

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winqest
Interim General Manager

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

SUBJECT: Review, discuss and possibly approve an amended cost share funding agreement with the State of Nevada – Division of State Lands (NDSL) to provide assistance and funding of up to an additional \$65,000 for the Incline Creek Restoration Project – Upstream of State Route 28

STRATEGIC PLAN: Long Range Principle 5 – Assets and Infrastructure

DATE: August 1, 2019

I. RECOMMENDATION

That the Board of Trustees moves to:

1. Authorize an amended cost share funding agreement with the State of Nevada – Division of State Lands (NDSL) to provide assistance and funding of up to an additional \$65,000 for the Incline Creek Restoration Project – Upstream of State Route (SR) 28.
2. Authorize Staff to execute the amendment.

II. DISTRICT STRATEGIC PLAN

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

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.

- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

III. BACKGROUND

The District has a long history of partnering to restore the creeks in Incline Village with the goals of reducing bank erosion, improving lake clarity, creating fish habitat, and improving fish passage. Restoration work on the District owned portions of Third and Incline Creeks has long been identified as an Environmental Improvement Project with the Tahoe Regional Planning Agency (TRPA) again with the goals of restoring the stream environment zone and improving fish passage on both creeks.

During completion of the fifth phase of restoration work on Incline Creek in 2015, Staff from IVGID and Nevada Division of State Lands (NDSL) identified an opportunity to continue the successful work to restore the valuable aquatic habitat in Incline Village and address a piece of failing District infrastructure. Between the fourteenth and fifteenth holes on the Championship Golf Course, the District maintains a crossing to facilitate customers as well as maintenance staff and equipment movement across Incline Creek. This crossing consists of an earthen fill with two corrugated metal pipe culverts to allow creek flow passage. The outfalls of the culverts are perched above flow line of the creek which prevents fish passage and there is substantial bank erosion occurring. The culverts themselves have become undermined and are showing deterioration.

At the May 18, 2016 meeting, the Board of Trustees voted to authorize a cost sharing agreement with to the NDSL to replace the failing culverts, install a new bridge consistent with the others constructed during the multiple phases of restoration projects, restore stream banks and fish habitat in the vicinity of the culvert, and restore fish passage to upstream habitat. This project included preparation of project plans and specifications, completion of the necessary environmental documentation and permitting. The total anticipated cost to complete this project was \$170,000. The District was awarded an \$114,207 grant by the NDSL via the Lake Tahoe License Plant (LTLP) Program.

During the design of the project, District Staff identified and pursued additional grants to ensure adequate funding was secured to address the project goals of restoring the function and processes of Incline Creek, while providing a buffer against the escalating construction costs seen in the current bidding environment. In October 2017 the District was awarded a 319(h) grant through the NDEP in the amount of \$114,000. This grant requires a 50/50 match of funding. The

NDSL/LTLP grant, when coupled with the previously allocated District funds, will provide the necessary 50/50 match requirement.

At the February 21, 2018 Board of Trustees meeting, the Board of Trustees authorized a cost share funding agreement with the State of Nevada – Division of Environmental Protection (NDEP) via the 319(h) Grant Program to provide assistance and funding of \$114,000 for the design and construction of culvert removal, bridge installation, and creek restoration on Incline Creek at the Championship Golf Course, also known as the Incline Creek Restoration Project – Upstream of SR 28. Design was completed and the project was advertised for bids in 2019 and brought back to the Board for approval

The Incline Creek Restoration Project Construction Contract was awarded to Aspen Developers at the May 22, 2019 Board of Trustees meeting. The memo for that agenda item had identified a \$163,000 budget shortfall to complete the construction phase of the project including contingency and construction management services.

The NDEP and NDSL have committed up to an additional \$130,000 of funding for this project to assist in funding the cost escalations. At the May 22, 2019 Board of Trustees meeting, the Board of Trustees also authorized to enter into an amended funding agreement with NDEP for an additional \$65,000. The amendment for the NDSL Funding agreement was not available at that time. The amendment is now complete and Staff is recommending authorization for approval.

The District had added \$163,200 to the 2019-20 CIP to cover any funding shortfall. After approval of the NDEP amendment, the District has a liability of \$97,468 to complete this Project. The additional funding commitment from NDSL will reduce the District's liability to \$33,000 for this Project

The additional cost sharing for the project partners is shown in the following table to meet the needed project shortfall of \$163,000. This preserves the cost sharing percentage for all three project partners. The District is currently contributing approximately 20% of the project costs.

Project Partner	Funding Commitment
NDEP	\$65,000
NDSL	\$65,000
District	\$33,000
Total Funding Commitment	\$163,000

In accordance with Board Policy 3.1.0., 0.15 Consent Calendar, this item is included on the Consent Calendar as it is routine business of the District and within the currently approved District Budget.

IV. FINANCIAL IMPACT AND BUDGET

The District's current funding agreement with NDSL for the Lake Tahoe License Plate Program was approved by the Board of Trustees at the February 21, 2018 meeting in the amount of \$74,817. The amendment being considered at the August 14, 2019 Board Meeting is amending the agreement with an additional \$65,000. The agreement and amendment follow this memorandum.

V. ALTERNATIVES

None proposed.

VI. COMMENTS

None at this time.

VII. BUSINESS IMPACT

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

STATE OF NEVADA
LAKE TAHOE LICENSE PLATE PROGRAM
PROJECT FUNDING AGREEMENT

GRANTEE: Incline Village General Improvement District
Project Number: LTLP 18-07
Project Title: Incline Creek Restoration Project
Period Covered
By This Agreement: March 27, 2018 – March 31, 2019
Tax ID Number: 88-0099974

Project Cost:

A. Total Estimated Project Cost	\$ 235,002.98
B. Local Share of Project Cost	\$ 160,184.98
C. State Share of Project Cost	\$ 74,818.00

Project Scope (Brief Description of Project):

The Incline Creek Restoration project will work upstream of previous Incline and Third Creek-Phase 5 project and will extend the new fish habitat upstream from the previous completed project. The Project proposes to implement stream restoration and enhancement measures along with structural civil works to improve water quality, mitigate existing and potential future fine sediment generation, enhance the riparian floristic community and stream environment zone functions, and improve fish passage in Incline Creek.

Anticipated project features include:

- Rock stabilization of the channel upstream from SR28;
- Regrading and rock step pool structures to eliminate the existing drop at the culvert outfall to allow for fish passage;
- Replacement of the existing undersized and severely damaged elliptical CMPs (approximate original size 22" high x 36" wide) culvert path crossing with an open channel bridge;

- Revegetation with willow and alder for eroded cut-banks; and
- Temporary dewatering bypass pipes to convey late summer low-flow stream flows through the construction area.

TERMS AND CONDITIONS

This agreement is made and entered into between the State of Nevada, represented by the Nevada Division of State Lands (DIVISION) and the Incline Village General Improvement District hereinafter referred to as "GRANTEE". This Agreement is effective upon the signature of all parties to the Agreement. This Agreement is entered into pursuant to the authority contained in Chapter 321 Nevada Revised Statutes, Lake Tahoe License Plate Program.

WHEREAS, the DIVISION will fund and administer this grant awarded to the GRANTEE.

Both parties mutually agree to perform this Agreement with the terms, promises, conditions, project proposals and budget referenced hereto and hereby made a part hereof.

In the event the GRANTEE does not make available to the Division all necessary information to fully execute this project agreement within (6) months from receipt of this award notification; the Division reserves the right to withdraw the grant award.

Wherever in this agreement it shall be required or permitted that notice be given by either party to the other, such notice must be in writing and must be given personally, or forwarded by certified mail addressed as follows:

Nevada Division of State Lands
 Attn: Meredith Gosejohan
 Water Quality Coordinator
 901 S Stewart Street, Suite 5003
 Carson City, NV 89701
 (775) 684-2725

Incline Village General Improvement District
 Attn: Charles Miller
 Principal Engineer
 1220 Sweetwater Road
 Incline Village, NV 89451
 (775) 588-3130

NOW, THEREFORE, it is agreed that:

1. The laws of the State of Nevada shall govern this Agreement.
2. This Agreement, including exhibits attached hereto and made a part hereof, shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.
3. The GRANTEE will duly and faithfully comply with the terms and conditions of this Agreement, all applicable Federal and state laws, and all directives issued by the DIVISION relating to the performance of this agreement. In addition, the following documents are hereby incorporated into this agreement by reference:
 - Lake Tahoe License Plate Grant Application: "*Incline Creek Restoration Project*" dated January 19, 2016 and revised budget dated March 27, 2018.
 - 2018 Lake Tahoe License Plate Program Grant Procedures & Guidelines.
4. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing, signed by each party or an authorized representative of each party.
5. The GRANTEE is responsible for obtaining all permits, easements and other private and governmental agency approvals required for the project prior to the commencement of any activity.
6. The DIVISION or its designate, may audit project records. At all times during regular business hours and as often as the DIVISION requires, the GRANTEE will allow authorized representatives of the DIVISION full and free access to the project and to the accounts, records, and books of the GRANTEE relative hereto, including the right to make copies from such accounts, records, and books. Such accounts, records and books must be retained for three (3) years after the completion of the project. The DIVISION reserves the right to require that the records be kept for a longer period of time.
7. To the fullest extent permitted by law, the GRANTEE agrees to indemnify, hold harmless and defend, not excluding the DIVISION'S right to participate, the

DIVISION from and against all liability, claims, actions, damages, losses, and expenses, including, without limitation, reasonable attorney's fees and costs, arising out of any alleged negligent or willful acts or omissions of the GRANTEE, its officers, employees and agents.

8. Public Education Materials will include a DIVISION approved Program logo or Program name listed as supporting the project.
9. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of the Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
10. The failure of either party to enforce any provision of the Agreement shall not be construed as a waiver of limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.
11. The DIVISION may terminate this Agreement for reason of default by the GRANTEE. Any of the following events shall constitute default:
 - a. Termination of the grant by reason or fault of the GRANTEE;
 - b. Failure by the GRANTEE to observe any of the covenants, conditions, or warranties of this Agreement and its incorporated provisions;
 - c. Failure by the GRANTEE to make progress on the project within the Period covered by this agreement;
 - d. Unsatisfactory financial conditions of the GRANTEE which endanger the performance of the grant; and/or
 - e. Delinquency by the GRANTEE in payments to contractors, except for those payments to contractors which are being contested in good faith by the GRANTEE;
 - f. If the Project is not completed.

The DIVISION shall give notice to the GRANTEE if the GRANTEE is in default in the performance of any of the duties of the GRANTEE described in this agreement. The GRANTEE shall have 30 days from receipt of notice to remedy the

default, and if the GRANTEE cannot remedy the default within such period of time, the DIVISION may terminate this agreement. The right of the DIVISION to terminate this agreement shall not impair any other rights or remedies at law or equity the DIVISION may have against the GRANTEE under this agreement or under the law. No waiver of any default by the DIVISION under this funding agreement shall be held to be a waiver of any other subsequent default by the GRANTEE. All remedies afforded under this funding agreement are cumulative; this is in addition to every other remedy provided therein or under the law.

12. Upon default by the GRANTEE and subsequent failure to cure, the DIVISION may withhold further payments and may take the following additional actions as appropriate:
 - a. Terminate all or any part of the balance of the grant.
 - b. Demand immediate repayment of all or part of any payment made to the GRANTEE.
 - c. If the Project is not completed, the GRANTEE is required to reimburse the DIVISION for funds expended for those portions of the Project that will not stand on their own, as determined by the DIVISION.
13. Any recipient of state grant funds shall include the following contract provisions or conditions in all procurement contracts and subcontracts:
 - a. Contracts other than small purchases shall contain provisions or conditions which will allow for administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for the termination of the contract and any other such sanctions and penalties as may be appropriate.
 - b. All negotiated contracts (except small purchases) awarded by GRANTEE utilizing state grant funds shall include a provision to the effect that the DIVISION shall have access to any books, documents, papers, and records of the contractor directly pertinent to that specific contract, for the purpose of examination, audit and duplication. The GRANTEE shall require contractors to maintain all required records for three (3) years after GRANTEE makes final agreement with contractors.

FURTHER, THEREFORE, **disbursement of grant funds** shall be made upon compliance with the terms of the Agreement, including but not limited to:

14. The DIVISION will make grant payments on a reimbursement basis only. Reimbursements may be delayed if the requirements in #15 are not satisfied. To the extent possible, it is requested that individual payment requests total \$1,000 or more to increase processing efficiencies and to decrease administrative costs for both the DIVISION and the GRANTEE.
15. **The GRANTEE will provide the DIVISION with the following:**
 - a. **Quarterly progress reports adhering to the following schedule:**

• 1 st Quarter	January 1 - March 31	Due April 30
• 2 nd Quarter	April 1 - June 30	Due July 30
• 3 rd Quarter	July 1 - September 30	Due October 30
• 4 th Quarter	October 1 - December 31	Due January 30
 - b. **A final report (one (1) hard copy and one (1) electronic) due no later than two (2) weeks prior to the funding agreement termination date. Please note that final reimbursements will not be made until satisfactory completion of the final report.**
 - c. **All pay requests in a format prescribed by the DIVISION.**
 - d. **And any other documentation as required.**
16. All reimbursement requests by the GRANTEE will be submitted on the DIVISION'S outlay report form and must include supporting documentation, including, but not limited to, invoices, receipt details outlining the basis for the expenditures, and the signature of the official responsible for approving the expenditures. The DIVISION reserves the right to request any additional information, related to project expenses that the DIVISION determines is necessary to process a grant payment.
17. The GRANTEE will maintain an accurate record of all expenditures related to the project. Records must be supported by source documentation. All services claimed as non-State share must be documented through time cards or records signed by both the employee and project supervisor.

18. All work performed and expenses occurred, including those prior to the period specified in the "Project Agreement" may be eligible for reimbursement through the License Plate Program if the GRANTEE provides documentation detailing the work performed as follows and submitted on an outlay report form:
 - a. The work is related directly towards project implementation as outlined in this project agreement;
 - b. The work performed is considered eligible for reimbursement per License Plate Regulations and Procedures as determined by the DIVISION;
 - c. The total grant amount specified in the project agreement does not increase.
19. The GRANTEE will notify the DIVISION immediately in writing of problems or changes in scope of work, budget, product, and performance. The DIVISION reserves the right to withhold payment until acceptance of the change. Significant changes may require review by the Technical Advisory Committee. Any changes made to project documents shall be submitted to the DIVISION.
20. GRANTEE requests for funds exceeding this grant amount requires an amendment to this agreement and must be approved by the State Lands Registrar. Requests for funds that exceed twenty-five (25) percent of the original grant amount may also require the review of the Technical Advisory Committee.
21. The making by the DIVISION of any payment shall not constitute nor be construed as a waiver by the DIVISION of any breach of covenant, or impair or prejudice any right or remedy at law or equity available to the DIVISION.
22. Upon receipt of the Final Completion Report, and any other documents related to the project including, but not limited to, data collected, plan sheets and design reports, the DIVISION shall execute a release only of its rights under the funding agreement to seek repayment of the grant based on default. The release shall specifically state that the GRANTEE has performed the required duties under the funding agreement.
23. This project shall not be initiated using Lake Tahoe License Plate funds unless other funds supporting the complete project are secured by the GRANTEE. The DIVISION shall be contacted to discuss project alternatives if complete project funding is not secured.

IN WITNESS, the following parties hereto have executed this Agreement as of the date below, and intend to be legally bound thereby.

Department of Conservation and Natural Resources; Division of State Lands

Charles Donohue
Charles Donohue, Administrator
Nevada Division of State Lands

Date: 5/15/18

GRANTEE

Kendra G
Incline Village General Improvement District

Date: 4/23/18

**NEVADA DIVISION OF STATE LANDS
LAKE TAHOE LICENSE PLATE PROGRAM
AMENDMENT #2 TO THE INCLINE CREEK RESTORATION PROJECT
(LTLP 18-07)**

Therefore, Incline Creek Restoration Project (LTLP 18-07) is hereby amended to increase the Estimated Project Cost to \$398,002.98, Local Share of Project Cost to \$258,184.98, and State Share of Project Cost by \$65,000.00 to \$139,818.00. This page will replace page 1 of the original funding agreement up to the Project Scope.

GRANTEE: Incline Village General Improvement District

Project Number: LTLP 18-07

Project Title: Incline Creek Restoration Project

Period Covered
By This Agreement: March 27, 2018 – December 31, 2019

Tax ID Number: 88-0099974

Project Cost:

A. Total Estimated Project Cost	\$ 398,002.98
B. Local Share of Project Cost	\$ 258,184.98
C. State Share of Project Cost	\$ 139,818.00

Department of Conservation and Natural Resources; Division of State Lands

Charles Donohue
Charles Donohue, Administrator
Nevada Division of State Lands

Date: 7/5/19

GRANTEE

Incline Village General Improvement District

Date: _____

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winquest
Interim General Manager

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

SUBJECT: Review, Discuss, and Possibly Authorize Multiple Contracts for the Mountain Clubhouse Improvements Project; 2019/2020 Capital Improvement Project: Fund: Community Services; Division: Golf; Project # 3299BD1902; Vendors: Houston Smith Construction Inc. in the amount of \$1,006,000 and Smith Design Group in the amount of \$31,000

STRATEGIC PLAN: Long Range Principle 5 – Assets and Infrastructure

DATE: August 2, 2019

I. RECOMMENDATION

That the Board of Trustees moves to:

1. Award a construction contract to Houston Smith Construction Inc. in the amount of \$1,006,000 for the Mountain Clubhouse Improvements Project.
2. Authorize Chair and Secretary to execute the contract with Houston Smith Construction Inc. based on a review by General Counsel and Staff.
3. Authorize Staff to approve change orders to the construction contract for additional work not anticipated at this time of up to 10% of the project bid – \$100,000.
4. Authorize Staff to enter into an Additional Services Addendum with Smith Design Group totaling \$31,000 for services during construction of the project.

II. DISTRICT STRATEGIC PLAN

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

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

III. BACKGROUND

On August 11, 2018, a fire occurred in the Mountain Course Clubhouse which completely decimated the kitchen area. Smoke damage was incurred throughout the facility, which in turn affects walls, flooring and mechanical systems. The District's insurance coverage is for replacement. However, the evaluation of what is the best solution long term for the operations indicates a revised allocation of floor space, changes to access and substantial change to customer flow requires a makeover of the floor plan. These changes facilitate other objectives including a long standing issue of Americans with Disabilities Act (ADA) accessibility to the lower level for food service. The plans also include construction of a new and expanded deck and the installation of new windows and doors.

At the December 12, 2018 Board of Trustees meeting, the District General Manager presented the conceptual design of the Mountain Course Clubhouse Renovation Project. The discussion included the proposed improvements, status of the insurance claim, and a summary of the meetings with the golf clubs. Following this discussion, the Board approved the conceptual design and Staff proceeded with final design.

At the May 22, 2019 Board of Trustees meeting, the Board accepted the Mountain Course Clubhouse Renovation Project final design and authorized Staff to publically advertise for construction bids the Mountain Course Clubhouse Renovation Project.

The Project advertised for public bidding specified the following work: Renovation to the interior spaces of the District's Mountain Golf Course Clubhouse, including

the pro shop, gathering area, kitchen, kitchen furnishings, windows and doors, accessible lift and other improvements. Work also includes the removal and reconstruction of a new deck, grading and access improvements, as well as the installation of new water service lines. The Mountain Golf Course will close for business on September 16, 2019 and the contractor will then have full access to the building and site after that date. Other contractors will be on site, including roofing demolition and replacement.

In accordance with Board Policy 3.1.0., 0.15 Consent Calendar, this item is included on the Consent Calendar as it is routine business of the District and within the currently approved District Budget.

IV. BID RESULTS

The District publicly advertised this project for bidding on June 21, 2019 and plan sets were acquired by interested bidders. Two bids were received and opened on July 25, 2019. The bid results are as follows.

Contractor	Bid Amount
Houston Smith Construction Inc.	1,006,000
Bruce Purves Construction Inc.	1,303,490

The lowest responsive bidder is Houston Smith Construction Inc. Staff checked their reference projects listed in the bid submittal and Houston Smith was rated favorably in the areas of schedule, budget, cooperation, and communication. If awarded, the project is scheduled to be substantially complete by April 1, 2020. The objective is to begin construction on September 16, complete the outdoor grading and excavation prior to the October 15, 2019 Tahoe Regional Planning Agency (TRPA) deadline and then perform interior work over the winter months. Final completion date is April 15, 2020.

V. FINANCIAL IMPACT AND BUDGET

The Mountain Clubhouse Improvements Project as bid is included in the 2019/2020 Capital Improvement Plan under two data sheets. The Mountain Clubhouse Improvements Project has a total budget of \$1,464,000 and the Mountain Course Clubhouse and Maintenance Building Water Service Line Replacement has a budget of \$65,000 for a total budget of \$1,529,000. The total construction phase project budget is estimated at \$1,192,000 and is within the budgeted CIP amount and will be fully funded by the Mountain Clubhouse

Improvements Project CIP. The Mountain Course Clubhouse and Maintenance Building Water Service Line Replacement CIP will not be expended. The waterline portion of the project is included in the bid amount and sufficient funds are available.

Total Construction Phase Project Budget

Construction Phase	Cost
Construction Contract	\$1,006,000
10% Construction Contingency	\$100,000
Design Consultant Services During Construction	\$31,000
District Construction Management and Inspection	\$55,000
Subtotal	\$1,192,000

VI. ALTERNATIVES

None proposed.

VII. BUSINESS IMPACT

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



Project Summary

Project Number:	3241GC1802
Title:	Mountain Course Clubhouse and Maintenance Building Water Service Line Replacement
Project Type:	D - Capital Improvement - Existing Facilities
Division:	41 - Mountain Operations
Budget Year:	2020
Finance Option:	
Asset Type:	GC - Golf Course Improvements
Active:	Yes

Project Description					
Replace failing PVC service lines from the utility watermain point of connection to both the Clubhouse and Maintenance Building					
Project Internal Staff					
Engineering will perform Design, Engineering, Bidding, Contract Administration and Inspection tasks. Outside contractor to perform the underground work. IVGID buildings dept. to reconnect plumbing under clubhouse. IVGID Pipeline dept. resources remain available for ongoing maintenance activities and emergency response.					
Project Justification					
In November 2017 the service line serving both buildings experience a catastrophic failure and was temporarily repaired. Investigations revealed substandard glued PVC pipe serving both buildings and proximity beneath cell tower facilities. This pipe is known known to fail without warning and full replacement is recommended. Reconnection is required under the Clubhouse with work to be performed by IVGID Buildings					
Forecast					
Budget Year	Total Expense	Total Revenue	Difference		
2020					
Construction	55,000	0	55,000		
Internal Services	10,000	0	10,000		
Year Total	65,000	0	65,000		
	65,000	0	65,000		
Year Identified	Start Date	Est. Completion Date	Manager	Project Partner	
2018			Senior Engineer		



Project Summary

Project Number:	3299BD1902
Title:	Mountain Clubhouse Improvements Project
Project Type:	B - Major Projects - Existing Facilities
Division:	41 - Mountain Operations
Budget Year:	2020
Finance Option:	
Asset Type:	BD - Buildings & Structures
Active:	Yes

Project Description				
Rebuild and rehabilitate the Mountain Golf Course Clubhouse resulting from the August 11, 2018 kitchen fire. The objective is to have a facility that provides good customer experiences for golf check-in, presentation of merchandise, supports a food and beverage service area, and has a social setting in support of both golf and non-golf users. Ancillary to these capacities, the facility also has to accommodate the administration and supervision of the operation for Management and front line staff through good sight lines and accessible storage. This project will also allow the District to address accessibility of the lower level.				
Project Internal Staff				
The Project will be managed by the Engineering staff with substantial cooperation and involvement by the District General Manager, Director of Finance, the Director of Golf, the Mountain Course Head Professional.				
Project Justification				
The August 11, 2018 fire rendered the kitchen area unusable. Smoke damage was incurred throughout the facility, which in turn affects walls, flooring and mechanical systems. The District's insurance coverage is for replacement. However, the evaluation of what is the best solution long term for the operations indicates a revised allocation of floor space, changes to access and ultimate serves food. A combination of insurance proceeds and District resources would be required to accomplish the full scope of the rehabilitation project. A design for the renovation of the mountain golf clubhouse has been completed to meet the objectives of future operation while staying within the existing footprint of the building.				
Forecast				
Budget Year	Total Expense	Total Revenue	Difference	
2020				
Construction Contingency for renovation/remodel @ 15%	178,000	0	178,000	
Construction Cost Estimate per architect	1,186,000	0	1,186,000	
Construction Management and Construction Engineering	100,000	0	100,000	
Year Total	1,464,000	0	1,464,000	
	1,464,000	0	1,464,000	
Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
2019	Nov 1, 2018	Mar 31, 2020	Engineering Manager	