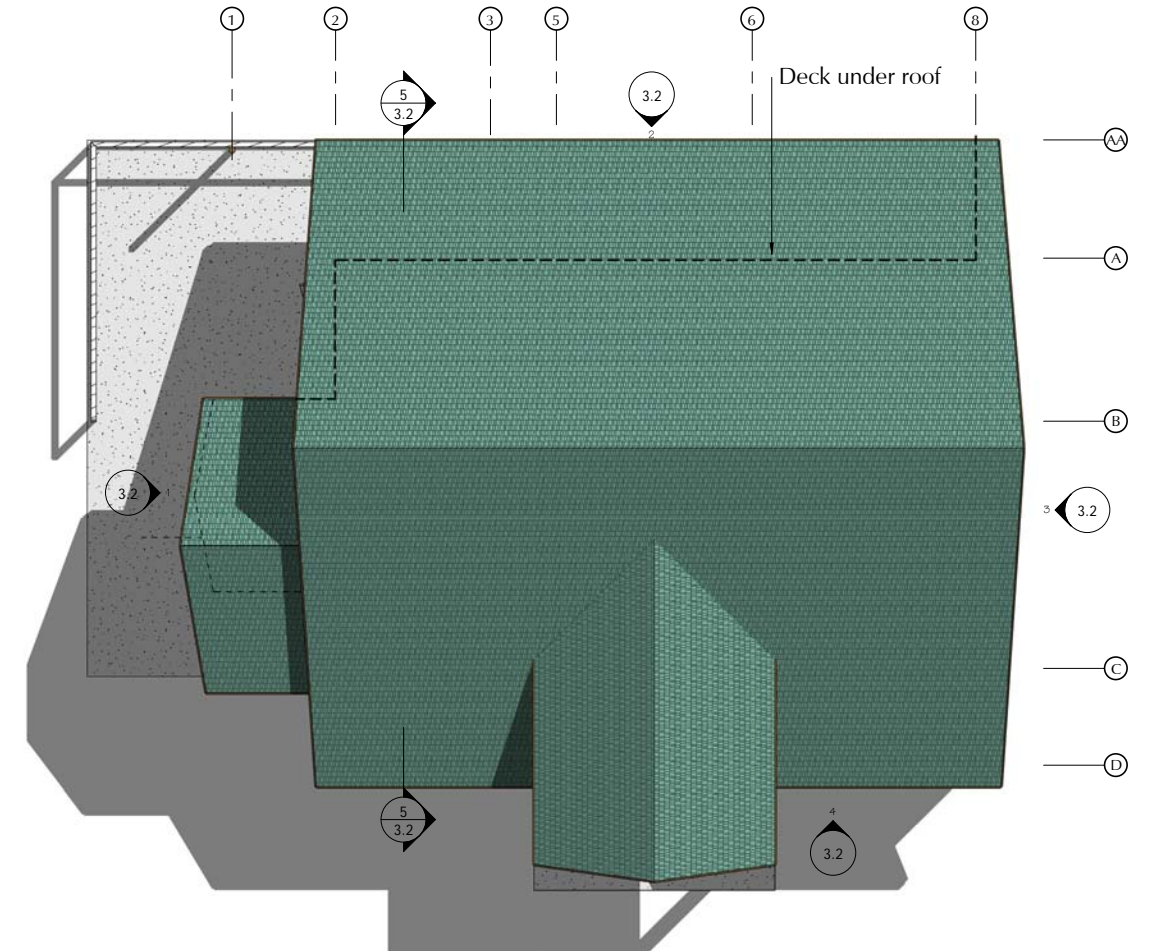
SHEET TITLE
EXTERIOR ELEVATIONS & SECTION



BASEMENT PLAN
SCALE: 1/8" = 1'-0"



ENTRY FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



**MOUNTAIN CLUBHOUSE DESIGN
OPTIONS**
690 WILSON WAY
INCLINE VILLAGE, NV

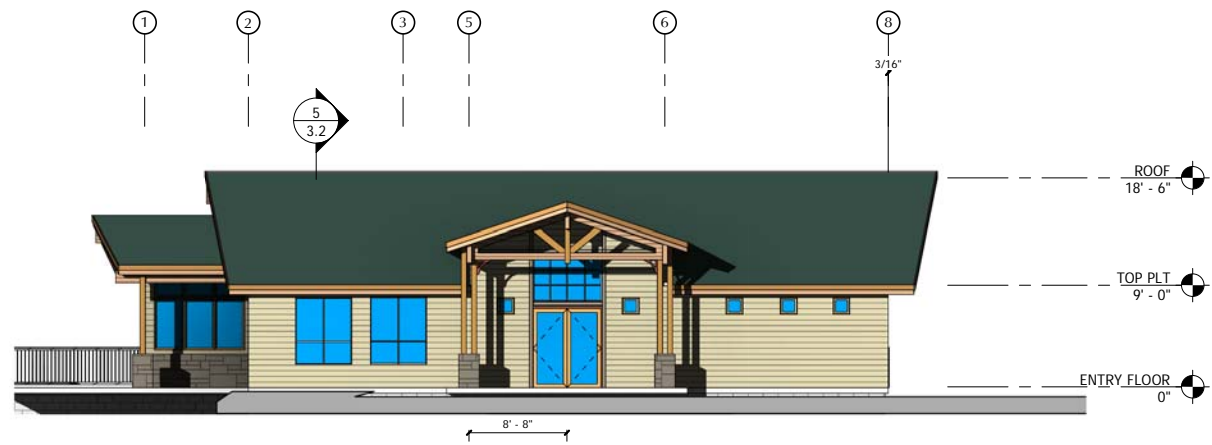
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CHECKED:	Checker
PROJECT NO.:	20130100
SCALE:	As Noted
DATE:	4/29/14
SHEET TITLE:	FLOOR PLANS & ROOF PLAN

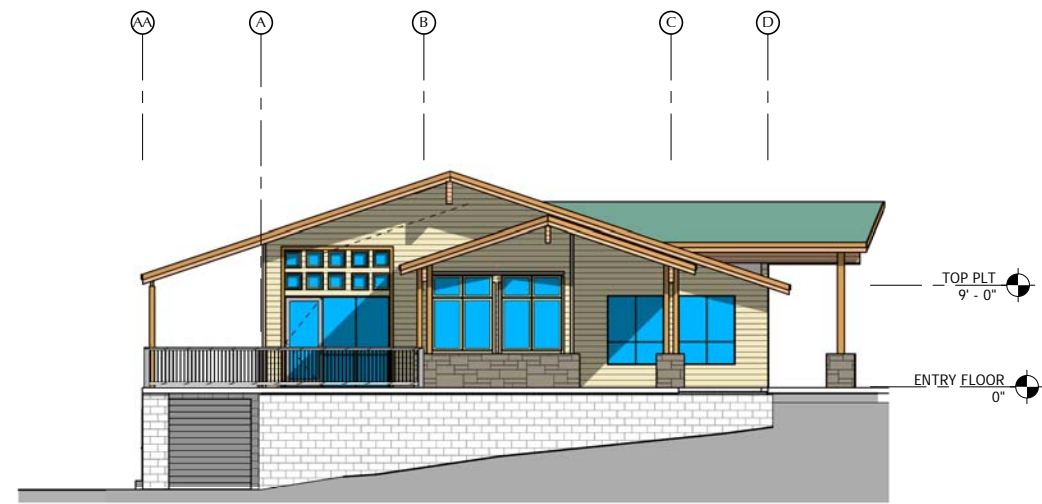
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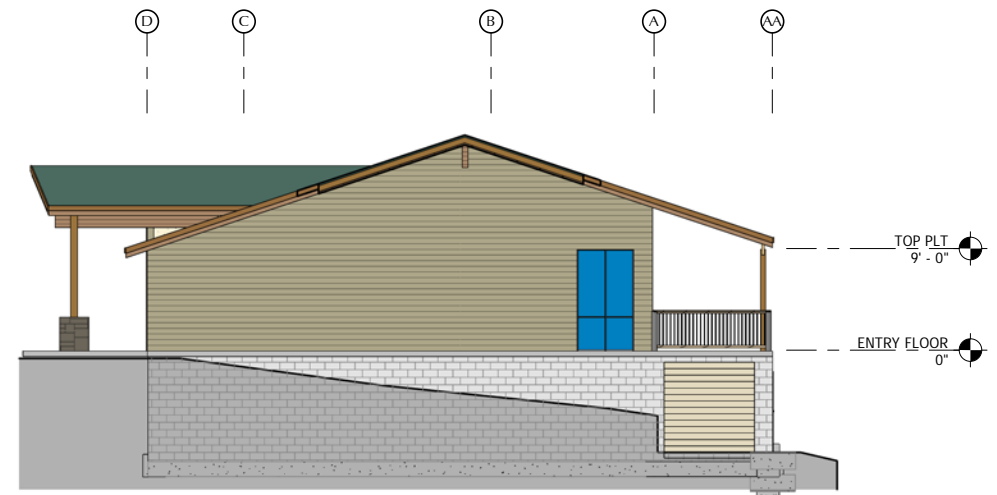
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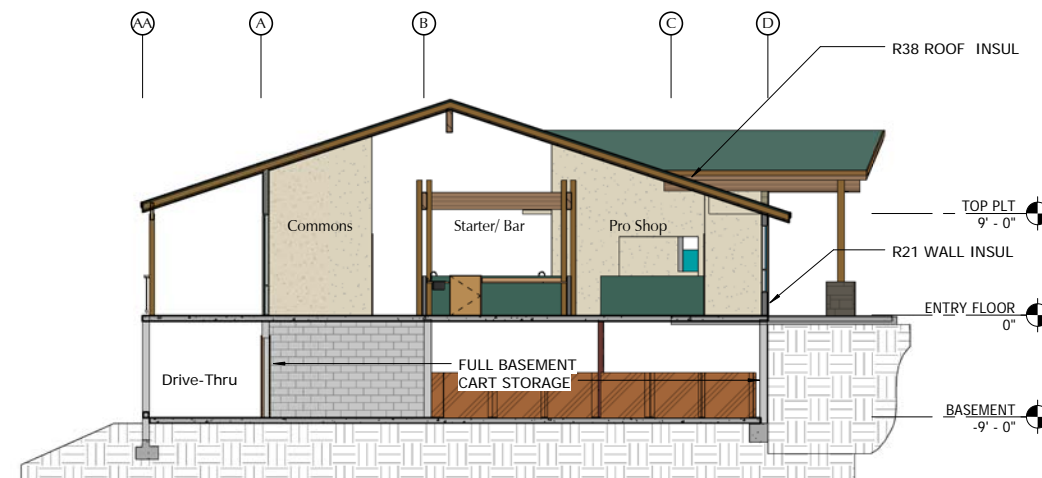
SOUTH
SCALE: 1/8" = 1'-0"



EAST
SCALE: 1/8" = 1'-0"



WEST
SCALE: 1/8" = 1'-0"



Section AA
SCALE: 1/8" = 1'-0"



MOUNTAIN CLUBHOUSE DESIGN
OPTIONS
690 WILSON WAY
INCLINE VILLAGE, NV

REVISIONS		
REV #	DESCRIPTION	DATE

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CHECKED:	Checker
PROJECT NO.:	20130100
SCALE:	As Noted
DATE:	4/29/14

SHEET TITLE:
EXTERIOR ELEVATIONS & SECTION

OPTION 4

Renovate the existing clubhouse and remodel existing maintenance building. Clubhouse renovation includes removal of the kitchen and storage room spaces and upgrading restroom facilities to meet GGA recommendations as well as meeting ADA requirements. Complete interior and exterior 'gut'. Provide a new heating system including new ductwork. Install new interior finishes including new windows & doors. Build a new entry roof element. A new deck, siding and roof complete the work.

LOCATION

1. The golfing public enjoys the current clubhouse location. The improved accessibility of the renovation improves the proximity to the key elements of practice green, No. 1 and No. 10 tee boxes and No.9 and No. 18 greens.

SOCIALIZATION

1. While creating a single floor building is the goal of options 1-3 and 5, Option 4 maintains the split-level of the existing clubhouse and adds accessible restrooms to the lower level. This compromise allows golfers and non-golfers alike to use the building with greater ease.
2. With the old kitchen removed, the resulting space is larger and more connected to the central desk, food options and commons area seating. The pro shop overlooks the new commons area. The pro shop is connected on both levels to the common area. The deck area is enhanced a great deal by a new design and a grill. Option 4 does not have a roof covering the deck due to structural design issues that would encompass the entire building envelope.

MINIMUM STAFFING

1. The building design addresses minimum staffing by centralizing the cashier/starter and provides control and view of all the clubhouse functions and has a good view to the deck and No. 1 Tee box. However the starter does not have good sight line to cart staging.
2. The clubhouse space is separated from the starter counter by a ½ stair.
3. The design continues to provide an outside window for ordering drinks at the cashier / starter area.

ADEQUATE SERVICES

1. Option 4 renovates the existing clubhouse building. It adds a set of accessible restrooms to the lower level and provides ADA ramp access to the top floor and parking area to meet accessibility codes.
2. The easy access to the building to the deck and clubhouse from the golf course encourages use of the clubhouse at the 'turn' and potentially encourages use of the clubhouse food and beverage offerings after golf. Non golfers should enjoy the more open nature of the clubhouse and the new deck.

MAINTENANCE BUILDING RENOVATION

1. Renovation of the maintenance building is the same narrative as for Option 2-3.

CONSTRUCTION AND OWNER ISSUES

4. The construction period for Option 4 would include (1) full golf season. Since the existing maintenance building is renovated, this structure could function as a temporary clubhouse. This usage would need to be measured against the construction schedule where using the MB as a temporary clubhouse could lengthen the construction period and eventually cost the District more money than paying for a rental building similar to Option 1.
5. The intent of Option 4 is to match the design of a new clubhouse as established by the other options to the greatest extent possible. As such a new deck is proposed. The new deck is constructed in the same unstable slope area as the previous deck, but with a substantial expense invested in slope stabilization using a technique known as 'soil nailing'. This cost is reflected in the estimate and causes the deck costs to be inordinately high.
6. TRPA issues would be limited to evaluating a new building with the same 'coverage' area of the old clubhouse site.
7. Parking count is impacted due to the need for accessibility improvements to the bag drop area and adjacent sidewalks and cart paths. Parking stalls will likely be sacrificed to make reduce slopes.



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OPTION 4 RENOVATE EXISTING CLUBHOUSE & MAINTENANCE BUILDING						
PROGRAM BRIEF: Renovate to resemble 'new' construction in other estimates						
Renovate existing Clubhouse, add accessible toilets on the lower level. Construct new Entry Canopy and Patio Deck						
Interior remodel: All new doors, partitions, finishes						
Exterior Remodel: New roof, siding, Add new Roof entry element						
New Deck-Build over slope stabilization area						
Improve vehicle and ramp access to Clubhouse building						
Remodel Maintenance Building- Provide crew qtrs/ break area/ meeting space/ storage for 55 carts						
New Construction:						
1st Floor:: 2x6 studs, cement siding , New Comp Shingle Roof						
CLUBHOUSE:				NOTES		
1st Floor: 2684 sf	2,684	sf	Clubhouse, dining, kitchen, toilets, storage			
Total	2,684	sf				
MAINTENANCE BUILDING:						
Remodel & Repair :	1,500	sf	New Crew Spaces AND Re-construct damaged floors & water damaged structure			
Renovate:	6,000	sf	New electrical service, upgrade finishes, etc			
Total	7,500	sf				
PROJECT TOTAL SF	10,184	sf				
ITEMIZED ESTIMATE						
Mobilization, Supervision, Insurance, Temp Facilities,	ls	15%	\$	900,000.00	\$	135,000.00
Office Overhead, Equipment,						
DIV 1 TOTAL						\$ 135,000.00
DIV 2 DEMOLITION						
Demolition- Maintenance Bldg: Selected areas	sf	800	\$	5.00	\$	4,000.00 (e)
Demolition- Interior Kitchen, Entry Roof, Exterior Planters	sf	1500	\$	7.00	\$	10,500.00
Mechanical /Electrical Demolition	sf	1500	\$	3.00	\$	4,500.00
Demo Existing Deck & Upper Stairs & Platform	sf	800	\$	4.00	\$	3,200.00
Window Removal	sf	400	\$	7.00	\$	2,800.00
Exterior siding / Roof Demo/Tear-Off	sf	4500	\$	0.75	\$	3,375.00
Potential Lead Paint Abatement	sf	4500	\$	8.00	\$	36,000.00
DIV 2 DEMOLITION TOTAL						\$ 28,375.00
DIV 2 SITE WORK (see Div 3 for site conc)						
Site Grading & Relocate cut/fill	sf	13200	\$	1.00	\$	13,200.00
3" AC over 6" AggBase	sf	6900	\$	2.50	\$	17,250.00
Cut	cy	100	\$	20.00	\$	2,000.00 FCE
Rebuild Cart path at Clubhouse (hand work)	sf	640	\$	4.00	\$	2,560.00
CLUBHOUSE						
Soil Nailing Slope Stabilization	ls	1	\$	50,000.00	\$	50,000.00
New Ramp- Grading & Fill	ls	1	\$	2,500.00	\$	2,500.00
Relocate & reconnect utilities	ls	1	\$	2,000.00	\$	2,000.00
Stprm Drain / BMP'S	ls	1	\$	2,000.00	\$	2,000.00
Civil Pavement Repair/ Restripe/Fog coating	ls	1	\$	5,000.00	\$	5,000.00
Landscape Islands	ea	1	\$	2,500.00	\$	2,500.00
Practice Area:						
Driving Range Netting & Frame	sf	600	\$	15.00	\$	9,000.00
DIV 2 TOTAL						\$ 108,010.00
DIV 3 CONCRETE						
					\$	-
CLUBHOUSE						
New Ramp from patio	sf	200	\$	13.00	\$	2,600.00
New Deck Foundations: 12" conc. Sonotube+4x4 HSS	ea	12	\$	600.00	\$	7,200.00
New entry foundation	ea	4	\$	600.00	\$	2,400.00
New Pads	sf	80	\$	6.00	\$	480.00
New concrete stem wall at ramp	lf	70	\$	15.00	\$	1,050.00
Deck & Staging Area Board form conc retaining wall	cy	18	\$	350.00	\$	6,300.00
Pump concrete	cy	25	\$	40.00	\$	1,000.00
MAINT. BUILDING						
Replace concrete deck & slab at bay doors	sf	700	\$	40.00	\$	28,000.00 New beams,deck,conc slab,connctns
DIV 3 TOTAL						\$ 49,030.00
DIV 4 MASONRY						
CLUBHOUSE						
Add for Stone Veneer, entry	sf	150	\$	16.00	\$	2,400.00
DIV 4 TOTAL						\$ 2,400.00



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DIV 5 STRUCT. STEEL/MISC STEEL					
CLUBHOUSE					
Misc. Steel hold-downs & ties	ls	1	\$ 4,500.00	\$ 4,500.00	
Rebar	sf	1500	\$ 2.25	\$ 3,375.00	
Railings: Steel & Wire Fabric /Polyurethane paint @ Deck	lf	125	\$ 150.00	\$ 18,750.00	wire fabric for view
MAINT. BUILDING					
Replacement deck, fasteners, angles, etc	ls	1	\$ 10,000.00	\$ 10,000.00	
DIV 5 TOTAL					\$ 36,625.00
DIV 6 WOOD & PLASTICS					
CLUBHOUSE					
Wood Roof joist framing/ exposed T&G Deck at Entry	sf	500	\$ 15.00	\$ 7,500.00	
Glu-Lam Beams & Columns	lf	40	\$ 45.00	\$ 1,800.00	
Misc Framing & blocking	sf	2000	\$ 2.00	\$ 4,000.00	
Construct New Patio Deck	sf	1600	\$ 25.00	\$ 40,000.00	
Construct New Mech Platform	sf	250	\$ 10.00	\$ 2,500.00	
Millwork: Misc Trim	lf	300	\$ 15.00	\$ 4,500.00	
Treks Decking on Patio Deck	sf	1500	\$ 8.00	\$ 12,000.00	
Repair Trim & Detailing	sf	500	\$ 4.00	\$ 2,000.00	
MAINTENANCE BUILDING					
Misc Structural Repair Framing & blocking	sf	1000	\$ 30.00	\$ 30,000.00	
Shelving & Storage bunker framing	lf	80	\$ 25.00	\$ 2,000.00	
Misc Hardware & supports	ls	1	\$ 3,000.00	\$ 3,000.00	
DIV 6 TOTAL					\$ 109,300.00
DIV 7 THERMAL & MOISTURE PROTECTION					
<i>Exterior Walls</i>					
CLUBHOUSE:					
Repair Roof Fasia 2x6 over 2x8	lf	100	\$ 25.00	\$ 2,500.00	
Add Prefinished Metal Fasia- 2 piece	lf	320	\$ 25.00	\$ 8,000.00	
Add Stone Veneer Detailing	sf	80	\$ 15.00	\$ 1,200.00	
New siding: Fiber Cement+Underlayment	sf	4000	\$ 7.00	\$ 28,000.00	
Roof System					
New Comp Shingle Roof on bituthene underlayment	sf	4200	\$ 6.00	\$ 25,200.00	
Gutter & Downspout , with screens	lf	160	\$ 10.50	\$ 1,680.00	
DIV 7 TOTAL					\$ 66,580.00
DIV 8 DOORS AND WINDOWS					
CLUBHOUSE					
HM Doors & Frames, Schlage D Lever, IC Core (Front Entry)	ea	2	\$ 1,200.00	\$ 2,400.00	
HM Door & Frame & Panic, Closer, Exterior Weatherstrip'g	ea	2	\$ 1,850.00	\$ 3,700.00	
SC Wd Doors & Hardware-Oak Veneer	ea	4	\$ 800.00	\$ 3,200.00	
SC Wd Doors & Hardware & Closer- Oak Veneer	ea	4	\$ 1,200.00	\$ 4,800.00	
Misc Hardware; Thresholds,Gaskets, Kickplates,Lock guards	ls	1	\$ 2,500.00	\$ 2,500.00	
Service Window: 5 x 3	ea	1	\$ 1,200.00	\$ 1,200.00	
New Clad fibergalss windows: 1" glass, low E,	sf	375	\$ 35.00	\$ 13,125.00	
Painting Staining Windows & Doors & Frames	ea	50	\$ 75.00	\$ 3,750.00	
MAINTENANCE BUILDING					
					Upgrade/replace doors
HM Door & Frame, Interior, Lever Lockset	ea	4	\$ 900.00	\$ 3,600.00	
Painting Doors & Frames	ea	8	\$ 75.00	\$ 600.00	
Coiling Doors: Replace 10'w x 10' h Uninsulated Slat	ea	4	\$ 2,500.00	\$ 10,000.00	
Coiling Doors: Replace 12wx16 tall	ea	1	\$ 4,200.00	\$ 4,200.00	
Misc Hardware; Thresholds,Gaskets, Kickplates,Lock guards	ls	1	\$ 1,200.00	\$ 1,200.00	
Painting Doors & Frames	ea	10	\$ 300.00	\$ 3,000.00	
DIV 8 TOTAL					\$ 58,575.00
DIV 9 FINISHES					
CLUBHOUSE (New Toilet Rooms, new finishes throughout)					
Interior Walls-22ga MS, 5/8" GWB, painted x 9'	sf	1400	\$ 6.00	\$ 8,400.00	
Ceramic Floor Tile	sf	100	\$ 12.00	\$ 1,200.00	
Carpet tile	sf	1500	\$ 4.00	\$ 6,000.00	
Vinyl Flooring	sf	600	\$ 8.00	\$ 4,800.00	
Acoustic Ceiling Tile	sf	300	\$ 3.00	\$ 900.00	
Drywall Ceilings- framing & drywall	sf	300	\$ 7.00	\$ 2,100.00	
Ceiling Paint or Stain	sf	2000	\$ 1.50	\$ 3,000.00	
Ext Wall Stain-Paint Job Prep/ Prime/ Paint	sf	4000	\$ 1.75	\$ 7,000.00	
Prep Interior for new Painting	sf	4000	\$ 1.50	\$ 6,000.00	
Int Wall Paint	sf	3000	\$ 1.20	\$ 3,600.00	
Int wall tile	sf	150	\$ 8.00	\$ 1,200.00	



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MAINTENANCE BUILDING						
Interior Walls-22ga MS, 5/8" GWB, F&T x 9'	sf	300	\$ 6.00	\$	1,800.00	New RR & Break Area
Wall Painting 1CP, 1CF	sf	300	\$ 1.20	\$	360.00	1coat primer/1coat finish
Wall Finish-FRP	sf	100	\$ 6.00	\$	600.00	
Drywall Ceilings: Framing 7 drywall	sf	200	\$ 7.00	\$	1,400.00	
Int Wall Paint (existing walls) Heavy prep 1CP, 2CF	sf	2000	\$ 2.50	\$	5,000.00	heavy prep, primer/2coat finish
DIV 9 TOTAL						\$ 53,360.00
DIV 10 SPECIALTIES (TOTAL)						
Partitions (Stainless Steel) [PS2 men, 4 women,]	ea	6	\$ 800.00	\$	4,800.00	
Toilet mirrors, grab bars, accessories[PS] [MB]	ls	1	\$ 3,200.00	\$	3,200.00	
Urinals Screens	ea	2	\$ 200.00	\$	400.00	
DIV 10 TOTAL						\$ 8,400.00
DIV 12 FURNISHINGS						
CLUBHOUSE						
Starter Countertop & Glass Casework for retail	lf	20	\$ 250.00	\$	5,000.00	
Casework, PL finished upper and lower units	lf	16	\$ 250.00	\$	4,000.00	
Stainless Steel Countertop	lf	20	\$ 200.00	\$	4,000.00	
Solid Surface Vanity	lf	8	\$ 150.00	\$	1,200.00	
sink openings	ea	4	\$ 100.00	\$	400.00	
solid surface Sinks	ea	4	\$ 400.00	\$	1,600.00	
Window Blinds	ls	1	\$ 4,500.00	\$	4,500.00	
MAINTENANCE BUILDING						
Casework, PL finished upper and lower units	lf	12	\$ 250.00	\$	3,000.00	
Countertop: PL Finished	lf	12	\$ 100.00	\$	1,200.00	
DIV 10 TOTAL						\$ 18,700.00
DIV 15 MECHANICAL/PLUMBING.						
CLUBHOUSE						
Mechanical						
95% NG Furnace -NO Air Conditioning	ea	2	\$ 2,500.00	\$	5,000.00	CR-All
Exhaust fans RR & Self Serve	ea	6	\$ 1,200.00	\$	7,200.00	
Ductwork	sf	2500	\$ 9.00	\$	22,500.00	
Flue & Combustion Air	ea	1	\$ 500.00	\$	500.00	
Seismic Restraints	ls	1	\$ 1,500.00	\$	1,500.00	
Test and Balance	ls	1	\$ 1,500.00	\$	1,500.00	
Miscellaneous (10%)	ls	1	\$ 3,700.00	\$	3,700.00	
Plumbing						
Lavatories (see DIV 12 for vanity sinks)	ea	2	\$ 1,600.00	\$	3,200.00	CR-All
Urinals	ea	2	\$ 800.00	\$	1,600.00	
Toilets (2 new) 4 women, 2 men)	ea	2	\$ 2,200.00	\$	4,400.00	
Toilets Replace old with new	ea	4	\$ 1,000.00	\$	4,000.00	
Kitchen Sink & Disposal	ea	1	\$ 2,000.00	\$	2,000.00	
Water Heater & Expansion Tank (replace)	ea	1	\$ 2,000.00	\$	2,000.00	
HW Circ Pump	ea	1	\$ 500.00	\$	500.00	
Floor Drain	ea	2	\$ 1,500.00	\$	3,000.00	
Trap Primers	ea	2	\$ 500.00	\$	1,000.00	
Hose Bibbs	ea	4	\$ 500.00	\$	2,000.00	
Water Piping	lf	40	\$ 25.00	\$	1,000.00	
Waste & Vent Piping	lf	40	\$ 25.00	\$	1,000.00	
Nat. Gas Piping	lf	100	\$ 20.00	\$	2,000.00	
Misc Piping and fittings	ls	1	\$ 5,000.00	\$	5,000.00	↓
Fire Protections						
Riser	ea	1	\$ 10,000.00	\$	1.00	
Piping & Heads	sf	4400	\$ 3.00	\$	1.00	
MAINTENANCE BUILDING						New RR & Break Area
Mechanical						
Heating: Unit heaters	ea	4	\$ 1,500.00	\$	6,000.00	CR-All
Office Split System (heat only)	ls	1	\$ 3,500.00	\$	3,500.00	
Flues	ea	2	\$ 750.00	\$	1,500.00	
RR Exhaust fans	ea	2	\$ 750.00	\$	1,500.00	
Thermostat & conduit controls wire'g	ls	2	\$ 500.00	\$	1,000.00	
Misc Fittings & Connections	ls	1	\$ 1,000.00	\$	1,000.00	
Ventilation- Golf Carts	ea	2	\$ 2,000.00	\$	4,000.00	
Hydrogen Gas Detector	ea	1	\$ 2,000.00	\$	2,000.00	↓
General Exhaust-maintenance side	ea	2	\$ 1,250.00	\$	2,500.00	

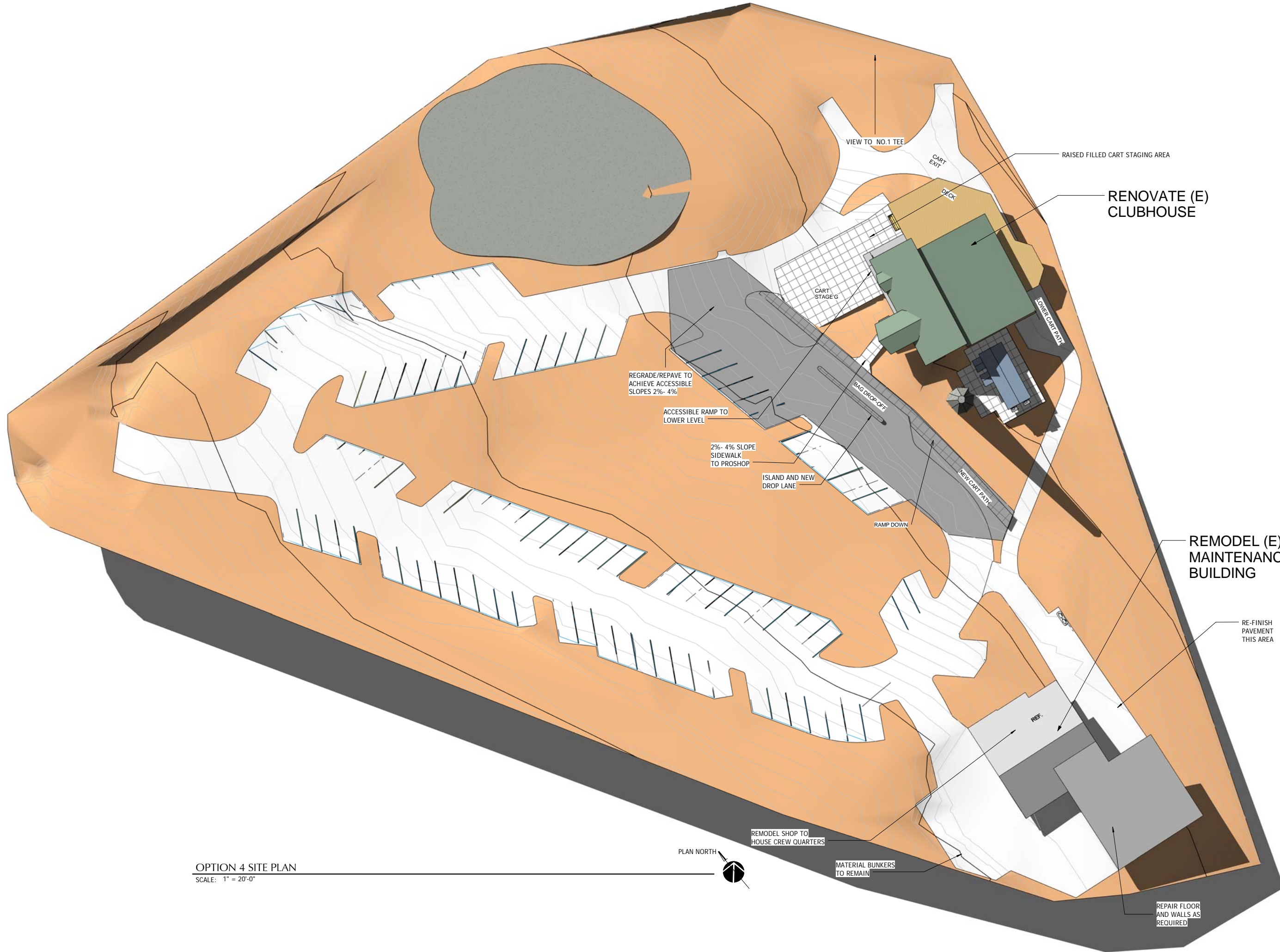


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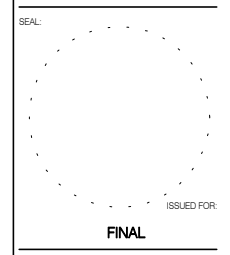
Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 4 COST ESTIMATE

4 of 4
 1/31/2017

Plumbing					
Lavatories	ea	2	\$ 1,600.00	\$ 3,200.00	CR-All
Toilets (1women, 1 men)	ea	2	\$ 2,200.00	\$ 4,400.00	
Floor Drains	ea	2	\$ 800.00	\$ 1,600.00	
Trap Primers	ea	2	\$ 1,100.00	\$ 2,200.00	
Mip Sink	ea	1	\$ 2,000.00	\$ 2,000.00	
Kitchen Sink	ea	1	\$ 1,800.00	\$ 1,800.00	
Water Heater	ea	1	\$ 1,500.00	\$ 1,500.00	
Water Piping	lf	75	\$ 25.00	\$ 1,875.00	Modify existing plumbing
Waste & Vent Piping	lf	75	\$ 25.00	\$ 1,875.00	sim
Nat. Gas Piping	lf	50	\$ 20.00	\$ 1,000.00	sim
Trench Drain	lf	24	\$ 110.00	\$ 2,640.00	
Fire Protections					
NA					
DIV 15 TOTAL				\$	121,692.00
DIV 16 ELECTRICAL				\$	-
CLUBHOUSE					
Main Elect Service Upgrade	ls	1	\$ 1,000.00	\$ 1,000.00	MSA
Main Power/MSB	ls	1	\$ 5,000.00	\$ 5,000.00	
Lights/Electrical	sf	2500	\$ 2.50	\$ 6,250.00	
Mech Connections	ls	1	\$ 1,500.00	\$ 1,500.00	
Fire alarm	sf	2500	\$ 0.50	\$ 1,250.00	
IT	sf	2500	\$ 0.50	\$ 1,250.00	
Security	sf	2500	\$ 0.50	\$ 1,250.00	
EXTERIOR					
Deck & Ramp fixtures	ea	14	\$ 1,000.00	\$ 14,000.00	
Parking fixtures	ea	5	\$ 2,000.00	\$ 10,000.00	
Landscape and walkway fixtures	ea	10	\$ 1,000.00	\$ 10,000.00	
MAINTENANCE BUILDING					
Main Elect Service Upgrade	ls	1	\$ 15,000.00	\$ 15,000.00	
Main Power/MSB/	ls	1	\$ 15,000.00	\$ 15,000.00	
Lights/Electrical	allow	1500	\$ 1.50	\$ 2,250.00	
Mech Connections	ls	1	\$ 1,500.00	\$ 1,500.00	
CART STORAGE					
Cart Charging Dist Equip	ls	1	\$ 50,000.00	\$ 50,000.00	
Cart Branch Circuits	ea	55	\$ 100.00	\$ 5,500.00	
Cart Stor: Hydrogen Sensing- Cart Equipment	ls	4200	\$ 0.50	\$ 2,100.00	↓
Fire alarm	sf	4200	\$ 0.50	\$ 2,100.00	
IT	sf	4200	\$ 0.25	\$ 1,050.00	
Security	sf	4200	\$ 0.25	\$ 1,050.00	
DIV 16 TOTAL				\$	147,050.00
NET TOTAL LINE ITEMS				\$	985,297.00
2 Year Construction Inflation (12%)				\$	1,103,532.64
Contingency Schematic Design (15%)				\$	165,529.90
Sub Total:				\$	1,269,062.54
OH/P General Contractor (12%)				\$	152,287.50
GRAND TOTAL WITH CONTINGENCY				\$	1,421,350.04
GRAND TOTAL WITH CONTINGENCY				\$	1,421,350.04
GENERAL COST (2) RENOVATIONS		Area	Cost/SF		
Renovate Clubhouse and Maintenance Building	sf*	10,184	\$ 139.00		
DIV 0 DIRECT OWNER EXPENSES					
Design Fees (10% of Sub-total)	ls	1	\$ 126,906.25	\$ 126,906.25	
Civil Engineer (Includes TRPA)	ls	1	\$ 15,000.00	\$ 15,000.00	
Temporary Facilities: Maintenance Building/ Tent for Carts	ls	1	\$ 5,000.00	\$ 5,000.00	
Clubhouse Trailer: 5 months x 2000/mo	Mo	1	\$ 5,000.00	\$ 5,000.00	
Owner Supervision	ls	1	\$ 24,000.00	\$ 24,000.00	
Topo and boundary Survey	ls	1	\$ 2,000.00	\$ 2,000.00	
Geotechnical Investigation	ls	1	\$ 5,500.00	\$ 5,500.00	
Asbestos & Lead Paint Abatement Survey	ls	1	\$ 1,500.00	\$ 1,500.00	
County Bldg Dept Fees	ls	1	\$ 3,500.00	\$ 3,500.00	
TRPA Fees	ls	1	\$ 1,500.00	\$ 1,500.00	Fraction of other options
Testing/Inspection	ls	1	\$ 5,000.00	\$ 5,000.00	
DIV 0 TOTAL				\$	190,906.25
TOTAL PROJECT COST (not including FFE)				\$	1,612,256.29



OPTION 4 SITE PLAN
SCALE: 1" = 20'-0"



INGRID MOUNTAIN GOLF COURSE SITE
OPTIONS
900 WILSON WAY IN-LINE VILLAGE, NV

REVISIONS

REV #	DESCRIPTION	DATE

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DESIGNED/DRAWN:	JMW / JMW
CHECKED:	GG
PROJECT NO.:	20130100
SCALE:	As Noted
DATE:	3/29/2014
SHEET TITLE:	SITE PLAN

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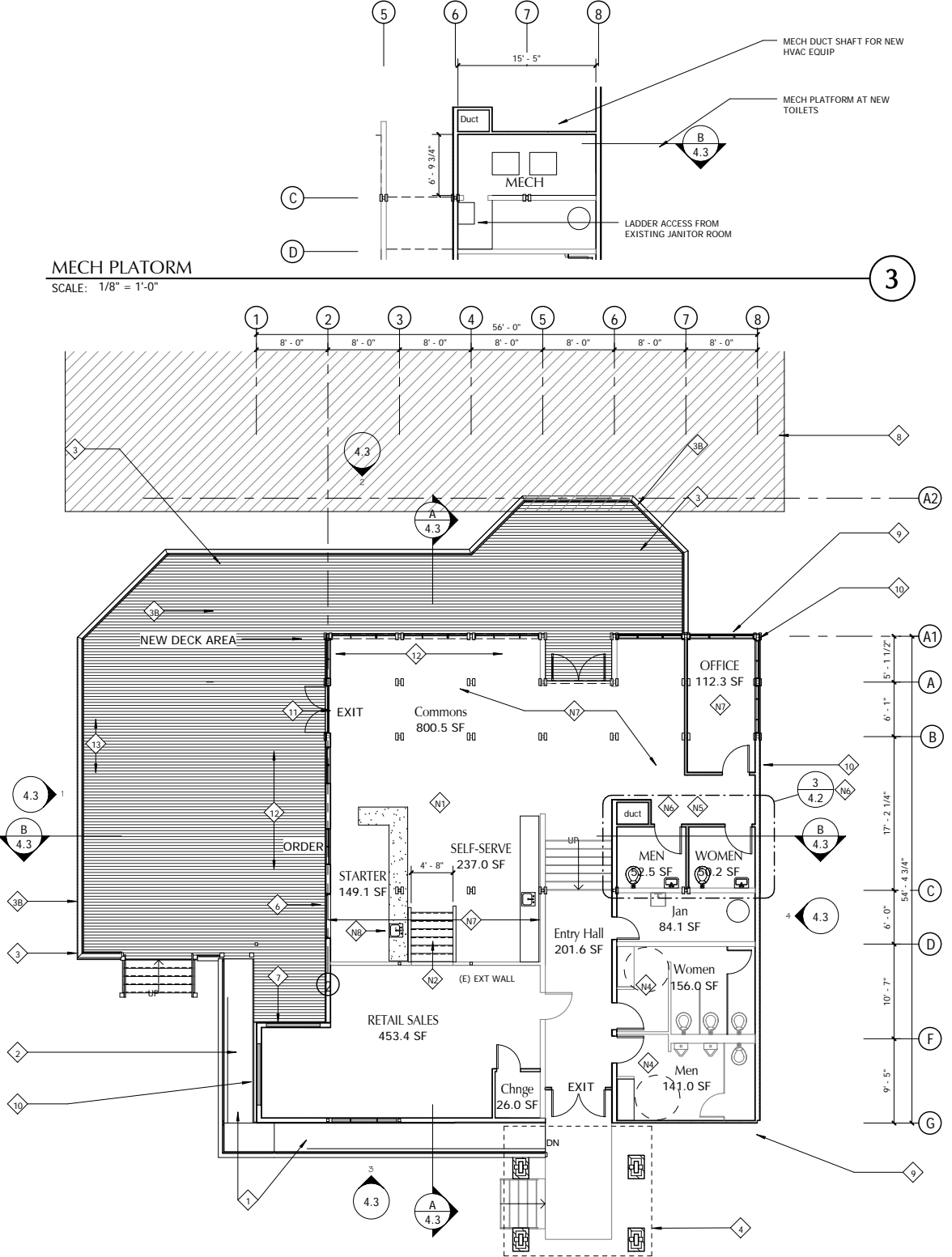
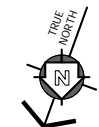
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ISSUED FOR **FINAL**

MOUNTAIN CLUBHOUSE DESIGN OPTIONS
690 WILLSON WAY
INCLINE VILLAGE, NV

PROJECT INFORMATION

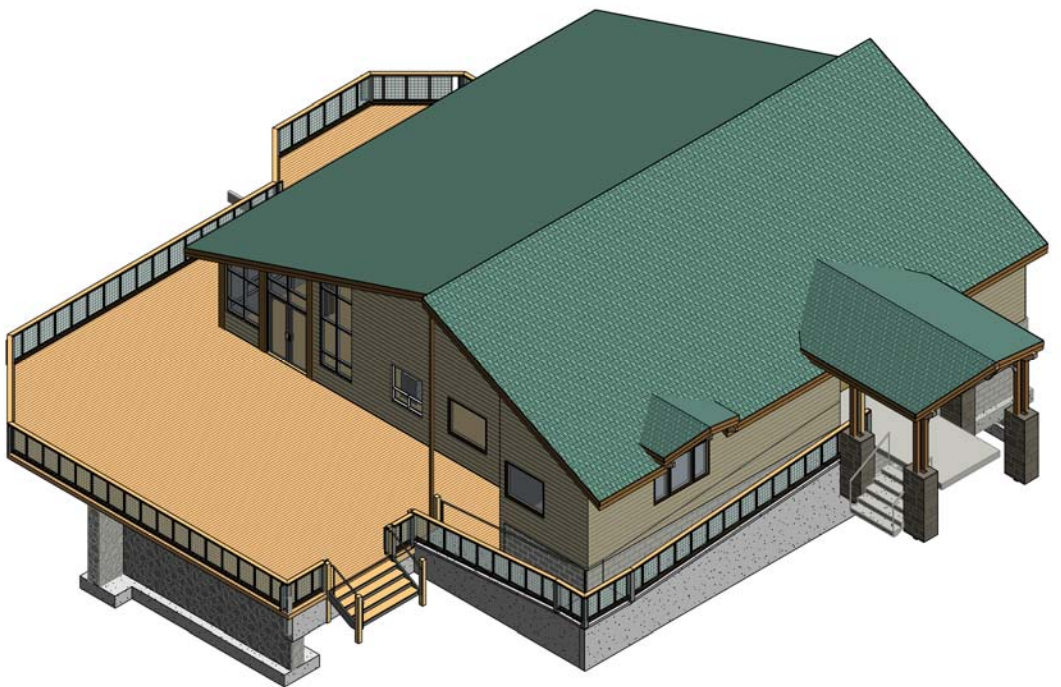
REV #	DESCRIPTION	DATE

DESIGNED/DRAWN: Designer / Author
CHECKED: Checker
PROJECT NO.: 20130100
SCALE: As Noted
DATE: 3/29/2014
SHEET TITLE: FLOOR PLAN & ISOMETRIC



- EXTERIOR PROGRAM FOR REMODEL**
- RAMP TO MATCH UP WITH ENTRY RAMP. CART STAGING REMAINS THE SAME
 - REMOVE PLANTERS
 - ENLARGE DECK AREA: 1500 SF
 - NEW ENTRY COLUMNS AND ROCK BASES. NEW ENTRY ROOF COVER
 - NEW ENTRY COLUMNS AND ROCK BASES. NEW ENTRY ROOF COVER
 - ADD WINDOW AT STARTERS AREA
 - REMOVE STAIRS AND DOOR TO PRO SHOP
 - SOIL STABILIZATION/PIN AREA BELOW REVISED DECK AREA:
 - SCRAPE/PRIME/PAINT EXTERIOR TRIM AND SIDING. VERIFY W/ LEAD BASED PAINT TESTING
 - FOUNDATION PAINT & REPAIR
 - NEW PAIR OF DOORS
 - RE-GLAZE ALL WINDOWS WITH LOW E, THERMAL BREAK WINDOW GLASS/ TEMPERED AS REQUIRED
 - EXTERIOR NATURAL GAS CONNECTION FOR FUTURE SUMMER BBQ GRILLE
- (N) INTERIOR REMODEL PROGRAM**
- DEMO OUT KITCHEN AND STORAGE RMS
 - NEW OPENING AND STAIRS TO SELF-SERVE AND STARTER COUNTER
 - STARTER AREA COUNTERTOP- CENTRAL LOCATION
 - REMODEL VANITY TOPS TO ALLOW DOOR ACCESS-SS AT MEN WOMEN
 - NEW SINGLE TOILET ROOM MEN AND WOMEN
 - NEW DUCT SHAFT FROM NEW MECH PLATFORM ABOVE M & W TOILETS
 - DEMO OUT MECHANICAL PLATFORM AND ALL EQUIPMENT
 - SINK AND BAR SERVICE FROM STARTERS DESK COUNTER AREA
 - NEW FLOOR FINISHES, REPAINT INTERIOR, NEW LIGHTING

Room Schedule		
Name		Area
Chnge	26.0 SF	
Commons	800.5 SF	
Entry Hall	201.6 SF	
Jan	84.1 SF	
JANITOR	Not Placed	
MECH	190.6 SF	
MEN	52.5 SF	
Men	141.0 SF	
MEN RR	Not Placed	
OFFICE	112.3 SF	
RETAIL SALES	453.4 SF	
SELF-SERVE	237.0 SF	
STARTER	149.1 SF	
WOMEN	50.2 SF	
Women	156.0 SF	
WOMEN RR	Not Placed	
Grand total: 16:	2664.4 SF	



PERSPECTIVE OF DECK & NEW ROOF
SCALE:
2

OPTION 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"
1

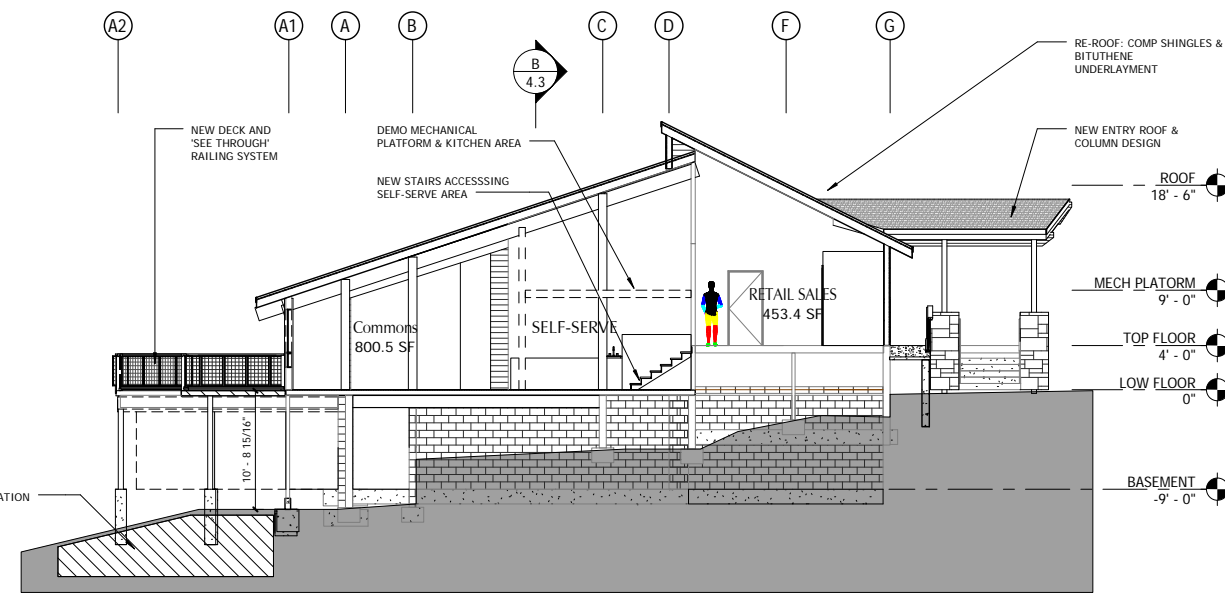
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REVISIONS

REV #	DESCRIPTION	DATE

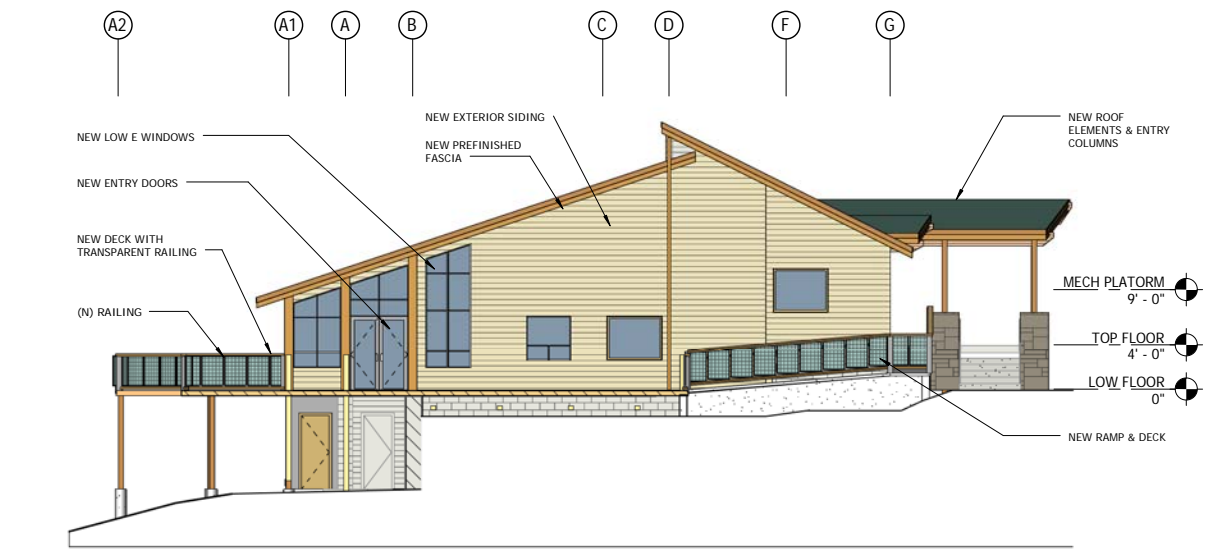
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DESIGNED/DRAWN: Designer / Author
CHECKED: Checker
PROJECT NO.: 20130100
SCALE: As Noted
DATE: 3/29/2014
SHEET TITLE: EXTERIOR ELEVATIONS & SECTIONS



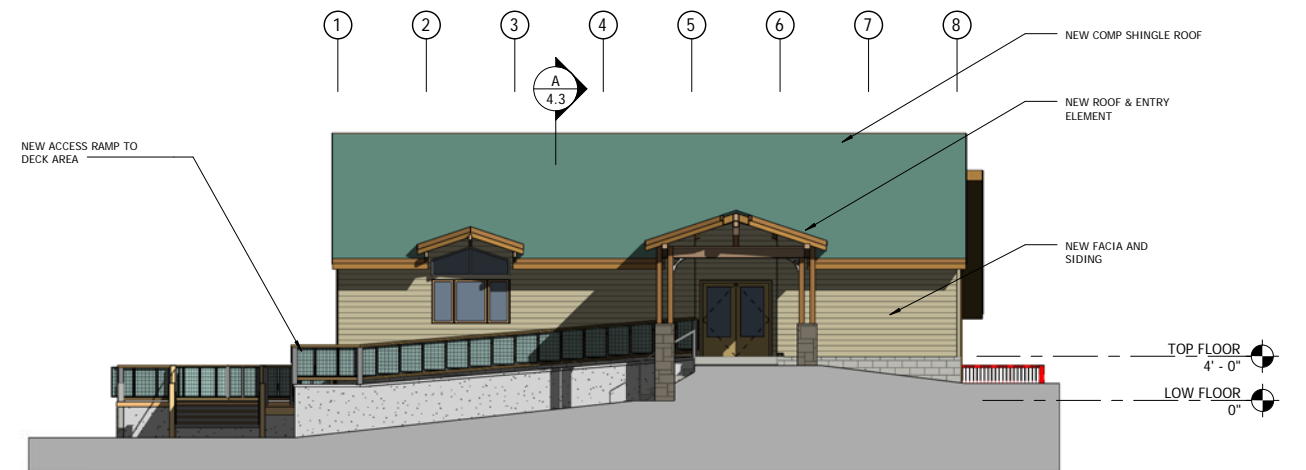
SECTION AA

SCALE: 1/8" = 1'-0"



EAST

SCALE: 1/8" = 1'-0"



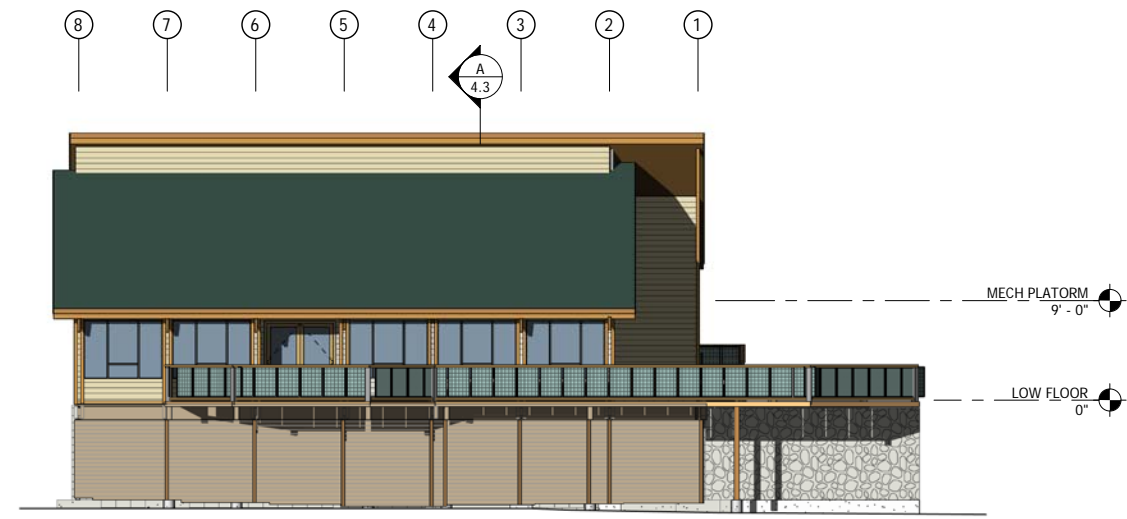
NORTH

SCALE: 1/8" = 1'-0"



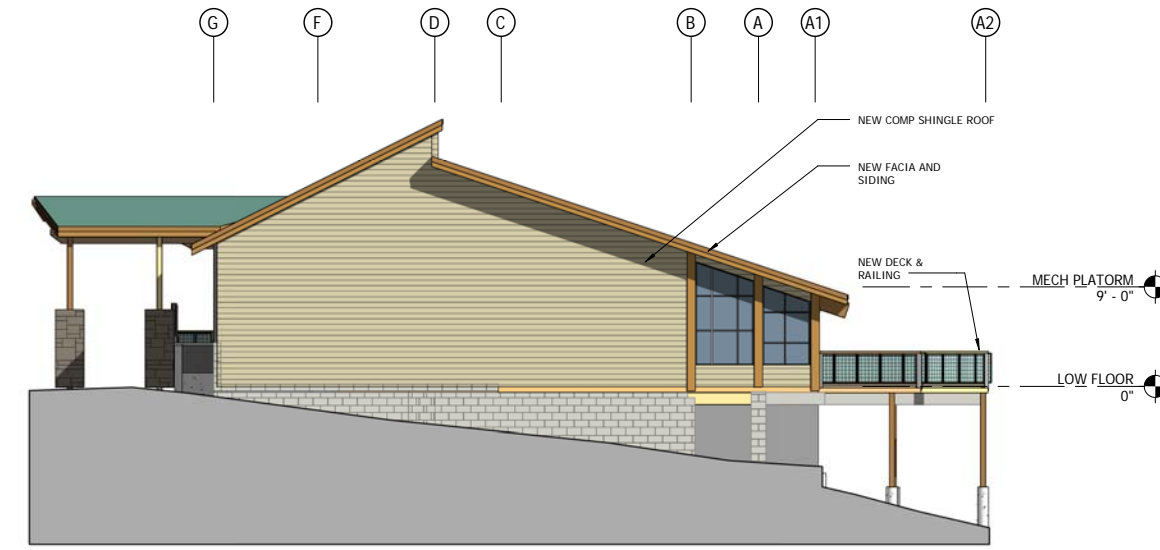
SECTION BB

SCALE: 1/8" = 1'-0"



SOUTH

SCALE: 1/8" = 1'-0"



WEST

SCALE: 1/8" = 1'-0"

OPTION 5

Construct new clubhouse similar to Options 1-3 at the existing practice green location. Demo the existing clubhouse. Construct a 2 tiered practice green and full swing & nets area at the old clubhouse location. Construct ADA parking area and entry sidewalk adjacent to new location. Remodel existing maintenance building.

LOCATION

1. The Option 5 location at the existing practice green location satisfies many of the GGA goals of a single level clubhouse building with great views and easy access. The location set at the south edge of the existing practice green manages to salvage a portion of the practice green, creating a great setting for entering the new clubhouse. Views from the south covered deck are outstanding looking down the No.1 fairway over the tee box. By using a portion of the demolished clubhouse cart staging area for golf cart staging, the clubhouse is free from the congestion of 20 golf carts at a time.
2. The location of this clubhouse is very clear as one drives into the golf course parking lot. With much parking near the entrance located at reasonable grades, this solution is one the most accessible.
3. The proposed practice facility is unique to this option. No other option has this opportunity for adjacent practice area. The facility includes an area for 'full swing' warm-up using catch nets along with chipping and putting on natural turf. The location blends nicely with the contours of the existing slope and gives golfers a connection to the golf course during warm-up. The location is separated (acoustically) from tee boxes and greens to teach lessons and give golfers privacy for warm-up.

SOCIALIZATION

1. Option 5 has all of the 'new building' advantages of 1, 2, & 3 with the added benefit of a stunning view of the golf course and a long view to the mountain range beyond.
2. Access to the clubhouse and practice green is very easy, with the least slope demand of any of the solutions for clubhouse access from the parking lot. Access to the upper practice green is from low slope sidewalks.
3. This location seems to 'make you want to play'. The clubhouse location presents a welcoming image of a golf course and clubhouse because of the great vistas to the golf course and mountains beyond. Drive in access is easy, a practice green introduces the clubhouse entrance and the social areas are focused on the golfing experience.

MINIMUM STAFFING

1. As with Options 1-3, the building design addresses minimum staffing by centralizing the cashier/starter and provides control and view of all the clubhouse functions and has a good view to the deck and No. 1 Tee box.
2. The design continues to provide an outside window for ordering drinks at the cashier / starter area.

ADEQUATE SERVICES

1. The building design should meet the intent of adequate services regardless of location. Access to the proposed building is a significant improvement over the current clubhouse location for both able and disabled patrons.
2. Easy access to the clubhouse and deck area from the golf course encourages golfers to use of the clubhouse including food and beverage at the 'turn' and after a round of golf. Non-golfers will enjoy the great views, access to practice areas, and will take advantage of the clubhouse food and beverage offerings as well.

MAINTENANCE BUILDING RENOVATION

1. Renovation of the maintenance building is the same narrative as for Option 2-3.

CONSTRUCTION AND OWNER ISSUES

1. The construction period for Option 5 could span (2) full golf seasons since the existing clubhouse would remain in use during season (1) and then be removed during season (2) to allow construction of the new practice area. The maintenance facility would be renovated in season (1). No temporary clubhouse trailers would be needed at substantial savings to the District.
2. If the facility were constructed in (1) season, costs for temporary clubhouse or maintenance space would be incurred. If the maintenance building is utilized as a temporary clubhouse facility, allowing the new clubhouse and practice facility to

be built simultaneously, then costs would be incurred to build a suitable temporary clubhouse within the maintenance building. Either solution under item (2) would disrupt golfers significantly.

3. TRPA issues would be focused on evaluating the new building coverage and potentially retiring coverage at the new practice area. Since the proposed clubhouse is adjacent to neighbors a more rigorous TRPA review is anticipated.
4. Parking count is impacted due to the need for accessibility improvements to the bag drop area and adjacent sidewalks and cart paths. Parking stalls will likely be sacrificed to make reduce slopes.



ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 5 COST ESTIMATE

1 of 5
 1/31/2017

OPTION 5 BUILD NEW CLUBHOUSE at [E] PRACTICE GREEN					
PROGRAM BRIEF:					
Demo Old Clubhouse, Build New Proshop, Remodel Maintenance Building					
Construct 'tiered' practice green and driving range at 'old' Clubhouse location					
Remodel Maintenance Building- Provide crew qtrs/ break area/ meeting space / Cart Storage remodel for 55 Carts					
CLUBHOUSE:					
1st Floor: 2684 sf	2,684	sf	NOTES		
Total	2,684	sf			
MAINTENANCE BUILDING:					
Remodel & Repair :	1,500	sf	New Crew Spaces AND Re construct damaged floors & water damaged structure		
Renovate:	6,000	sf	New electrical service, upgrade finishes, etc, Cart Storage for 55 Carts		
Total	7,500	sf			
PROJECT TOTAL SF	10,184	sf			
ITEMIZED ESTIMATE					
Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 1 GENERAL CONDITIONS					
Mobilization, Supervision, Insurance, Temp Facilities, Office Overhead, Equipment,	ls	15%	\$ 1,200,000.00	\$ 180,000.00	
DIV 1 TOTAL					\$ 180,000.00
DIV 2 DEMOLITION					
Demolition- Maintenance Bldg: Selected areas	sf	800	\$ 5.00	\$ 4,000.00	
Demolition- Clubhouse building	sf	3500	\$ 7.00	\$ 24,500.00	
DIV 2 DEMOLITION TOTAL					\$ 28,500.00
DIV 2 SITE WORK (see Div 3 for site conc)					
Site Grading & Relocate cut/fill	sf	13200	\$ 1.00	\$ 13,200.00	
3" AC over 6" AggBase	sf	6900	\$ 2.50	\$ 17,250.00	
Cut	cy	100	\$ 20.00	\$ 2,000.00	FCE
Fill at Clubhouse	cy	340	\$ 20.00	\$ 6,800.00	Big
Site pavers- Entry Walk, Circle	sf	1600	\$ 12.50	\$ 20,000.00	
Landscape Islands	ea	1	\$ 2,500.00	\$ 2,500.00	
Stprm Drain / BMP'S	ls	1	\$ 15,000.00	\$ 15,000.00	
Civil Pavement Repair/ Restripe/Fog coating	ls	1	\$ 5,000.00	\$ 5,000.00	
CLUBHOUSE					
Relocate & reconnect utilities	ls	1	\$ 15,000.00	\$ 15,000.00	
Practice Green:					
Fill at New Practice Green	cy	600	\$ 15.00	\$ 9,000.00	
Segmented Ret Walls (12" keystone wall)	sf	1000	\$ 22.00	\$ 22,000.00	
Site pavers- Cart Staging Area, Landings	sf	2420	\$ 12.50	\$ 30,250.00	May function as pervious surface
Ramps & Stairs	sf	250	\$ 25.00	\$ 6,250.00	
Driving Range Netting & Frame	sf	600	\$ 15.00	\$ 9,000.00	
Driving Range pads	ea	9	\$ 350.00	\$ 3,150.00	
Sod-Combine Putting Green and Standard grass	sf	4165	\$ 0.75	\$ 3,123.75	
Shaping and contour	sf	2600	\$ 1.00	\$ 2,600.00	
Irrigation	sf	4200	\$ 0.75	\$ 3,150.00	
DIV 2 TOTAL					\$ 185,273.75
DIV 3 CONCRETE					
CLUBHOUSE					
New Ramp from patio	sf	250	\$ 13.00	\$ 3,250.00	
Sidewalk 160"x 5' wide=150	sf	850	\$ 9.00	\$ 7,650.00	
New Curbs	lf	200	\$ 2.50	\$ 500.00	
New Pads	sf	80	\$ 6.00	\$ 480.00	
CLUBHOUSE Retaining Walls: Board formed concrete (at Patio)	cy	25	\$ 350.00	\$ 8,750.00	
MAINT. BUILDING					
Deck & Staging Area Board form conc retaining wall	cy	18	\$ 350.00	\$ 6,300.00	
1st level: 4" Slab on Grade	sf	4600	\$ 7.50	\$ 34,500.00	Includeds Deck Area
Pump concrete	cy	116	\$ 40.00	\$ 4,640.00	
Stem Walls 200lf x 5ft avg htX8"	cy	25	\$ 235.00	\$ 5,875.00	
Perimeter Footings (45+55) *2= 200'	cy	25	\$ 250.00	\$ 6,250.00	
Spot Footings & rebar	cy	15	\$ 220.00	\$ 3,300.00	
Replace concrete deck & slab at bay doors	sf	700	\$ 40.00	\$ 28,000.00	New beams,deck,conc slab,connctns



ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 5 COST ESTIMATE

2 of 5
 1/31/2017

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 3 TOTAL					\$ 109,495.00
DIV 4 MASONRY					
CLUBHOUSE					
Add for 4" split face CMU veneer, 52" high	sf	466	\$ 8.00	\$ 3,728.00	
Add for Stone Veneer, entry & starters shack	sf	150	\$ 16.00	\$ 2,400.00	
DIV 4 TOTAL					\$ 6,128.00
DIV 5 STRUCT. STEEL/MISC STEEL					
CLUBHOUSE					
Struct Steel Framing (allow 5lbs /sf)	TN	12.5	\$ 4,200.00	\$ 52,500.00	
Misc. Steel hold-downs & ties	ls	1	\$ 2,500.00	\$ 2,500.00	
Rebar	sf	4400	\$ 2.25	\$ 9,900.00	
Railings: Steel & Wire Fabric /Polyurethane paint	lf	112	\$ 150.00	\$ 16,800.00	wire fabric for view
Practice Green					
Railings: Steel Pipe and Pipe pickets/ Polyurethane Paint	lf	100	\$ 100.00	\$ 10,000.00	Steel Railings-Av 30" tall
MAINT. BUILDING					
Replacement deck, fasteners, angles, etc	ls	1	\$ 10,000.00	\$ 10,000.00	
DIV 5 TOTAL					\$ 101,700.00
DIV 6 WOOD & PLASTICS					
CLUBHOUSE					
Wood Roof joist framing/ exposed T&G Deck (includes patio)	sf	4400	\$ 6.50	\$ 28,600.00	
Glu-Lam Beams & Columns	lf	600	\$ 45.00	\$ 27,000.00	
Add for Plumbing Walls x 9'	lf	20	\$ 81.00	\$ 1,620.00	
Misc Framing & blocking	sf	3500	\$ 2.00	\$ 7,000.00	
Millwork: Misc Trim	lf	300	\$ 15.00	\$ 4,500.00	
Exterior Walls (See Div 7 wall assemblies)				\$ -	
MAINTENANCE BUILDING					
Misc Structural Repair Framing & blocking	sf	1000	\$ 30.00	\$ 30,000.00	
Shelving & Storage bunker framing	lf	80	\$ 25.00	\$ 2,000.00	
Misc Hardware & supports	ls	1	\$ 3,000.00	\$ 3,000.00	
DIV 6 TOTAL					\$ 103,720.00
DIV 7 THERMAL & MOISTURE PROTECTION					
<i>Exterior Walls</i>					
CLUBHOUSE:					
2nd Floor: 6" Wd Stud, Insulated, / Cement Siding/GWB int finish	sf	2300	\$ 14.00	\$ 32,200.00	1/2" sheathing typ
Add Trim & Detailing	sf	2300	\$ 4.00	\$ 9,200.00	
Add Roof Fasia 2x6 over 2x8	lf	320	\$ 5.00	\$ 1,600.00	
Add Prefinished Metal Fasia- 2 piece	lf	320	\$ 12.00	\$ 3,840.00	
Add Stone Veneer Detailing	sf	300	\$ 15.00	\$ 4,500.00	
Roof System					
Comp Shingles, Bituthene UL, Vented Roof	sf	4500	\$ 6.00	\$ 27,000.00	
Gutter & Downspout , with screens	lf	160	\$ 10.50	\$ 1,680.00	
R30 batt Insulation	sf	2684	\$ 1.25	\$ 3,355.00	
Ventilated Soffit-Metal	sf	450	\$ 4.50	\$ 2,025.00	
Exterior Traffic coaing on Conc Deck: 3 color 'granite'	sf	1500	\$ 3.50	\$ 5,250.00	
DIV 7 TOTAL					\$ 90,650.00
DIV 8 DOORS AND WINDOWS					
CLUBHOUSE					
HM Doors & Frames, Schlage D Lever, IC Core	ea	2	\$ 1,200.00	\$ 2,400.00	
HM Door & Frame & Panic, Closer, Exterior Weatherstrip'g	ea	2	\$ 1,850.00	\$ 3,700.00	
SC Wd Doors & Hardware-Oak Veneer	ea	4	\$ 800.00	\$ 3,200.00	
SC Wd Doors & Hardware & Closer- Oak Veneer	ea	3	\$ 1,200.00	\$ 3,600.00	
Misc Hardware; Thresholds,Gaskets, Kickplates,Lock guards	ls	1	\$ 2,500.00	\$ 2,500.00	
Service Window: 5 x 3	ea	1	\$ 1,200.00	\$ 1,200.00	
Clad fibergalss windows: 1" glass, low E,	sf	650	\$ 16.50	\$ 10,725.00	
Alum Storefront System	sf	25	\$ 25.00	\$ 625.00	
Painting Staining Windows & Doors & Frames	ea	50	\$ 75.00	\$ 3,750.00	
MAINTENANCE BUILDING					
HM Door & Frame, Interior, Lever Lockset	ea	4	\$ 900.00	\$ 3,600.00	
Painting Doors & Frames	ea	8	\$ 75.00	\$ 600.00	
Coiling Doors: Replace 10'w x 10' h Uninsulated Slat	ea	4	\$ 2,500.00	\$ 10,000.00	Upgrade/replace doors
Coiling Doors: Replace 12wx16 tall	ea	1	\$ 4,200.00	\$ 4,200.00	
Misc Hardware; Thresholds,Gaskets, Kickplates,Lock guards	ls	1	\$ 1,200.00	\$ 1,200.00	
Painting Doors & Frames	ea	10	\$ 300.00	\$ 3,000.00	



ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 5 COST ESTIMATE

3 of 5
 1/31/2017

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 8 TOTAL					\$ 55,600.00
DIV 9 FINISHES					
CLUBHOUSE					
Interior Walls-22ga MS, 5/8" GWB, painted x 9'	sf	1100	\$ 6.00	\$ 6,600.00	
Ceramic Floor Tile	sf	400	\$ 12.00	\$ 4,800.00	
Carpet tile	sf	1500	\$ 4.00	\$ 6,000.00	
Vinyl Flooring	sf	600	\$ 8.00	\$ 4,800.00	
Acoustic Ceiling Tile	sf	300	\$ 3.00	\$ 900.00	
Drywall Ceilings- framing & drywall	sf	550	\$ 7.00	\$ 3,850.00	
Ceiling Paint or Stain	sf	2000	\$ 1.50	\$ 3,000.00	
Ext Wall Stain-concrete siding	sf	2085	\$ 1.50	\$ 3,127.50	
Int Wall Paint	sf	3000	\$ 1.20	\$ 3,600.00	
Int wall tile	sf	300	\$ 8.00	\$ 2,400.00	
Wall Finish-FRP	sf	300	\$ 4.00	\$ 1,200.00	
MAINTENANCE BUILDING					\$ -
Interior Walls-22ga MS, 5/8" GWB, F&T x 9'	sf	300	\$ 6.00	\$ 1,800.00	New RR & Break Area
Wall Painting 1CP, 1CF	sf	300	\$ 1.20	\$ 360.00	1coat primer/1coat finish
Wall Finish-FRP	sf	100	\$ 6.00	\$ 600.00	
Drywall Ceilings: Framing 7 drywall	sf	200	\$ 7.00	\$ 1,400.00	
Int Wall Paint (existing walls) Heavy prep 1CP, 2CF	sf	2000	\$ 2.50	\$ 5,000.00	heavy prep, primer/2coat finish
DIV 9 TOTAL					\$ 49,437.50
DIV 10 SPECIALTIES (TOTAL)					\$ -
Partitions (Stainless Steel) [PS2 men, 4 women,]	ea	6	\$ 800.00	\$ 4,800.00	
Toilet mirrors, grab bars, accessories[PS] [MB]	ls	1	\$ 3,200.00	\$ 3,200.00	
Urinals Screens	ea	2	\$ 200.00	\$ 400.00	
DIV 10 TOTAL					\$ 8,400.00
DIV 12 FURNISHINGS					\$ -
CLUBHOUSE					
Casework, PL finished upper and lower units	lf	20	\$ 250.00	\$ 5,000.00	
Stainless Steel Countertop	lf	20	\$ 200.00	\$ 4,000.00	
Solid Surface Vanity	lf	14	\$ 150.00	\$ 2,100.00	
sink openings	ea	4	\$ 100.00	\$ 400.00	
solid surface Sinks	ea	4	\$ 400.00	\$ 1,600.00	
Window Blinds	ls	1	\$ 4,500.00	\$ 4,500.00	
MAINTENANCE BUILDING					
Casework, PL finished upper and lower units	lf	12	\$ 250.00	\$ 3,000.00	
Countertop: PL Finished	lf	12	\$ 100.00	\$ 1,200.00	
DIV 10 TOTAL					\$ 20,600.00
DIV 15 MECHANICAL/PLUMBING.					\$ -
CLUBHOUSE					
Mechanical					
95% NG Furnace -NO Air Conditioning	ea	1	\$ 2,500.00	\$ 2,500.00	CR-All
Exhaust fans RR & Self Serve	ea	6	\$ 1,200.00	\$ 7,200.00	
Ductwork	sf	2500	\$ 6.00	\$ 15,000.00	
Flue & Combustion Air	ea	1	\$ 500.00	\$ 500.00	
Seismic Restraints	ls	1	\$ 1,500.00	\$ 1,500.00	
Test and Balance	ls	1	\$ 1,500.00	\$ 1,500.00	
Miscellaneous (10%)	ls	1	\$ 3,700.00	\$ 3,700.00	
Plumbing					
Lavatories	ea	6	\$ 1,600.00	\$ 9,600.00	CR-All
Urinals	ea	2	\$ 2,100.00	\$ 4,200.00	
Toilets (4 women, 2 men)	ea	6	\$ 2,200.00	\$ 13,200.00	
Kitchen Sink & Disposal	ea	1	\$ 2,000.00	\$ 2,000.00	
Mop Sink	ea	1	\$ 2,000.00	\$ 2,000.00	
Water Heater & Expansion Tank	ea	1	\$ 2,000.00	\$ 2,000.00	
HW Circ Pump	ea	1	\$ 500.00	\$ 500.00	
Floor Drain	ea	2	\$ 1,500.00	\$ 3,000.00	
Trap Primers	ea	2	\$ 500.00	\$ 1,000.00	
Hose Bibbs	ea	4	\$ 500.00	\$ 2,000.00	
Water Piping	lf	250	\$ 25.00	\$ 6,250.00	
Waste & Vent Piping	lf	150	\$ 25.00	\$ 3,750.00	
Nat. Gas Piping	lf	100	\$ 20.00	\$ 2,000.00	
Misc Piping and fittings	ls	1	\$ 5,000.00	\$ 5,000.00	↓



ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 5 COST ESTIMATE

4 of 5
 1/31/2017

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
Fire Protections					
Riser	ea	1	\$ 10,000.00	\$ 1.00	
Piping & Heads	sf	4400	\$ 3.00	\$ 1.00	
					New RR & Break Area
MAINTENANCE BUILDING					
Mechanical					
Heating: Unit heaters	ea	4	\$ 1,500.00	\$ 6,000.00	CR-All
Office Split System (heat only)	ls	1	\$ 3,500.00	\$ 3,500.00	
Flues	ea	2	\$ 750.00	\$ 1,500.00	
RR Exhaust fans	ea	2	\$ 750.00	\$ 1,500.00	
Thermostat & conduit controls wire'g	ls	2	\$ 500.00	\$ 1,000.00	
Misc Fittings & Connections	ls	1	\$ 1,000.00	\$ 1,000.00	
Ventilation- Golf Carts	ea	2	\$ 2,000.00	\$ 4,000.00	
Hydrogen Gas Detector	ea	1	\$2,000.00	\$2,000.00	↓
General Exhaust_Maintenance side	ea	2	\$ 1,250.00	\$ 2,500.00	
Plumbing					
Lavatories	ea	2	\$ 1,600.00	\$ 3,200.00	CR-All
Toilets (1women, 1 men)	ea	2	\$ 2,200.00	\$ 4,400.00	
Floor Drains	ea	2	\$ 800.00	\$ 1,600.00	
Trap Primers	ea	2	\$ 1,100.00	\$ 2,200.00	
Mip Sink	ea	1	\$ 2,000.00	\$ 2,000.00	
Kitchen Sink	ea	1	\$ 1,800.00	\$ 1,800.00	
Water Heater	ea	1	\$ 1,500.00	\$ 1,500.00	↓
Water Piping	lf	75	\$ 25.00	\$ 1,875.00	Modify existing plumbing
Waste & Vent Piping	lf	75	\$ 25.00	\$ 1,875.00	sim
Nat. Gas Piping	lf	50	\$ 20.00	\$ 1,000.00	sim
Trench Drain	lf	24	\$ 110.00	\$ 2,640.00	
Fire Protections					
NA					
DIV 15 TOTAL					\$ 135,492.00
DIV 16 ELECTRICAL					
CLUBHOUSE					
Main Elect Service Upgrade	ls	1	\$ 5,000.00	\$ 5,000.00	MSA
Main Power/MSB	ls	1	\$ 15,000.00	\$ 15,000.00	
Lights/Electrical	allow	2500	\$ 2.50	\$ 6,250.00	
Mech Connections	ls	1	\$ 1,500.00	\$ 1,500.00	
Fire alarm	sf	2500	\$ 0.50	\$ 1,250.00	
IT	sf	2500	\$ 0.50	\$ 1,250.00	
Security	sf	2500	\$ 0.50	\$ 1,250.00	
EXTERIOR					
Deck fixtures	ea	8	\$ 1,000.00	\$ 8,000.00	
Parking fixtures	ea	5	\$ 2,000.00	\$ 10,000.00	
Landscape and walkway fixtures	ea	10	\$ 1,000.00	\$ 10,000.00	
New Sub-Panels (Support Remodel)	ea	2	\$ 1,000.00	\$ 2,000.00	
MAINTENANCE BUILDING					
Main Elect Service Upgrade	ls	1	\$ 15,000.00	\$ 15,000.00	
Main Power/MSB/	ls	1	\$ 15,000.00	\$ 15,000.00	
Lights/Electrical	allow	1500	\$ 1.50	\$ 2,250.00	
Mech Connections	ls	1	\$ 1,500.00	\$ 1,500.00	
CART STORAGE					
Cart Charging Dist Equip	ls	1	\$ 50,000.00	\$ 50,000.00	
Cart Branch Circuits	ea	55	\$ 100.00	\$ 5,500.00	
Cart Stor: Hydrogen Sensing- Cart Equipment	ls	4200	\$ 0.50	\$ 2,100.00	↓
Fire alarm	sf	4200	\$ 0.50	\$ 2,100.00	
IT	sf	4200	\$ 0.25	\$ 1,050.00	
Security	sf	4200	\$ 0.25	\$ 1,050.00	
DIV 16 TOTAL					\$ 157,050.00
NET TOTAL LINE ITEMS				\$ 1,233,246.25	
2 Year Construction Inflation (12%)				\$ 1,381,235.80	
Contingency Schematic Design (15%)				\$ 207,185.37	
Sub Total:				\$ 1,588,421.17	
OH/P General Contractor (12%)				\$ 165,748.30	
GRAND TOTAL WITH CONTINGENCY				\$ 1,754,169.47	
		Area	Cost/SF		
GENERAL COST for 1 BUILDING & 1 REHAB		sf*	10,184	\$ 172.00	*2700 sf + 1500 sf MB rehab
Including New Practice Green Complex					



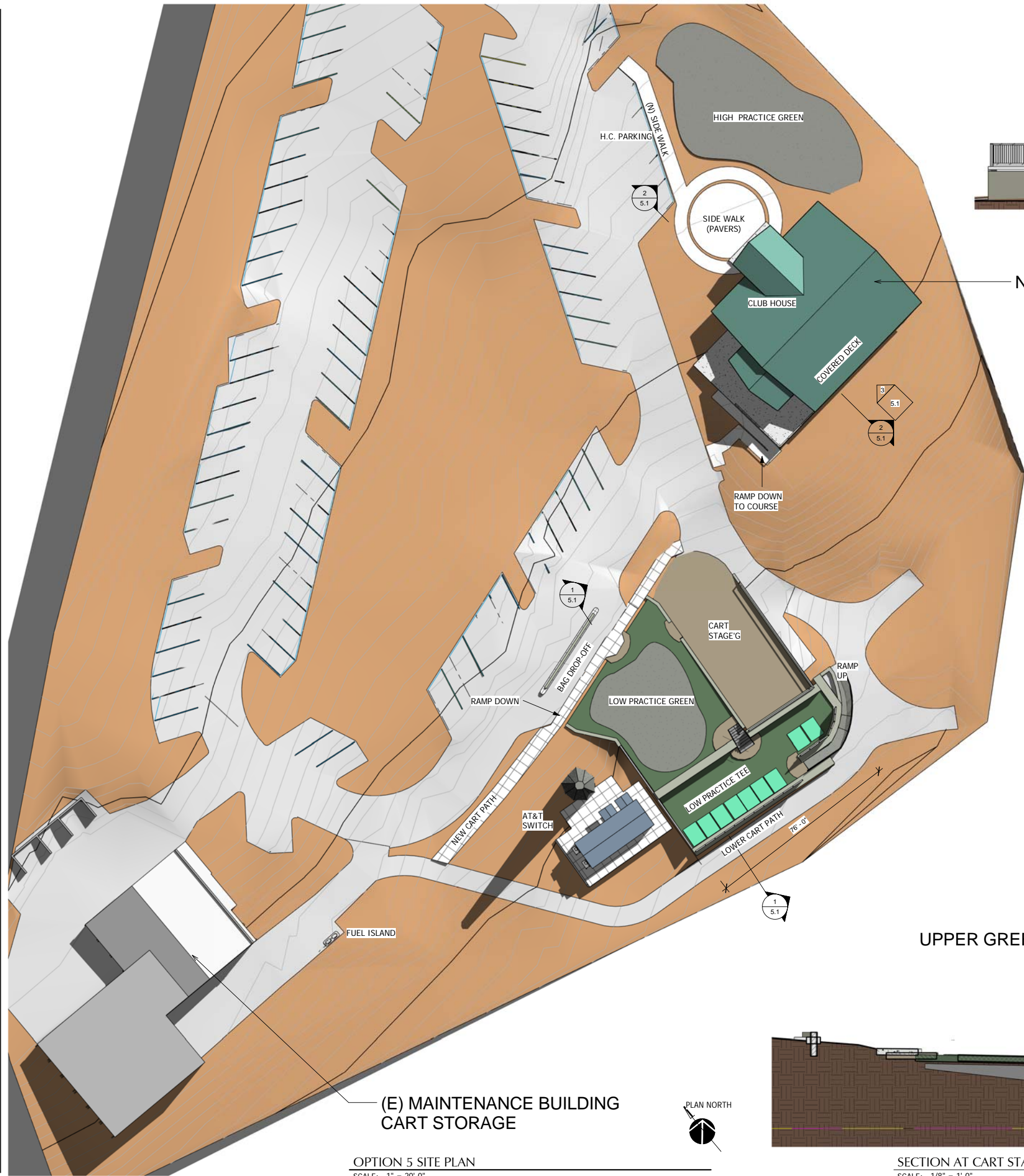
ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course Building Assessment
 OPTION 5 COST ESTIMATE

5 of 5
 1/31/2017

Description	Unit	Qty	cost/unit	Sub-Total	Division Sub-Total
DIV 0 DIRECT OWNER EXPENSES					
Design Fees (10% of Sub-total)	ls	1	\$ 158,842.12	\$ 158,842.12	
Civil Engineer (Includes TRPA)	ls	1	\$ 50,000.00	\$ 50,000.00	
Temporary Facilities: Maintenance Building/ Tent for Carts	ls	1	\$ 100.00	\$ 100.00	Not needed- Verify With Owner
CLUBHOUSE Trailer: 5 months x 2000/mo	Mo	1	\$ 100.00	\$ 100.00	Not needed- VWO
Owner Supervision	ls	1	\$ 24,000.00	\$ 24,000.00	
Topo and boundary Survey	ls	1	\$ 4,000.00	\$ 4,000.00	
Geotechnical Investigation	ls	1	\$ 5,500.00	\$ 5,500.00	
Asbestos & Lead Paint Abatement Survey	ls	1	\$ 1,500.00	\$ 1,500.00	
County Bldg Dept Fees	ls	1	\$ 7,500.00	\$ 7,500.00	
TRPA Fees	ls	1	\$ 25,000.00	\$ 25,000.00	2X Option 3 cost due to added coverage
Testing/Inspection	ls	1	\$ 11,000.00	\$ 11,000.00	
DIV 0 TOTAL					\$ 287,542.12
TOTAL PROJECT COST (not including FFE)				\$ 2,041,711.58	

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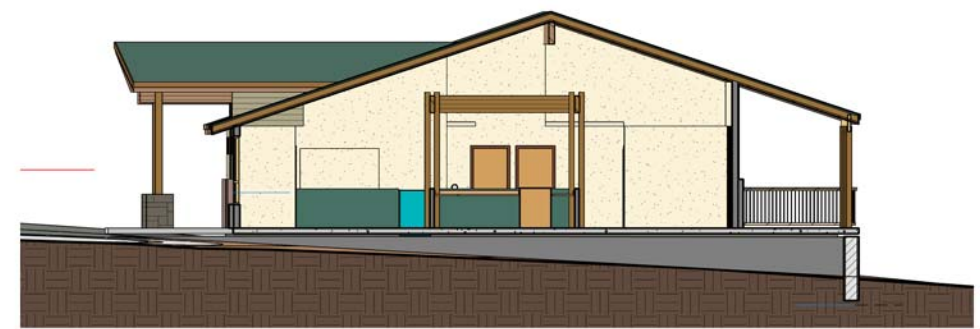


OPTION 5 SITE PLAN
SCALE: 1" = 20'-0"

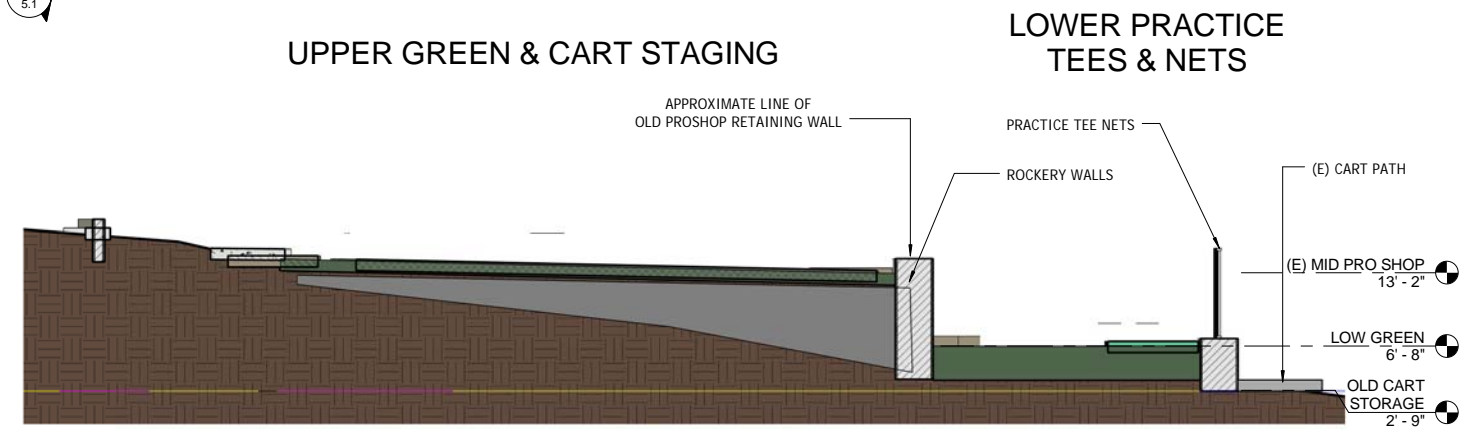


SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 3

NEW CLUBHOUSE



SECTION AT PRO SHOP
SCALE: 1/8" = 1'-0" 2



SECTION AT CART STAGING
SCALE: 1/8" = 1'-0" 1



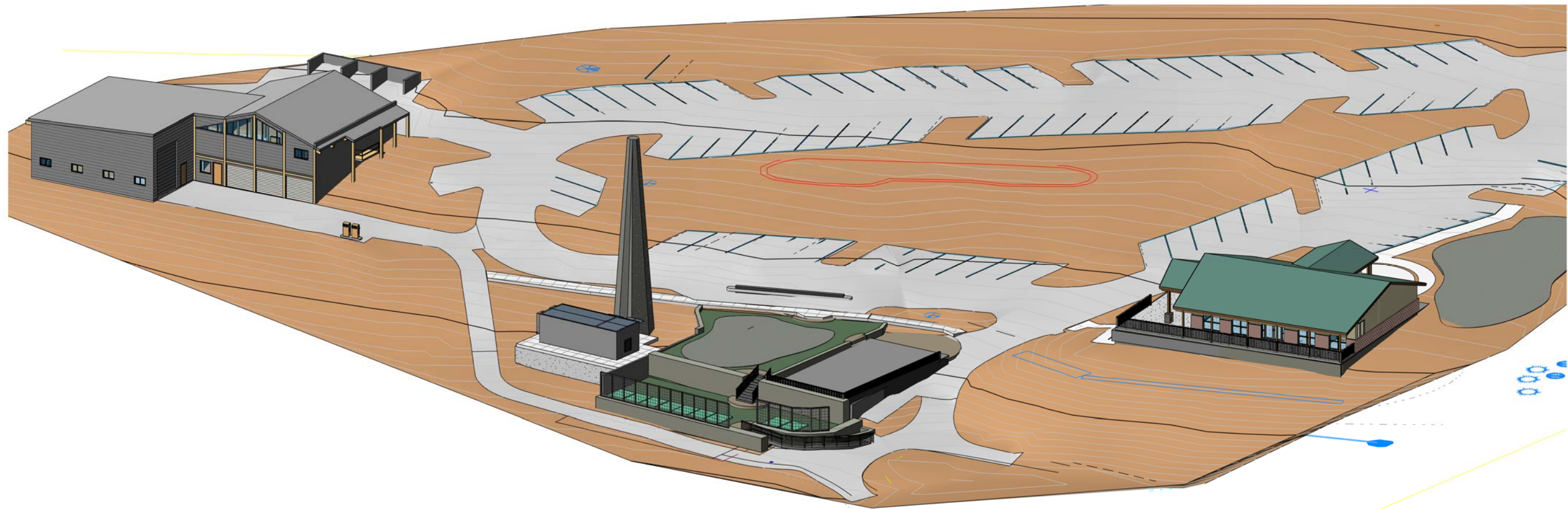
REV #	DESCRIPTION	DATE

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DESIGNED/DRAWN:	JMW / JMW
CHECKED:	GG
PROJECT NO.:	20130100
SCALE:	As Noted
DATE:	3-29-2014
SHEET TITLE:	SITE PLAN- & NEW PUTTING GREEN

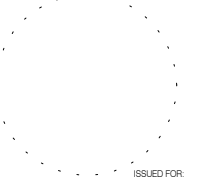
SHEET

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PERSPECTIVE FROM THE SOUTH
SCALE:

SEAL:



ISSUED FOR
FINAL

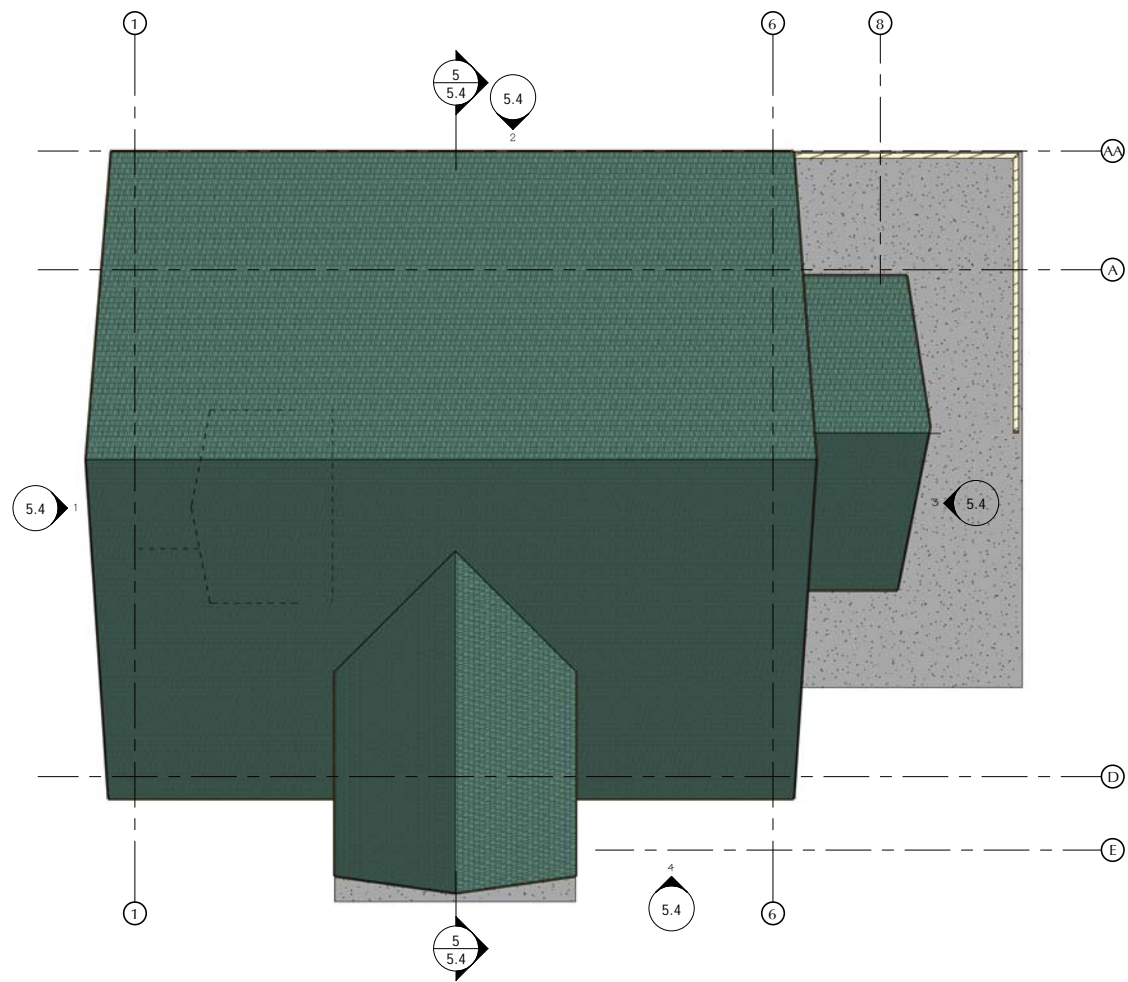
INGRID MOUNTAIN GOLF COURSE
SITE OPTIONS
900 WILSON WAY INOLINE VILLAGE, NV

PROJECT INFORMATION

REVISIONS		
REV #	DESCRIPTION	DATE

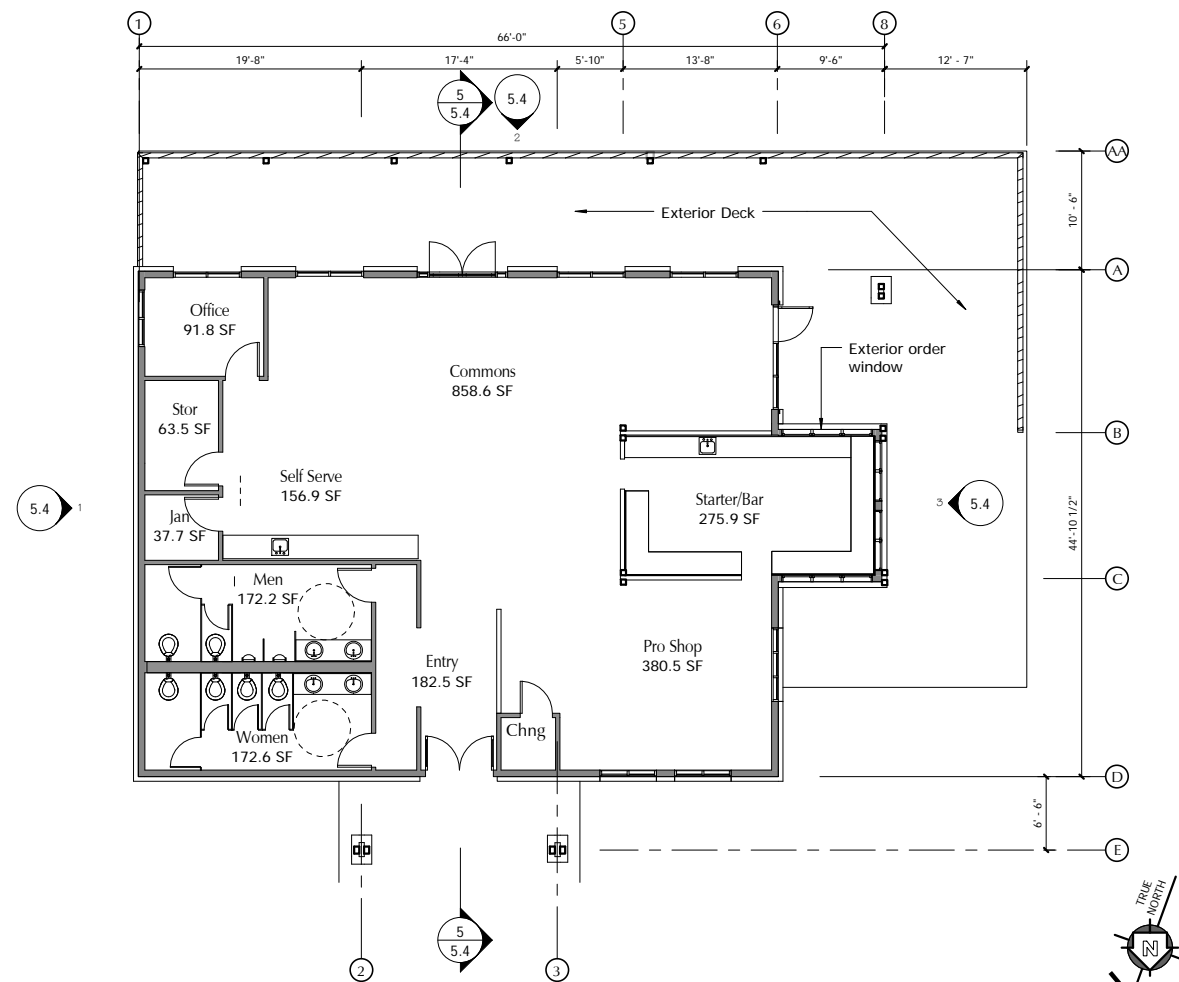
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CHECKED:	Checker
PROJECT NO.:	20130100
SCALE:	As Noted
DATE:	3-29-2014
SHEET TITLE:	SITE BIRDSEYE VIEW



ROOF

SCALE: 1/8" = 1'-0"



ENTRY FLOOR

SCALE: 1/8" = 1'-0"

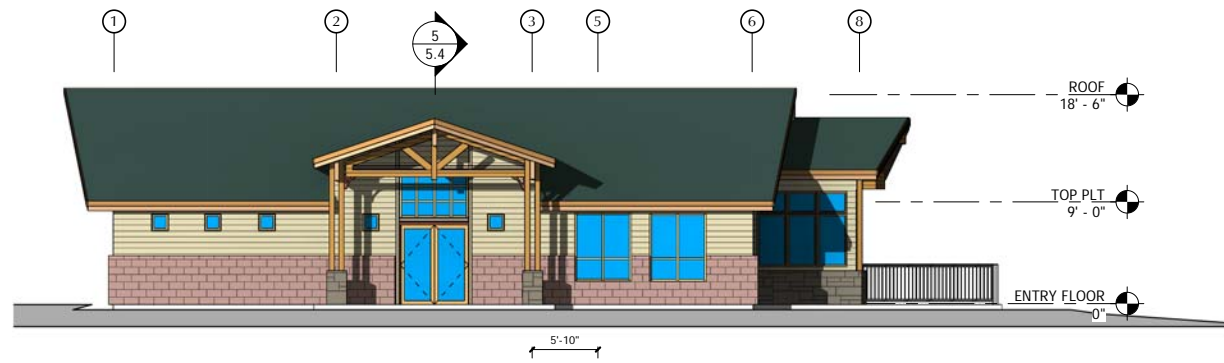


**MOUNTAIN CLUBHOUSE DESIGN
 OPTIONS**
 690 WILSON WAY
 INCLINE VILLAGE, NV

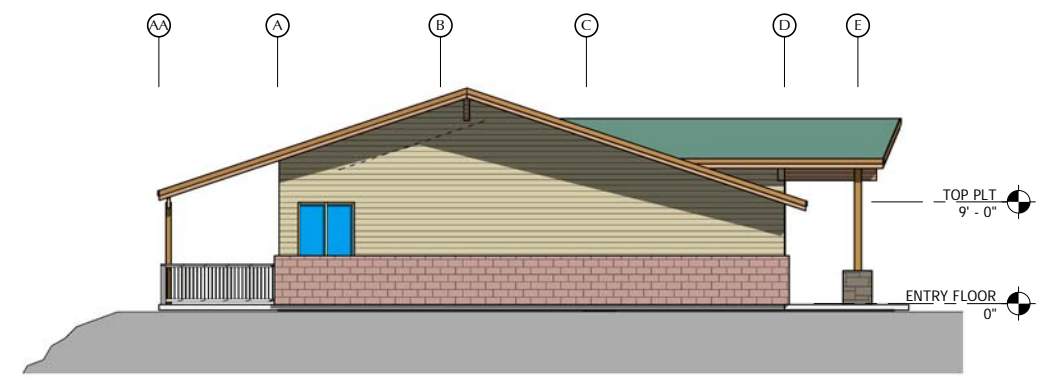
REVISIONS		
REV #	DESCRIPTION	DATE

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CHECKED:	Checker
PROJECT NO.:	20130100
SCALE:	As Noted
DATE:	3/29/2014
SHEET TITLE:	FLOOR PLAN & ROOF PLAN



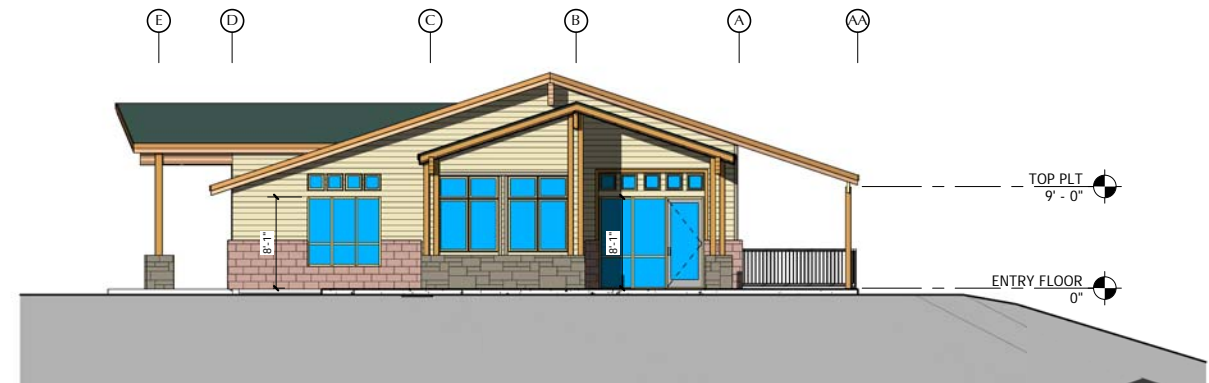
NORTH
SCALE: 1/8" = 1'-0"



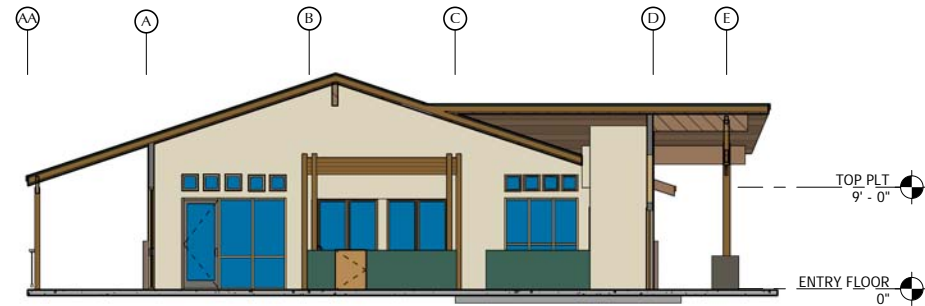
EAST
SCALE: 1/8" = 1'-0"



SOUTH
SCALE: 1/8" = 1'-0"

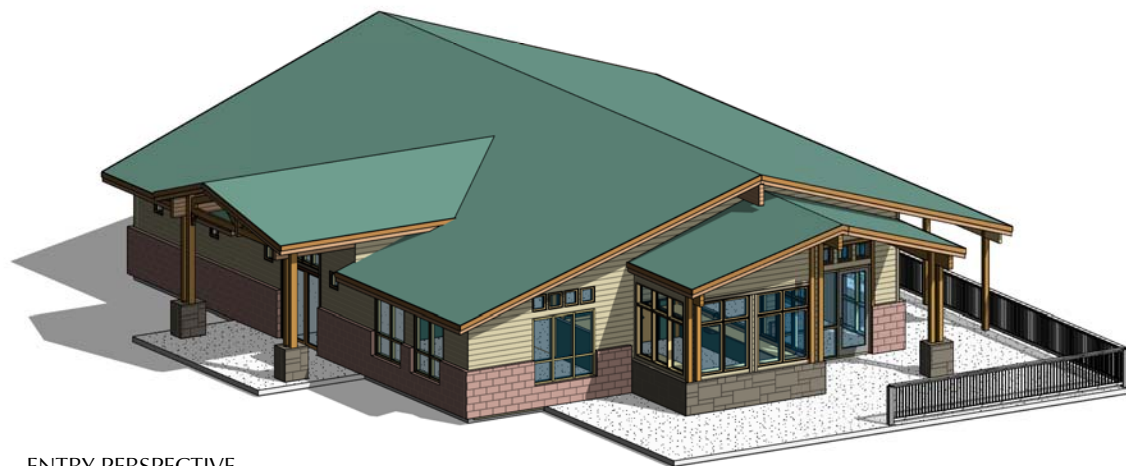


WEST
SCALE: 1/8" = 1'-0"

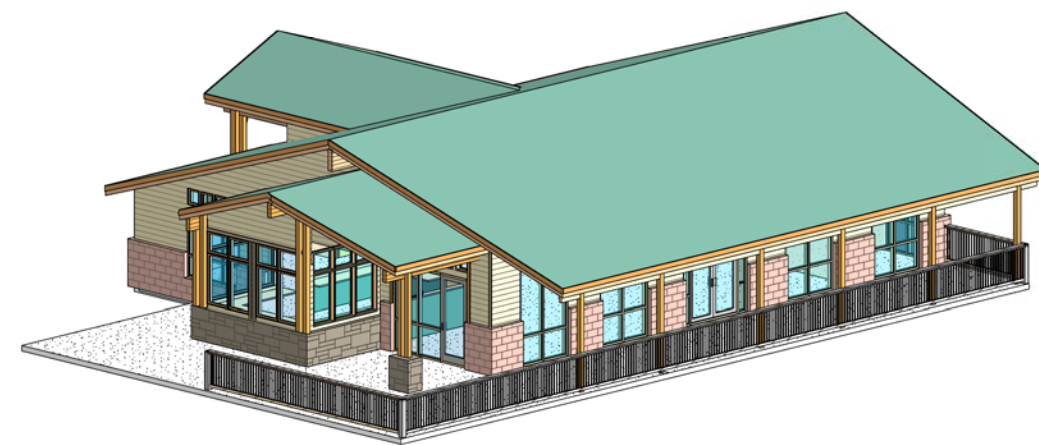


Section AA
SCALE: 1/8" = 1'-0"

NOTES:
EXTERIOR SIDING: CEMENT 'CLAP BOARD', STAINED IN PLACE



ENTRY PERSPECTIVE
SCALE:



STARTER & DECK PERSPECTIVE
SCALE:

NOT FOR
PROGRESS
PRINT
CONSTRUCTION

ISSUED FOR:
FINAL

MOUNTAIN CLUBHOUSE DESIGN
OPTIONS
690 WILSON WAY
INCLINE VILLAGE, NV

REVISIONS

REV #	DESCRIPTION	DATE

DESIGNED/DRAWN: Designer / Author
CHECKED: Checker
PROJECT NO.: 20130100
SCALE: As Noted
DATE: 3/29/2014
SHEET TITLE: EXTERIOR ELEVATIONS

OPTION 5 SHEET

OPTION 6

Option 6 addresses accessibility issues in both existing buildings. (1) Remodel the Club House for ADA accessibility on both floors with a minimum amount of work and (2) Remodel the Maintenance Building to accommodate 55 electric golf carts and to construct new accessible employee restrooms, break area and office spaces. Rebuilding badly deteriorated concrete equipment floors is included in this work.

CONSTRUCTION AND OWNER ISSUES

1. As a stand-alone project the ADA upgrade to the Pro-shop would be expected to take 2 months. The work would impact use of the pro shop for most of the construction time period unless staff could operate the facility from the lower floor using alternative rest room facilities.
2. As a 'stand-alone' project, the renovation of the maintenance building would be expected to take 3 months. The work can be phased and scheduled to allow substantial use of the building during construction without the use of temporary facilities. The work could be accomplished prior to a golf season.
3. TRPA issues would be very minimal, essentially notifying the agency of the work with minimal BMP work involved and no coverage issues.
4. No site issues would be impacted other than minimal surface repair of existing asphalt and concrete surfaces and trench fill and surfacing where utilities are moved or added.



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OPTION 6 ADA UPGRADE AT CLUBHOUSE					
PROGRAM BRIEF: IMPROVE CLUB HOUSE AND EXTERIOR ACCESS TO MEET CURRENT ACCESSIBILITY STANDARDS					
Renovate existing Restrooms, add an incline platform lift for wheelchairs, improve Pro Shop accessibility.					
Improve vehicle and sidewalk access to the Clubhouse.					
CLUBHOUSE:			NOTES		
1st Floor: 2684 sf	2,684 sf		Clubhouse, dining, kitchen, toilets, storage		
Total		2,684 sf			
ITEMIZED ESTIMATE					
Mobilization, Supervision, Insurance, Temp Facilities, Office Overhead, Equipment,	ls	15%	\$ 120,000.00	\$	18,000.00
DIV 1 TOTAL					\$ 18,000.00
DIV 2 SITE WORK					
Demolition items					
Mechanical /Plumbing/Electrical Demolition	sf	1000	\$ 1.50	\$	1,500.00
Potential Asbestos/Lead Paint Abatement	sf	1000	\$ 1.50	\$	1,500.00
Demo AC paving & Removal	sf	300	\$ 2.00	\$	600.00
DIV 2 DEMOLITION TOTAL					\$ 3,600.00
New Construction					
3" AC over 6" AggBase	sf	300	\$ 6.75	\$	2,025.00
Cut/regrade as necessary at (2) HC Parking Stalls	sf	300	\$ 7.50	\$	2,250.00
Rebuild Cart path at Clubhouse (hand work)	sf	640	\$ 4.00	\$	2,560.00
Pour new cartpath: 4" X 40"wide concrete	sf	640	\$ 7.50	\$	4,800.00
DIV 2 TOTAL					\$ 11,635.00
DIV 3 CONCRETE (SEE SITE WORK)					
Pour new conc retaining wall or rocker wall at new grades 30" H	lf	25	\$ 145.00	\$	3,625.00
DIV 3 TOTAL					\$ 3,625.00
DIV 4 MASONRY					
DIV 4 TOTAL					\$ -
DIV 5 MISC STEEL					
Rebuild handrails and construct new handrails	ls	1	\$ 3,500.00	\$	3,500.00
DIV 5 TOTAL					\$ 3,500.00
DIV 6 WOOD & PLASTICS					
Millwork: counter tops	lf	10	\$ 125.00	\$	1,250.00
Woodwork, misc carpentry	ls	1	\$ 1,500.00	\$	1,500.00
DIV 6 TOTAL					\$ 2,750.00
DIV 7 THERMAL & MOISTURE PROTECTION					
Repair Wall at Kitchen at Service Window	ls	1	\$ 500.00	\$	500.00
DIV 7 TOTAL					\$ 500.00
DIV 8 DOORS AND WINDOWS					
SC Wd Doors & Hardware & Closer- Oak Veneer	ea	2	\$ 1,200.00	\$	2,400.00
Painting Staining Windows & Doors & Frames	ea	4	\$ 150.00	\$	600.00
DIV 8 TOTAL					\$ 3,000.00
DIV 9 FINISHES					
CLUBHOUSE (Renovate Toilet Rooms)					
Interior Walls-22ga MS, 5/8" GWB, 9'	sf	350	\$ 10.50	\$	3,675.00
Ceramic Floor Tile- repair & screed to drain	sf	200	\$ 13.50	\$	2,700.00
Stairs_Rubber Treads & nosing	sf	40	\$ 12.75	\$	510.00
Prep Interior for new Painting	sf	1000	\$ 1.50	\$	1,500.00
Int Wall Paint	sf	1000	\$ 1.20	\$	1,200.00
Int wall tile	sf	260	\$ 13.50	\$	3,510.00
DIV 9 TOTAL					\$ 13,095.00
DIV 10 SPECIALTIES (TOTAL)					
Partitions (Stainless Steel)					
ADA Stalls	ea	2	\$ 1,325.00	\$	2,650.00
Standard Stalls	ea	1	\$ 1,075.00	\$	1,075.00
Urinals Screens-Stainless Steel	ea	1	\$ 300.00	\$	300.00
Toilet mirrors, grab bars, accessories	ls	1	\$ 3,200.00	\$	3,200.00
New Stair Railings (See Div 6)					
Wheel Chair Platform Lift (includes finishes repair)	ea	1	\$ 26,000.00	\$	26,000.00
DIV 10 TOTAL					\$ 33,225.00
DIV 12 FURNISHINGS					
Solid Surface Vanity & steel supports	lf	8	\$ 175.00	\$	1,400.00
Lavatory openings	ea	2	\$ 100.00	\$	200.00
solid surface lavatories	ea	2	\$ 400.00	\$	800.00
DIV 12 TOTAL					\$ 2,400.00



ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course ADA Improvements
 OPTION 6 COST ESTIMATE

2 of 2
 1/31/2017

OPTION 6 ADA UPGRADE AT CLUBHOUSE						
DIV 15 MECHANICAL/PLUMBING.					\$	-
Mechanical						
Exhaust fans RR	ea	2	\$	1,200.00	\$	2,400.00
Miscellaneous (10%)	ls	1	\$	750.00	\$	750.00
Plumbing						
Lavatories (see DIV 12 for vanity lavatories) install	ea	4	\$	300.00	\$	1,200.00
Urinals	ea	2	\$	1,050.00	\$	2,100.00
Toilets Replace old with new	ea	2	\$	1,000.00	\$	2,000.00
Rough-in at Fixtures						
Lavatories (see DIV 12 for vanity lavatories) install	ea	4	\$	475.00	\$	1,900.00
Urinals	ea	2	\$	550.00	\$	1,100.00
Toilets	ea	2	\$	400.00	\$	800.00
DIV 15 TOTAL					\$	12,250.00
DIV 16 ELECTRICAL						
Lights/Electrical/Switches(Restrooms, Lift, Finishes)	sf	500	\$	6.00	\$	3,000.00
Mech Connections	ls	1	\$	1,500.00	\$	1,500.00
Circuit for HC Lift	ea	1	\$	900.00	\$	900.00
Fire alarm	ls	1	\$	600.00	\$	600.00
IT	ls	1	\$	600.00	\$	600.00
Security	ls	1	\$	600.00	\$	600.00
DIV 16 TOTAL					\$	7,200.00
NET TOTAL LINE ITEMS					\$	114,780.00
Contingency Schematic Design (15%)					\$	17,217.00
Sub Total:					\$	131,997.00
OH/P General Contractor (12%)					\$	15,839.64
GRAND TOTAL WITH CONTINGENCY					\$	147,836.64
GENERAL COST (2) RENOVATIONS						
Renovate Clubhouse	sf*	2,684	\$	55.00		
DIV 0 DIRECT OWNER EXPENSES						
Design Fees (13% of Sub-total)	ls	1	\$	21,421.40	\$	21,421.40
Civil Engineer (Includes TRPA)	ls	1	\$	6,500.00	\$	6,500.00
Owner Supervision	ls	1	\$	8,000.00	\$	8,000.00
Topo and boundary Survey	ls	1	\$	2,000.00	\$	2,000.00
Asbestos & Lead Paint Abatement Survey	ls	1	\$	1,500.00	\$	1,500.00
County Bldg Dept Fees	ls	1	\$	1,500.00	\$	1,500.00
TRPA Fees	ls	1	\$	1,500.00	\$	1,500.00
Testing/Inspection	ls	1	\$	1,500.00	\$	1,500.00
DIV 0 TOTAL					\$	43,921.40
TOTAL PROJECT COST (not including FFE)					\$	191,758.04



ARCHITECTURE + ENGINEERING

Incline Village General Improvement District
 Mountain Golf Course Maintenance Building Upgrades
 OPTION 6 COST ESTIMATE

1 of 2
 1/31/2017

OPTION 6 ADA UPGRADE AT MAINTENANCE BLDG WITH GOLF CART CHARGING UPGRADE						
PROGRAM BRIEF: Renovate to resemble 'new' construction in other estimates						
Remodel Maintenance Building- Provide crew breakroom and restrooms, office, and meeting room.						
Provide improved ventilation for Cart Charging stations for 55 carts. Rebuild damaged concrete floor at equipment repair area. Replace garage doors						
New Construction:						
1st Floor:: Interior restroom remodel.						
MAINTENANCE BUILDING:						
Remodel & Repair :	1,500	sf	New Crew Spaces AND Re-construct damaged floors & water damaged structure			
Renovate:	6,000	sf	New electrical service, upgrade finishes, etc			
Total	7,500	sf				
ITEMIZED ESTIMATE						
Mobilization, Supervision, Insurance, Temp Facilities, Office Overhead, Equipment,	ls	15%	\$ 380,000.00	\$ 57,000.00		
DIV 1 TOTAL					\$ 57,000.00	
DIV 2 DEMOLITION						
Demolition- Maintenance Bldg: Selected areas	sf	800	\$ 5.00	\$ 4,000.00	(e)	
Mechanical /Electrical Demolition	sf	1500	\$ 2.50	\$ 3,750.00		
Potential Lead Paint Abatement	sf	4000	\$ 0.50	\$ 2,000.00	minimal	
DIV 2 DEMOLITION TOTAL					\$ 9,750.00	
DIV 2 SITE WORK (see Div 3 for site conc)						
DIV 2 TOTAL					\$ -	
DIV 3 CONCRETE						
Interior Concrete Repair						
Replace concrete deck & slab at bay doors	sf	700	\$ 50.00	\$ 35,000.00	New beams,deck,conc slab,connctns	
DIV 3 TOTAL					\$ 35,000.00	
DIV 4 MASONRY						
DIV 4 TOTAL					\$ -	
DIV 5 STRUCT. STEEL/MISC STEEL						
MAINT. BUILDING						
Replacement deck, fasteners, angles, etc	ls	0	\$ 15,000.00	\$ -	none	
DIV 5 TOTAL					\$ -	
DIV 6 WOOD & PLASTICS						
MAINTENANCE BUILDING						
Misc Structural Repair Framing & blocking	sf	1000	\$ 35.00	\$ 35,000.00		
Misc Carpentry	lf	80	\$ 25.00	\$ 2,000.00		
Misc Hardware & supports	ls	1	\$ 3,500.00	\$ 3,500.00		
DIV 6 TOTAL					\$ 40,500.00	
DIV 7 THERMAL & MOISTURE PROTECTION						
<i>Exterior Walls</i>						
DIV 7 TOTAL					\$ -	
DIV 8 DOORS AND WINDOWS						
MAINTENANCE BUILDING						
HM Door & Frame, Interior, Lever Lockset	ea	4	\$ 1,000.00	\$ 4,000.00	Upgrade/replace doors	
Painting Doors & Frames new	ea	4	\$ 125.00	\$ 500.00		
Coiling Doors: Replace 10'w x 10' h Uninsulated Slat	ea	4	\$ 2,500.00	\$ 10,000.00	Prefinished	
Coiling Doors: Replace 12wx16 tall	ea	1	\$ 4,200.00	\$ 4,200.00	Prefinished	
Misc Hardware: Thresholds,Gaskets, Kickplates,Lock guards	ls	1	\$ 2,000.00	\$ 2,000.00		
Painting Doors & Frames-existing to match new	ea	10	\$ 150.00	\$ 1,500.00		
DIV 8 TOTAL					\$ 22,200.00	
DIV 9 FINISHES						
CREW AREA ADA UPGRADES						
Interior Walls-22ga MS, 5/8" GWB, F&T x 9'	sf	300	\$ 10.00	\$ 3,000.00		
Wall Painting 1CP, 1CF	sf	600	\$ 1.25	\$ 750.00	1coat primer/1coat finish	
Wall Finish-FRP	sf	100	\$ 6.00	\$ 600.00		
Drywall Ceilings: Framing 7 drywall	sf	200	\$ 8.50	\$ 1,700.00		
Floor finish: Epoxy Flakes	sf	800	\$ 11.50	\$ 9,200.00		
Int Wall Paint (existing walls) Heavy prep 1CP, 2CF	sf	2000	\$ 2.50	\$ 5,000.00	heavy prep, primer/2coat finish	
DIV 9 TOTAL					\$ 20,250.00	

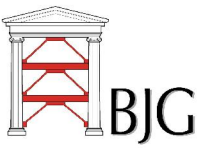


ARCHITECTURE + ENGINEERING


Incline Village General Improvement District
 Mountain Golf Course Maintenance Building Upgrades
 OPTION 6 COST ESTIMATE

2 of 2
 1/31/2017

OPTION 6 ADA UPGRADE AT MAINTENANCE BLDG WITH GOLF CART CHARGING UPGRADE					
DIV 10 SPECIALTIES (TOTAL)					
Toilet mirrors, grab bars, accessories	ls	1	\$ 800.00	\$ 800.00	
DIV 10 TOTAL					\$ 800.00
DIV 12 FURNISHINGS					
Casework, PL finished upper and lower units	lf	12	\$ 550.00	\$ 6,600.00	
Countertop: PL Finished	lf	12	\$ 100.00	\$ 1,200.00	
DIV 12 TOTAL					\$ 7,800.00
DIV 15 MECHANICAL/PLUMBING.					
Mechanical					
Heating: Unit heaters	ea	4	\$ 1,800.00	\$ 7,200.00	CR-All
Office Split System (heat only)	ls	1	\$ 3,500.00	\$ 3,500.00	
Flues	ea	2	\$ 750.00	\$ 1,500.00	
RR Exhaust fans	ea	2	\$ 750.00	\$ 1,500.00	
Thermostat & conduit controls wire'g	ls	2	\$ 900.00	\$ 1,800.00	
Misc Fittings & Connections	ls	1	\$ 1,500.00	\$ 1,500.00	
Ventilation- Golf Carts	ea	2	\$ 3,500.00	\$ 7,000.00	
Hydrogen Gas Detector	ea	1	\$ 2,500.00	\$ 2,500.00	
General Exhaust-maintenance side	ea	2	\$ 1,250.00	\$ 2,500.00	
Plumbing Fixtures					
Lavatories	ea	2	\$ 550.00	\$ 1,100.00	CR-All
Toilets (1women, 1 men)	ea	2	\$ 1,000.00	\$ 2,000.00	
Floor Drains	ea	2	\$ 395.00	\$ 790.00	
Trap Primers	ea	2	\$ 1,100.00	\$ 2,200.00	
Mop Sink	ea	1	\$ 750.00	\$ 750.00	
Kitchen Sink	ea	1	\$ 700.00	\$ 700.00	
Rough-In Plumbing					
Lavatories	ea	2	\$ 475.00	\$ 950.00	
Toilets (1women, 1 men)	ea	2	\$ 400.00	\$ 800.00	
Floor Drains	ea	2	\$ 150.00	\$ 300.00	
Trap Primers	ea	1	\$ 450.00	\$ 450.00	
Mop Sink	ea	1	\$ 475.00	\$ 475.00	
Kitchen Sink	ea	1	\$ 350.00	\$ 350.00	
Water Heater	ea	1	\$ 2,500.00	\$ 2,500.00	
Water Piping-copper	lf	75	\$ 30.00	\$ 2,250.00	Modify existing plumbing
Waste & Vent Piping-PVC	lf	75	\$ 35.00	\$ 2,625.00	sim
Nat. Gas Piping-STEEL	lf	50	\$ 45.00	\$ 2,250.00	sim
Trench Drain	lf	24	\$ 150.00	\$ 3,600.00	
Fire Protection (NA)					
DIV 15 TOTAL					\$ 53,090.00
DIV 16 ELECTRICAL					
MAINTENANCE BUILDING					
Main Elect Service Upgrade	ls	1	\$ 21,000.00	\$ 21,000.00	
Main Power/MSB/	ls	1	\$ 16,000.00	\$ 16,000.00	
Lights/Electrical	allow	1500	\$ 6.00	\$ 9,000.00	
Mech Connections	ls	1	\$ 2,500.00	\$ 2,500.00	
CART STORAGE					
Cart Charging Dist Equip	ls	1	\$ 60,000.00	\$ 60,000.00	
Cart Branch Circuits	ea	55	\$ 300.00	\$ 16,500.00	
Cart Stor: Hydrogen Sensing- Cart Equipment	ls	4200	\$ 0.75	\$ 3,150.00	
Fire alarm	sf	4200	\$ 3.25	\$ 13,650.00	
IT	sf	4200	\$ 0.50	\$ 2,100.00	
Security	sf	4200	\$ 0.50	\$ 2,100.00	
DIV 16 TOTAL					\$ 146,000.00
NET TOTAL LINE ITEMS					\$ 392,390.00
Sub Total:					
Contingency Schematic Design (15%)				\$ 58,858.50	
OH/P General Contractor (12%)				\$ 451,248.50	
				\$ 54,149.82	
GRAND TOTAL WITH CONTINGENCY					\$ 505,398.32
		Area	Cost/SF		
GENERAL COST Renovate Maintenance Building		sf*	7,500	\$ 67.00	
DIV 0 DIRECT OWNER EXPENSES					
Design Fees (12% of Sub-total)	ls	1	\$ 45,000.00	\$ 45,000.00	
Owner Supervision	ls	1	\$ 8,000.00	\$ 8,000.00	
Asbestos & Lead Paint Abatement Survey	ls	1	\$ 1,500.00	\$ 1,500.00	
County Bldg Dept Fees	ls	1	\$ 1,500.00	\$ 1,500.00	
TRPA Fees	ls	1	\$ 750.00	\$ 750.00	Fraction of other options
Testing/Inspection	ls	1	\$ 1,500.00	\$ 1,500.00	
DIV 0 TOTAL					\$ 58,250.00
TOTAL PROJECT COST (not including FFE)					\$ 563,648.32



449 S. Virginia St.
Fourth Floor
Reno, NV 89511
(775) 827-1010
www.bjginc.com

SEAL: 
2/1/2017 ISSUED FOR
SCHEMATIC DESIGN

**IVGID MOUNTAIN GOLF
COURSE SITE OPTIONS**
900 WILSON WAY, INCLINE VILLAGE, NV

PROJECT INFORMATION:

REVISIONS		
REV #	DESCRIPTION	DATE

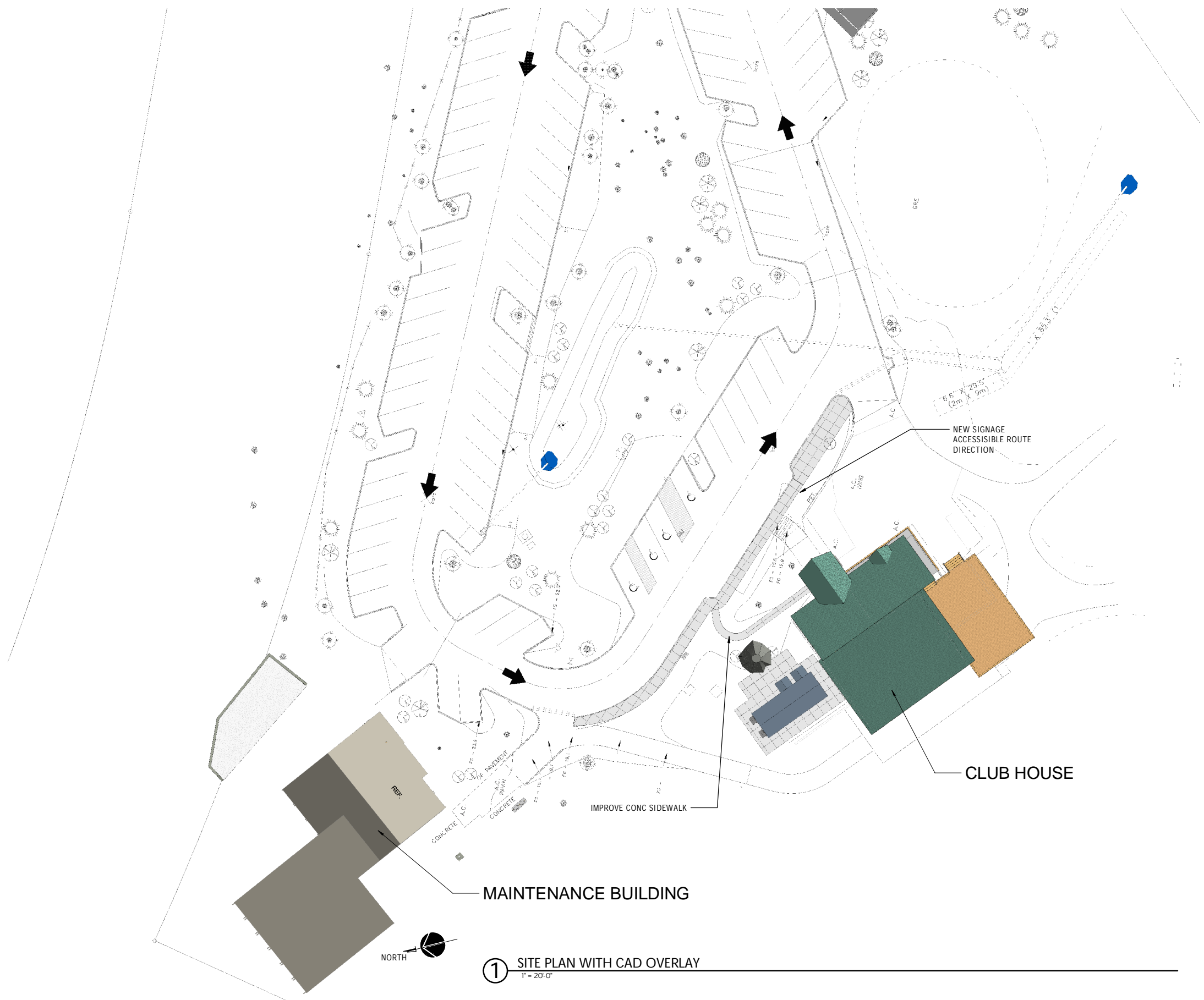
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DESIGNED/DRAWN: JMW / JMW
CHECKED: GG
PROJECT NO: 20170001
SCALE: As Noted
DATE: 2/1/2017

SHEET TITLE:
OPTION 6 SITE PLAN

SHEET

A1.1



1 SITE PLAN WITH CAD OVERLAY
1" = 20'-0"

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XPRESS II

DESIGN AND PLANNING GUIDE

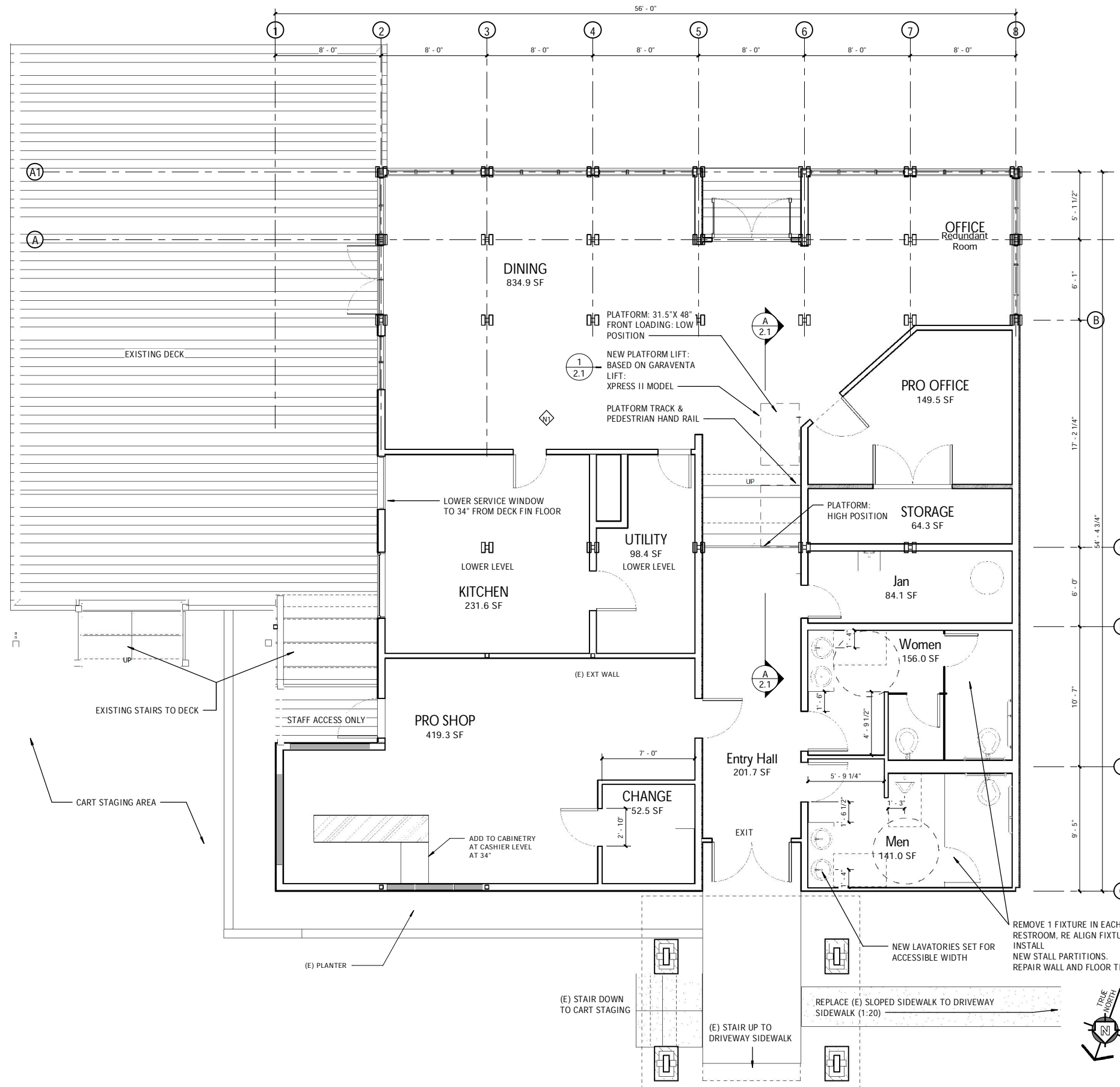
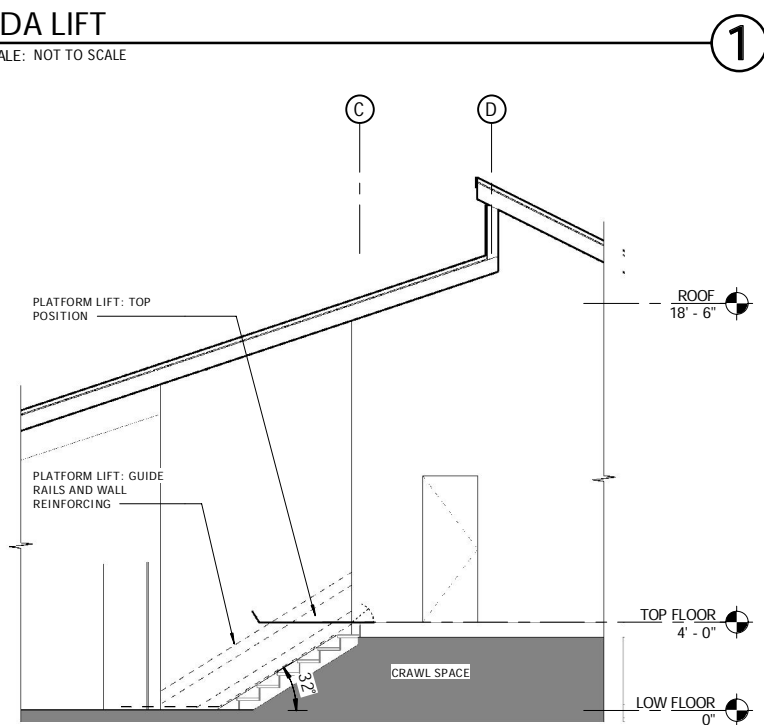


Inclined platform lift for straight stairways



ADA LIFT

SCALE: NOT TO SCALE



ISSUED FOR
OWNER REVIEW

INCLINE VILLAGE GENERAL IMPROVEMENT DIST.
MOUNTAIN GOLF ADA STUDY
690 WILSON WAY
INCLINE VILLAGE, NV

REVISIONS		
REV #	DESCRIPTION	DATE

DESIGNED/DRAWN: JMW / JMW
CHECKED: Checker
PROJECT NO: 2017001
SCALE: As Noted
DATE: 02/01/2017
SHEET TITLE:

PRO SHOP FLOOR PLAN & STAIR SECTION

1/31/2017 11:40:46 AM

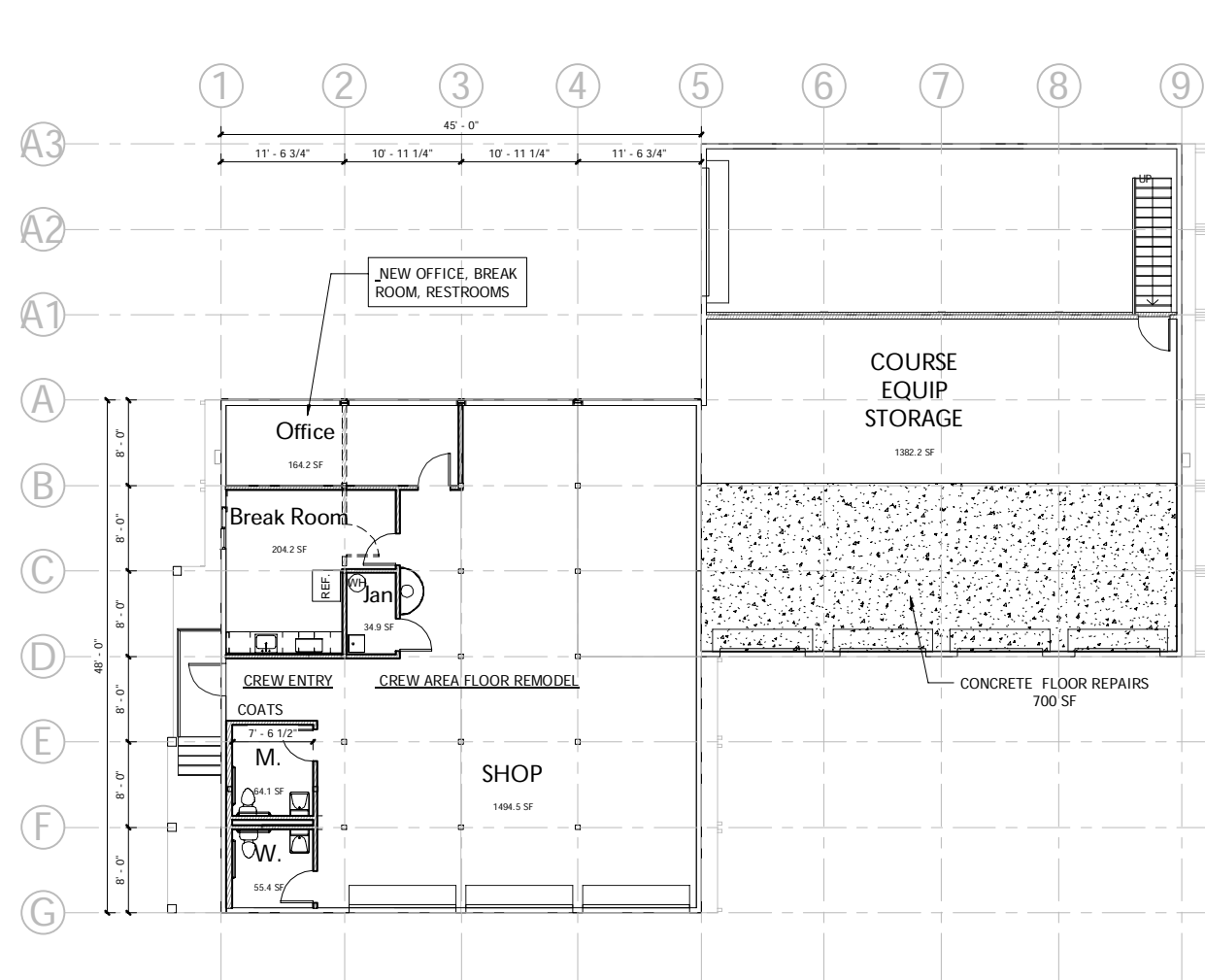


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SEAL



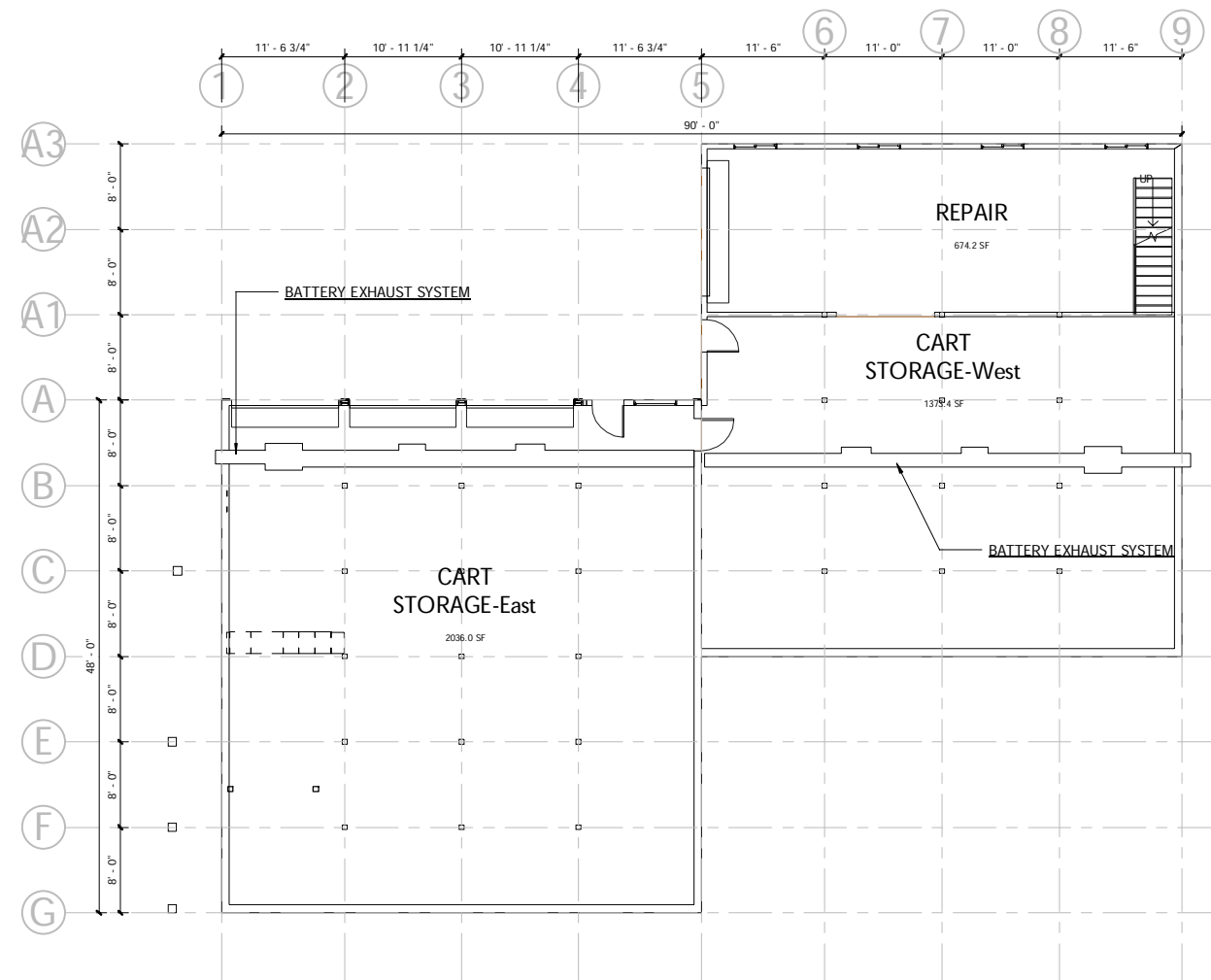
ISSUED FOR
SCHEMATIC DESIGN



MAIN FLOOR

SCALE: 1/8" = 1'-0"

2



BASEMENT PLAN

SCALE: 1/8" = 1'-0"

1

PROJECT INFORMATION:
INCLINE VILLAGE GENERAL IMPROVEMENT DIST.

MOUNTAIN GOLF ADA STUDY

690 WILSON WAY
INCLINE VILLAGE, NV

REVISIONS		
REV #	DESCRIPTION	DATE

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DESIGNED/DRAWN: JMW / JMW
CHECKED: GG
PROJECT NO.: 2017001
SCALE: As Noted
DATE: 02/01/2017

SHEET TITLE:
MAINTENANCE BUILDING FLOOR PLAN

OPTON 6 SHEET

A2.2



1/31/2017 11:44:40 AM

PART D: RECOMENDATIONS

NOTE: In all options, the total area of 'New Space' is the sum of new and renovated building area.

OPTION 1: Estimated \$251.00/sf 10,500 sf of new space. Total: +/- \$3.5 million

(2) New buildings are constructed. The total is calculated in the SF average.

COMMENTS:

This solution has many contradictory qualities as defined by GGA and introduces new operational challenges for golfers and for golf operations because of the separation of the clubhouse from the golf course proper. The location of the maintenance facility also poses conflicts with the experience of the golfer. The cell tower complex may appear more substantial than currently seen adjacent to the nearly 2 story size roof the clubhouse.

Option 1 would span 2 full years of construction

OPTION 2: Estimated \$138.00/sf 11,684 sf of new & renovated space. Total: +/- \$2.15 million

(1) New clubhouse is built with a 1/3 cart storage basement. The Maintenance Building is renovated.

COMMENTS:

The solution benefits from the economy of an existing partial basement from the old clubhouse excavation. Golf course operations would benefit from having a number of golf carts easily available below the clubhouse. The maintenance building is still used for golf cart storage and would be limited to that use in the future. The new building carries over the same good relationship to the golf course as the existing clubhouse with improved staff control over the entire building and golf operations. Site access will be improved but remains awkward because of the existing slopes near the building.

Option 2 would span 1 year of construction

OPTION 3: Estimated \$116.00/sf 14,500 sf of new and renovated space Total: +/- \$2.25 million

Similar to Option (2): with a full basement for cart storage.

COMMENTS:

The solution benefits from the economy of a full basement in the new clubhouse. The daily 'back and forth' operation of the golf carts to and from of the clubhouse so near to the primary Tee boxes and greens need to be assessed by staff. The maintenance building would be free of golf carts and will better serve the crew quarter and maintenance 'only' functions of maintaining equipment. The new clubhouse has all the qualities noted in Option 2 above. This option represents the best 'value' to the district where maximum square footage and program compliance are both achieved at a high level.

Option 3 would span 1 year of construction

OPTION 4: Estimated \$124.00/sf 10,184sf of all renovated space Total: +/- \$1.62 million

(2) Buildings are renovated: the total of each is calculated in the SF average

COMMENTS:

The solution restores the existing clubhouse to a good, but not great condition. The existing building exterior and interior finishes are completely renovated however the interior continues to be hampered by columns in the useable commons space and a divided floor plate. Access to the renovated clubhouse is much improved but relies on ramps and divided functions to fulfill egress requirements. Considerable expense is needed to restore the deck built over unstable slope. The final deck is not covered as it is in the other design solutions. The final product may not meet the expectations for a '50 year' building.

Option 4 would span 1 year of construction

OPTION 5: Estimated \$156.00/sf 10,184sf of new and renovated space Total: +/- \$2.15million

(1) New building is built and the existing maintenance building is renovated

COMMENTS:

The placement of the clubhouse in Option 5 is superior to any other option and it benefits golfers and non-golfers alike with a connection to golf and the golf course that none of the other solutions offer. This option is the only one to provide an integrated practice facility for full swing warm-up. The design also produces a good practice facility that connects golfers to the golf course. The new practice facility may draw attention to the cell tower complex because it is less massive than the other solutions. Some added expense is anticipated due to TRPA compliance.

Option 5 would span 2 golf seasons, but would incur limited temporary facility costs *and* would be the least disruptive construction project for golfers.

OPTION 6: Club House only ADA renovation:

Estimated 35\$/sf with 750 sf renovated area within the building. Total: +/- \$190,000

Maintenance Building only renovation:

Estimated \$55.00/sf 7,500sf of new and renovated space Total: +/- \$500,000

COMMENT: Club house ADA renovation: This solution improves the restrooms and internal access between floors to current ADA standards. The existing accessible sidewalk is also upgraded along with the accessible route from the parking lot into the building. The existing building exterior and interior finishes (except for hallway carpet and restroom finishes) are left as-is. The final product may not meet the expectations for a '50 year' building. The clubhouse ADA work would require 2 months of construction.

COMMENT: Maintenance Building Renovation: Work includes ADA quality employee restrooms and break area along with a reconstructed equipment floor and insulated garage doors. New electrical service is installed to feed the 55 golf cart charging stations. A new exhaust system is installed to exhaust battery fumes. The maintenance building work would require 4 months of construction.

PART F: APPENDIX

F.1 Structural Narrative

F.2 Civil Narrative

F.3 Mechanical & Plumbing Narrative

F.4 Electrical Narrative

F.1 Structural Narrative

Incline Village Mountain Golf Course Building Study
Structural Observations for existing pro shop and cart barn

EXISTING CLUBHOUSE

The existing clubhouse building was originally built in 1970-71. It is a wood frame structure that is a split level interior one-story building. The split level is 4'-0" of vertical elevation change at roughly the ½ point east-west. The original building had a deck on the east side. The deck was expanded at some point in the 1980's over the cart path. A remodel added an enclosed section on the upper floor portion in the NE corner in 1981 and expanded the building enclosed space onto the deck. The exterior deck expansion was removed in 2012 due to soil stability and rot problems. There are reports of a fire at some time in the past, but no visible evidence of this fire was observed.

The vertical load carrying system is 3x decking on the roof supported by beam lines spaced at 12' on-center. The beams are supported by combined posts made of (3) 4x members. Lateral forces are resisted by plywood shear walls and CMU walls below grade.

The building does not appear to have any obvious signs of decay or leakage based on visual review in the fall of 2013. The crawl space was dry and, as far as visible, no signs of recent water intrusion or any serious signs of water leakage were evident. Sill plates, where observed, were dry and appear solid.

The design roof snow load, reported on the record drawings is 175 psf. Today the roof snow load is 151 psf for the 6:12 portion of the roof and 180 psf for the 4:12 portion of the roof. The roof consists of metal panels with two, fairly steep, slopes that shed snow. Thus the snow load is similar enough that vertical design loads should not be a problem. The interior floor design load of 100 psf has not changed.

The building is no longer code compliant for lateral forces (seismic & wind) due to code changes over the years. Overall wind loads have increased but not as much as seismic loads. The seismic load factor has not changed significantly (0.133 to about 0.15 today) However, there are many requirements for details of the seismic system that will be missing because they were not in use in 1970. This will make the building non-compliant in many details which are difficult and expensive to remedy. A typical example of this issue is a lack of hold-downs for overturning of the walls that resist seismic forces; these were not a common design practice in the early 1970's. Diaphragm detailing such as collectors and chords is also missing in some areas and consideration of diaphragm discontinuities, such as the break in the roof slope, has no special detailing for the planer forces now recognized as problematic in current codes.

Methods of addressing the seismic shortcomings are the addition of chords and collector elements to the roof and floor diaphragms, adding shear nailing and straps at the roof break (these items would likely require removal of the metal roofing) addition of hold downs would require selective demolition of parts of the walls and installation of hold down hardware. The plywood wall nailing may need to be upgraded and would require re-nailing (and then re-painting of the walls).

As the floor plan is modified for a remodel, the current building code requires elements that are changed or have their loads changed to be upgraded to current code. With non-compliant seismic detailing, even relatively small changes to the walls or floors may trigger such an upgrade. This would be very labor intensive and therefore costly.

Although no water damage was noted it may be hidden. No signs of rot or deterioration were noted in the demolished deck until demolition proceeded. The rotten beam was completely hidden with no outward sign there was a problem. Therefore, there could be hidden problems without an outward indication of damage.

EXISTING MAINTENANCE BUILDING ‘CART BARN’

The existing maintenance building is actually two nearly equal size buildings: one that was designed and built with the original pro shop in 1970-71 and a substantial addition built in 1979-80. The roof structure is 5/8” plywood over wood joists at 16” on center. The joists span to beam lines supported by wood columns typically on the interior and tube steel columns on the exterior walls between garage doors. The addition is framed similarly. The suspended main floor is 1-5/8” concrete topping on 5/8” plywood with joists and columns similar to the roof framing.

The roof on both portions of the building is asphalt shingle at 4:12 maximum slope. The building is two stories, with the lower story completely below grade on the uphill (northwest) side. The original building portion has garage bays on the uphill side accessed from the northwest and garage bays on the downhill side accessed from the southeast. The addition has a partial lower level on the south side of the addition which extends beyond the footprint of the original building. The garage section that opens to the uphill side appears to be slab on grade.

Both buildings used 175 psf snow load design values based on available information. The original building has a roof slope of 4:12 and an asphalt shingle (‘non-slippery’ in code classification) roofing. The addition has a roof slope of about 2:12 and also has asphalt shingles. The design load for this condition is 189 psf. Thus the snow load has increased on the building which would need to be addressed if a remodel modified the roof structure. The original building’s snow load can be reduced to within the design limit if it was re-roofed with a metal roofing system. The addition roof slope is too flat for a reduced roof snow load.

The exterior appearance of the buildings is good because a metal over-siding job has been recently installed. There is no visual indication of what issues might lay behind the siding. Internally, the second floor of the original building appears to have been subjected to leaking water for some time. The drawings call for a barrier between the concrete and plywood but this must have failed locally based on the observation of water damage in the ceiling below the slab. No direct examination of the wood could be performed because of gypsum board ceilings. In several locations, the sill plate appears to be damaged / deteriorated.

The suspended garage floor feels “soft” when walking on several areas particularly adjacent to the largest of the coiling doors. The concrete topping exhibits cracking in many locations. Replacement of the concrete topping and repair of the sub-structure in these floor areas would be a priority should further use of the building be considered. Unlike the pro shop building, this building exhibits signs of ongoing water deterioration.

There are also signs of distress with some wood connections in the original construction. Wood splits at bolted connections may be indications of problems that occur with wood over time as it dries: splitting and checking. Cracks through bolts will significantly reduce the bolt’s capacity in the wood. This was noted in a few connections in the original garage at the roof.

The same seismic issues that exist for the clubhouse building exist for the original building. The addition has slightly better detailing but was designed without consideration of sharing seismic load with the original building – a reality that cannot be avoided the way the two structures are built together. Resolution of these issues would involve strengthening of existing shear walls, adding shear walls, especially on the uphill garage door areas, adding chord and collector elements to the existing roof structure (which likely would involve removing the roofing) and adding proper tie elements between the two buildings.

We anticipate significant deterioration repair to the floors and walls of the garage areas, particularly in the original building garage floor. The concrete topping will need to be completely removed, the plywood and joists repaired and a new topping system installed. There may be additional work required beyond this scope as the exterior walls are hidden. In order to determine the extent of possible damage, a comprehensive series of test sites in the walls and floors would need to be exposed by demolition and reviewed.

F.2 Civil Narrative

OPTION 1

Demolition of the Existing Clubhouse and Maintenance Building, Construct New Clubhouse and Maintenance Building, The Location of the Buildings will be swapped:

DESCRIPTION:

This scenario will require extensive grading to both sites to accommodate the new buildings and golf patron access to the existing maintenance building site. At the existing maintenance building site we anticipate regrading the existing parking lot to incorporate a bag drop area. The bag drop will be located within the existing parking lot just north of the building. It will incorporate a landscape island to protect patrons in the process of unloading their golf bags from through traffic. For this site we will locate the ADA parking next to the building and ADA access to the building is not anticipated to be a problem. However due to the change of use we will need to relocate the material storage area. We have chosen a site for the new material storage area just north of the existing putting green. At this time our estimate does not include relocation of the fuel dispensing station.

Because of the proposed change in use to a pro shop building and appurtenances there will be regrading to the actual building site. We anticipated construction of retaining walls to level the site for patio's and allow cart storage below the building. We anticipate much of the material excavated for the cart storage will be usable as fill for the patio area.

The proposed maintenance building which will be located where the existing pro shop building exists will also require regrading for the new purpose. We anticipate modifications to the existing parking lot to allow an ADA parking space and an ADA access route to the maintenance building. A new cart path connecting the pro shop to the golf course will also be constructed. Because this building is located closer to the actual golf course we have also included an additional bag drop area and a cart staging area. We have included costs to install retaining walls which will allow leveling the site to accommodate these facilities. Please see Exhibit C1 for Option 1 overview.

For the Civil Construction Estimate we anticipated the following basic specifications for all scenarios:

- Pavement section will be 3" of asphalt over 6" of Type 2 aggregate base
- Concrete slabs will be 6" thick with both rebar and fiber reinforcing
- All existing water and sewer connections will need to be replaced and possibly enlarged for current requirements and fire safety.
- New BMP's and storm drains will be required for the new buildings.

OPTIONS 2 & 3

Demolition of Clubhouse Building and Construct New Clubhouse Building in Same Location:

DESCRIPTION:

These two scenarios are very similar with the exception being that Option 3 will contain twice the cart storage under the pro shop than Option 2. In regard to civil design and estimating they are similar enough that we have combined the narrative and exhibit.

For these scenarios we anticipate major regrading of the parking lot to accommodate two new ADA parking spaces and associated loading zone, new bag drop area with a landscape island and a new

sidewalk fronting the entire building and extending to the building for an ADA access route. We also will use retaining walls to level a cart staging area between the building and the existing parking lot. We anticipate using some or all of the cut under the building as fill for the cart staging area.

We have also included grading and retaining walls for the deck area. This will allow use of the area below for storage. Please see Exhibit C2 for Option 2 and 3 overview.

OPTION 4

Remodel Pro Shop and Maintenance Buildings, Ensure ADA Requirements are Attainable:

DESCRIPTION:

This scenario will require parking lot regrading similar to Options 2 and 3 because we will need to provide ADA parking and an access route to the remodeled pro shop. We anticipate the access route will require complete demolition and reconstruction of the existing walks accessing the pro shop. In addition we will pave a new cart path to allow access to the cart storage located below the pro shop. Similar to prior scenarios we intend to use the cut from excavating the cart storage to create a large cart staging area in front of the pro shop. Please see Exhibit C3 for Option 4 overview.

OPTION 5

Demo Clubhouse and Construct a New Clubhouse with Cart Storage Below at Putting Green Location:

DESCRIPTION:

In this scenario we want to take advantage of the topography around the large putting green to site a new pro shop with storage below. This site has excellent views of the golf course and we anticipate it will ease operation because staff can monitor the starting and staging better. This scenario also has the advantage that it can be constructed without interfering with the operation of the golf course.

This site is relatively flat on the north side where we will direct access for the pro shop. It will be ADA accessible with minor parking lot improvements and if we take advantage of the slope on the south we can create a daylight basement for cart storage and staging.

Accessing the site with utilities will require complete new services stubbed off existing mains within the parking lot. Sewer service will need to be extended from the existing pro shop. In addition this site may require the relocation of parking lot infiltration structures located within the slope of the putting green. Please see Exhibit C4 for Option 5 overview.

OPTION 6

No significant Civil work is expected other than re-grading the existing ADA sidewalk and possibly adjusting grades at the accessible path from the parking stalls.

F.3 Mechanical & Plumbing Narrative

GENERAL

1. The following codes will be used for the project:
 - a. 2012 International Building Code
 - b. 2012 Uniform Mechanical Code
 - c. 2012 Uniform Plumbing Code
 - d. 2009 International Energy Conservation Code
 - e. 2012 International Fire Code
2. Interior spaces (pro-shop, offices, restrooms, etc.) will be conditioned to 72°F occupied heating with the unoccupied space temperature setback being 55°F. No cooling will be provided.
3. Interior storage and maintenance spaces (cart storage, maintenance shop, lockers, etc.) will be conditioned to 55°F heating. No cooling will be provided.
4. Sources of energy will be natural gas and electrical power.
5. Sanitary sewer system will be provided to handle waste from the toilet rooms, sinks, etc. Waste will be stubbed out of the building for connection to site utilities. No-hub cast iron piping will be used above and below grade.
6. Domestic cold water will be stubbed out of the building for connection to site utilities. Type 'L' copper piping will be used above and below grade.
7. All plumbing fixtures will be commercial grade. Toilet fixtures will be constructed of vitreous china. Bar sinks will be stainless steel. Floor sinks will be enameled cast iron. Mop sinks shall be made of acrylic. Faucets will be chrome plated brass. Flush valves and lavatory faucets will have battery powered sensors for hands free operation and water conservation.

OPTION 1

Mechanical (clubhouse)

The mechanical system will consist of a high efficient, condensing, gas-fired furnace located above the restroom in the attic space. Ductwork will be routed over head with some concealed above ceilings and some potentially exposed in high ceiling areas. General exhaust will be provided for the restrooms and janitors closet. The furnaces will be controlled by a programmable wall mounted thermostat. The general exhaust fans will be operated by a manual switch.

Mechanical (Cart Storage under clubhouse)

The mechanical system will consist of standard efficient, gas-fired unit heaters suspended in the corner(s) of the cart storage area. General exhaust will be provided for the cart storage area. The unit heaters will be controlled by a programmable wall mounted thermostat. The general exhaust fan will operate continuously. A hydrogen gas detector and alarm will be provided in the cart storage area with a local and remote sending alarm and auto shut off connected to gas fired equipment.

Mechanical (maintenance shop)

The mechanical system will consist of standard efficient, gas-fired unit heaters suspended in the corner(s) of the shop area. A small gas fired furnace with ducted air will support the Crew Area. General exhaust will be provided for the maintenance shop area and restrooms. The unit heaters and furnace will be controlled by a programmable wall mounted thermostat. The general exhaust fans will be operated by a manual switch.

Plumbing (clubhouse)

Domestic Hot Water will be provided by an electric water heater located in the janitors closet.

Plumbing (cart storage)

A trench drain will be provided to handle cart wash down area waste. A hose bibb will be provided at the cart wash down area.

Plumbing (maintenance shop)

Domestic Hot Water will be provided by an electric water heater located above the restrooms. Hose bibbs will be provided on the exterior of the building.

OPTION 2 (Split Cart Storage)**Mechanical and Plumbing (clubhouse)**

The mechanical and plumbing systems will be very similar to Option 1.

Mechanical (maintenance shop)

General exhaust will be provided for the cart storage area. A small gas fired furnace with ducted air will support the Crew Area. General exhaust will be provided for the maintenance shop area and restrooms. The unit heaters and furnace will be controlled by a programmable wall mounted thermostat. The general exhaust fans will be operated by a manual switch. A hydrogen gas detector and alarm will be provided in the cart storage area with a local and remote sending alarm and auto shut off connected to gas fired equipment. General exhaust will be provided for the cart storage area.

OPTION 3 (All carts stored at clubhouse)**Mechanical and Plumbing (clubhouse)**

The mechanical and plumbing systems will be very similar to Option 1.

Mechanical (maintenance shop)

General exhaust will be provided for the cart storage area. A small gas fired furnace with ducted air will support the Crew Area. General exhaust will be provided for the maintenance shop area and restrooms. The unit heaters and furnace will be controlled by a programmable wall mounted thermostat. The general exhaust fans will be operated by a manual switch.

OPTION 4**Mechanical (clubhouse)**

The existing kitchen equipment and two (2) twined gas fired furnaces will be removed on the mechanical mezzanine. The mechanical system will consist of a high efficient, condensing, gas-fired furnace located above the restroom in the attic space. Ductwork will be routed down a duct chase and connected to the existing underfloor ductwork. General exhaust will be provided for the restrooms and janitors closet. The furnaces will be controlled by a programmable wall mounted thermostat. The general exhaust fans will be operated by a manual switch.

Mechanical (maintenance shop)

A small gas fired furnace with ducted air will support the Crew Area. General exhaust will be provided for the maintenance shop area and restrooms. The unit heaters and furnace will be controlled by a programmable wall mounted thermostat. The general exhaust fans will be operated by a manual switch for main shop and crew areas. A hydrogen gas detector and alarm will be provided in the cart storage area with a local and remote sending alarm and auto shut off connected to gas fired equipment. General exhaust will be provided for the cart storage areas.

OPTION 5**Mechanical (clubhouse)**

The mechanical system will consist of a high efficient, condensing, gas-fired furnace located above the restroom in the attic space. Ductwork will be routed over head with some concealed above ceilings and some potentially exposed in high ceiling areas. General exhaust will be provided for the restrooms and janitors closet. The furnaces will be controlled by a programmable wall mounted thermostat. The general exhaust fans will be operated by a manual switch.

Mechanical (cart storage)

The mechanical system will consist of standard efficient, gas-fired unit heaters suspended in the corner(s) of the cart storage area. General exhaust will be provided for the cart storage area. The unit heaters will be controlled by a programmable wall mounted thermostat. The general exhaust fan will operate continuously. A hydrogen gas detector and alarm will be provided in the cart storage area.

Mechanical (maintenance shop)

The mechanical systems in the maintenance shop will be refurbished or replaced as required. A small gas fired furnace with added with ducted air will support the Crew Area. General exhaust will be provided for the maintenance shop area and restrooms. A hydrogen gas detector and alarm will be provided in the cart storage area with a local and remote sending alarm and auto shut off connected to gas fired equipment. General exhaust will be provided for the cart storage areas.

Plumbing (clubhouse)

Domestic Hot Water will be provided by an electric water heater located in the janitors closet.

Plumbing (cart storage)

A trench drain will be provided to handle cart wash down area waste. A hose bib will be provided at the cart wash down area.

Plumbing (maintenance shop)

The plumbing systems in the maintenance shop will be refurbished or replaced as required.

OPTION 6**Mechanical (Club House)**

Exhaust fans will be replaced / upgraded at the remodeled restrooms. No other mechanical improvements are proposed

Mechanical (Maintenance Building)

The mechanical systems in the maintenance shop will be replaced to accommodate the new ADA improvements as required. A small gas fired furnace with added with ducted air will support the Crew Area. General exhaust will be provided for the maintenance shop area and restrooms. A hydrogen gas detector and alarm will be provided in the cart storage area with a local and remote sending alarm and auto shut off connected to gas fired equipment. General exhaust will be provided for the cart storage areas.

Plumbing (clubhouse)

New fixtures and associated plumbing will be required.

Plumbing (maintenance shop)

The plumbing system for the new ADA crew areas in the maintenance shop will be replaced as required.

F.4 Electrical Narrative

OPTION 1

1. Electrical Service: The electrical service must be upgraded to accommodate the addition load imposed by the cart charging.
 - New NV Energy service transformer.
 - New 800 amp underground service feeder.
 - New 800 amp meter enclosure.
 - New 600 amp fused switch to serve the Cart Charging.
 - New 200 amp fused switch to serve the Clubhouse.
 - Reuse existing underground feeder for Maintenance Building.
2. Clubhouse Cart Charging:
 - New 600 amp panelboard.
 - Branch Circuits for 55 cart chargers.
 - Hydrogen sensor and shunt trip control system.
3. Clubhouse: Provide the following systems for this new building.
 - New 200 amp panelboard.
 - Interior lighting.
 - General power.
 - Mechanical connections.
 - Fire alarm system.
 - IT systems.
 - Security system.
4. Maintenance Building: Provide the following systems for this new building.
 - New 100 amp panelboard fed from clubhouse panelboard via existing underground feeder.
 - Interior lighting.
 - General power.
 - Mechanical connections.
 - Fire alarm system.
 - IT systems.
 - Security system.
5. Exterior:
 - Deck lighting fixtures.
 - Parking lot lighting fixtures.
 - Landscape and walkway lighting fixtures.

OPTION 2

1. Electrical Service: The electrical service must be upgraded to accommodate the addition load imposed by the cart charging.
 - New NV Energy service transformer.
 - New 800 amp underground service feeder.
 - New 800 amp meter enclosure.
 - New 400 amp fused switch to serve cart charging at clubhouse.
 - New 200 amp fused switch to serve the clubhouse.

- New 400 amp fused switch to serve cart charging at maintenance building.
 - New 400 amp underground feeder to maintenance building.
2. Clubhouse Cart Charging:
 - New 400 amp panelboard.
 - Branch Circuits for 20 cart chargers.
 - Hydrogen sensor and shunt trip control system.
 3. Clubhouse: Provide the following systems for this new building.
 - New 200 amp panelboard.
 - Interior lighting.
 - General power.
 - Mechanical connections.
 - Fire alarm system.
 - IT systems.
 - Security system.
 4. Maintenance building cart charging:
 - New 400 amp panelboard.
 - Branch Circuits for 35 cart chargers.
 - Hydrogen sensor and shunt trip control system.
 5. Maintenance Building: The following systems will be remodeled.
 - Interior lighting.
 - General power.
 - Mechanical connections.
 - Fire alarm system.
 - IT systems.
 - Security system.
 6. Exterior:
 - Deck lighting fixtures.
 - Parking lot lighting fixtures.
 - Landscape and walkway lighting fixtures.

OPTION 3

1. 12. Electrical Service: The electrical service must be upgraded to accommodate the addition load imposed by the cart charging.
 - New NV Energy service transformer.
 - New 800 amp underground service feeder.
 - New 800 amp meter enclosure.
 - New 600 amp fused switch to serve the Cart Charging.
 - New 200 amp fused switch to serve the clubhouse.
 - Reuse existing underground feeder for maintenance building.
2. Clubhouse Cart Charging:
 - New 600 amp panelboard.
 - Branch Circuits for 55 cart chargers.
 - Hydrogen sensor and shunt trip control system.
3. Clubhouse: Provide the following systems for this new building.
 - New 200 amp panelboard.

- Interior lighting.
 - General power.
 - Mechanical connections.
 - Fire alarm system.
 - IT systems.
 - Security system.
4. Maintenance Building: The following systems will be remodeled.
- Interior lighting.
 - General power.
 - Mechanical connections.
 - Fire alarm system.
 - IT systems.
 - Security system.
 - Reuse existing underground feeder and panelboard.
16. Exterior:
- Deck lighting fixtures.
 - Parking lot lighting fixtures.
 - Landscape and walkway lighting fixtures.

OPTION 4

1. Electrical Service: The electrical service must be upgraded to accommodate the addition load imposed by the cart charging.
- New NV Energy service transformer.
 - New 800 amp underground service feeder.
 - New 800 amp meter enclosure.
 - Reuse existing 200 amp fused switch to serve the clubhouse.
 - New 600 amp fused switch to serve cart charging at maintenance building.
 - New 600 amp underground feeder to maintenance building.
2. Clubhouse: The following systems will be remodeled.
- Interior lighting.
 - General power.
 - Mechanical connections.
 - Fire alarm system.
 - IT systems.
 - Security system.
 - Reuse existing 200 amp panelboard.
3. Maintenance Building Cart Charging:
- New 600 amp panelboard.
 - Branch Circuits for 55 cart chargers.
 - Hydrogen sensor and shunt trip control system.
4. Maintenance Building: The following systems will be remodeled.
- Interior lighting.
 - General power.
 - Mechanical connections.
 - Fire alarm system.

- IT systems.
 - Security system.
5. Exterior:
- Deck lighting fixtures.
 - Parking lot lighting fixtures.
 - Landscape and walkway lighting fixtures.

OPTION 5

1. Electrical Service: The electrical service must be upgraded to accommodate the addition load imposed by the cart charging.
 - New NV Energy service transformer.
 - New 800 amp underground service feeder.
 - New 800 amp meter enclosure.
 - New 200 amp fused switch to serve the clubhouse.
 - New 200 amp underground feeder to Clubhouse.
 - New 600 amp fused switch to serve cart charging at maintenance building.
 - New 600 amp underground feeder to maintenance building.
2. Clubhouse: Provide the following systems for this new building.
 - New 200 amp panelboard.
 - Interior lighting.
 - General power.
 - Mechanical connections.
 - Fire alarm system.
 - IT systems.
 - Security system.
3. Maintenance building cart charging:
 - New 600 amp panelboard.
 - Branch Circuits for 55 cart chargers.
 - Hydrogen sensor and shunt trip control system.
4. Maintenance Building: The following systems will be remodeled.
 - Interior lighting.
 - General power.
 - Mechanical connections.
 - Fire alarm system.
 - IT systems.
 - Security system.
4. Exterior:
 5.
 - Deck lighting fixtures.
 - Parking lot lighting fixtures.
 - Landscape and walkway lighting fixtures.

OPTION 6

1. Electrical Service: The electrical service must be upgraded to accommodate the addition load imposed by the cart charging.
 - New NV Energy service transformer.
 - New 800 amp underground service feeder.
 - New 800 amp meter enclosure.
 - New 600 amp fused switch to serve cart charging at maintenance building.
 - New 600 amp underground feeder to maintenance building.
2. Clubhouse: No improvements are proposed for this new building.
3. Maintenance building cart charging:
 - New 600 amp panelboard.
 - Branch Circuits for 55 cart chargers.
 - Hydrogen sensor and shunt trip control system.
4. Maintenance Building: The following systems will be remodeled.
 - Interior lighting at the Crew ADA improved spaces.
 - General power.
 - Mechanical connections.
 - Fire alarm system.
 - IT systems.
 - Security system.