

**MEMORANDUM**

**TO:** Board of Trustees

**THROUGH:** Brad Underwood, Director of Public Works

**FROM:** Bree Waters, District Project Manager

**SUBJECT:** Review, discuss and provide direction for the scope of work for the Incline Beach House Project, CIP #3973LI1302 (Requesting Staff Member: Director of Public Works Brad Underwood)

**RELATED STRATEGIC PLAN BUDGET INITIATIVE(S):**

**LONG RANGE PRINCIPLE #1 - SERVICE**

The District will provide superior quality service through responsible stewardship of District resources and assets with an emphasis on the parcel owner and customer experience.

**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 venues, facilities, and services.

**RELATED DISTRICT POLICIES, PRACTICES, RESOLUTIONS OR ORDINANCES**

Board Policy 12.1.0 Multi-Year Capital Planning; 13.2.0 Capital Planning Expenditures; Purchasing Policy for Public Works Contracts

**DATE:** July 26, 2023

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**I. RECOMMENDATION**

Review, discuss and provide direction for the scope of work for the Incline Beach House Project, CIP #3973LI1302.

**II. BACKGROUND**

The District Board of Trustees (Board) identifies the Incline Beach House Project (Project) as a Community Services Master Plan Priority Project, a Top Tier Recommendation. The Top Tier Recommendation, from page 136, of the Community Services Master Plan, includes the priorities identified in “The IVGID Beaches Recreation Enhancement Opportunities Plan,” prepared in February 2016 and is located on the Incline Village General Improvement District’s

(District) website. For the detailed Project background, refer to Attachment 1, the Project Board Memorandum from the February 8, 2023 Board Meeting.

At the February 8, 2023 Board Meeting, the Board determined there was a need for further community input. A Flash Vote survey was released on April 13, 2023. The results were made available April 15, 2023. The results of the Flash Vote are presented in Attachment 2. Public Works Staff (Staff) is requesting that the Board review the Flash Vote results and provide Staff clarity on what the needs of the community are for this project.

Members of the Board had directed Staff to bring Alt. #1 to the Board for consideration along with an updated estimate, as the original had been completed in 2019. Alt. #1 was the downsized version of Options A and B that had been developed by BSA Architecture in 2016. The Board had directed the previous engineering staff to develop Alt. #1, which reduced the overall square footage of previous options by removing the scramble area, janitor closet, office, and liquor storage. Although further programming will be needed, the footprint of Alt. #1 was reviewed by the Director of Food and Beverage and the downsized footprint would be the minimum needed for a kitchen to provide the current level of food service the District provides at Incline Beach.

At the February 8, 2023 Board meeting, Staff presented an updated cost estimate for Alt. #1, which detailed a Direct Project Cost of approximately \$3,800,000 with a Total Project Budget of approximately \$6,000,000, which included a 25% contingency. This contingency was included because the Project is in the conceptual phase of design. As the Project development occurs, the contingencies will be lowered as more is understood about the existing conditions, design and construction of the Project. As stated by Staff at this Board meeting, the previous estimates brought to the Board by the previous engineering staff were Direct Project Costs, meaning, the cost of the building and improvements, but not the Total Project Budget Costs, which include the architecture, engineering, planning, general conditions, and staff time.

As also discussed at this Board meeting, the Alt. #1 layout does not include improvements to the parking lot nor improvements to the circulation at the main entrance and guard shack. Improvements to these aspects of Incline Beach were discussed in the "Beach Access Study" performed by LSC. In reviewing the LSC study, the Board asked staff to focus on signage to reflect that the beaches are private, work to revise outside web resources to state that the beaches are private, and limit access through the use of RFID technology for vehicles and pedestrians.

The next step to move the Project forward, as directed by the Board, is to proceed with a Request for Proposal (RFP) for an Architecture and Engineering (A&E) Team. Staff is asking the Board to provide clear direction on the following:

## **Programming - Level of Service**

The A&E team will need clear direction on what the desired programming needs are for the Incline Beach House. Programming defined as the features and functions of the building. Currently, the programming and level of service of the Incline Beach House is unclear. Staff needs clarification from the Board on the following:

- Are the number of restroom stalls to be increased beyond what is proposed in Alt. #1? The Alt. #1 footprint proposed three (3) urinals in the men's bathroom, which is one more urinal than existing. This design also proposed five (5) stalls in the woman's bathroom, which is one more stall than existing.
- Indoor or Outdoor Kitchen: It was brought to Staff that the Board could consider an outdoor kitchen as opposed to an indoor kitchen. An outdoor kitchen could look similar to the outdoor kitchen that was installed in 2019 at the Lone Eagle Grill.
- Outdoor Bar- is this larger than what is existing, the same size or smaller? The existing temporary outdoor bar seats ten (10) customers. Alt. #1 proposed 20 seats. How many seats should be available at the bar?
- Size of patio and hardscape. Alt. #1 proposes 3,130 square feet (SF) of patio area. How much table seating should be available (# patrons)?
- Beach Entry - revised entry and exits- does the Board desire to move forward with circulation improvements? Does the Board want to consider the merging of the Beach Access and Incline Beach House into one project?

## **Food and Beverage Scope**

Staff has had discussions with several architects, engineers and contractors at the direction of the Board to further understand what is needed to move the Project forward. Members of the Board and Staff have also met with an architect in person to discuss the scope of the Project and it has been conveyed that a clear understanding of the "menu" - what the District intends to serve and how and who is going to serve this menu - needs to be agreed upon. Staff would like clear direction on the following options:

- Will the District's Food and Beverage department be preparing and serving food? And what level of service will this be? Considerations are: current level of service, X% increase in service, X% decrease in service. (Information needed for a kitchen design.)
- Will a 3rd Party Contractor be preparing and serving food? And what level of service will be provided? (Information needed for a kitchen design.)
- Will Grab & Go food be offered which will be prepared offsite? (No

- kitchen design needed, but refrigerated coolers would be necessary.)
- No Food Service but keep Beverage Service (No kitchen design would be needed but a bar design would be necessary.)
  - No food or beverage service.

### **Delievery Method**

In order to prepare an RFP, Staff will need clear direction on the delivery method proposed. For example because this project is budget driven, if a "Low-Bid" delivery method is directed by the Board, the A&E Team would hire an outside estimating firm as the design is developed and add this to their proposal.

Options for the delivery method are:

- CMAR
- Design-Build
- Low Bid

### **III. BID RESULTS**

Not applicable.

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

The FY 23/24 approved budget included \$4 Million for the Total Project Budget. This budget includes programming, planning and permitting, design, and construction as well as Staff time.

### **V. ALTERNATIVES**

Not applicable.

### **VI. COMMENTS**

Not applicable.

### **VII. BUSINESS IMPACT/BENEFIT**

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

### **VIII. ATTACHMENTS**

1. Feb 8 Board Memo Incline Beach House
2. Flash Vote Results

### **IX. DECISION POINTS NEEDED FROM THE BOARD OF TRUSTEES**

Clear Direction on:

1. Programming - Level of Service
2. Food and Beverage Scope

### 3. Delivery Method

**MEMORANDUM**

**TO:** Board of Trustees

**THROUGH:** Indra Winqest, District General Manager  
Brad Underwood, Director of Public Works

**FROM:** Bree Waters, District Project Manager

**SUBJECT:** Review, Discuss and Possibly Approve Staff Recommendation to Issue a Request for Proposal (RFP) for Design Services by an Architect and Engineering Team, and for Preconstruction Services by a Construction Manager at Risk for the Incline Beach House Project (Requesting Staff Member: District Project Manager Bree Waters)

**RELATED STRATEGIC PLAN INITIATIVE(S):**

**LONG RANGE PRINCIPLE #1 - SERVICE**

The District will provide superior quality service through responsible stewardship of District resources and assets with an emphasis on the parcel owner and customer experience.

**LONG RANGE PRINCIPLE #5 - ASSETS**

The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation venues, facilities and services.

**RELATED DISTRICT POLICIES, PRACTICES, RESOLUTIONS OR ORDINANCES:**

Not applicable.

**DATE:** February 8, 2023

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**I. RECOMMENDATION**

That the Board of Trustees review, discuss and possibly make a motion to approve Staff recommendation to issue a Request for Proposals (RFP) for Design Services by an Architect and Engineering Team, and for Preconstruction Services by a Construction Manager at Risk for the Incline Beach House Project.

**II. BACKGROUND**

The District Board of Trustees (Board) identifies the Incline Beach House Project (Project) as a Community Services Master Plan Priority Project, a Top Tier

Recommendation. The Top Tier Recommendation, from page 136, of the Community Services Master Plan, includes the priorities identified in “The IVGID Beaches Recreation Enhancement Opportunities Plan,” prepared in February 2016 and is located on the Incline Village General Improvement District’s (District) website. The Project was discussed at the following Board Meetings:

- May 6, 2016: The Board authorized a design contract with Bull Stockwell Allen (BSA), to prepare pre-design concepts for potential Board approval. A focus committee was formed which included two (2) Board members and members of the community. BSA developed two (2) options, Options A and B. Schematic drawings and construction estimates were developed. During this time, the District Public Works Engineering Staff (Staff) surveyed the community via FlashVote and held a public outreach workshop.
- March 23, 2017: Staff presented the schematic design options, community survey results, preliminary cost estimate, project funding and Staff recommendations to the Board. During this time, staff also solicited additional public input and completed an initial cost estimate.
- 2018: Due to higher than expected cost estimates for the Project, coupled with arising issues with the Burnt Cedar Pool, the Board shifted resources to the Burnt Cedar Pool for replacement.
- November 13, 2019: Staff brought the Project back in front of the Board as an agenda item to revisit and to discuss the next steps. The Board directed Staff to develop an alternative design with a reduced project scope and reduced square footage to align with the Board’s expectations for functionality.
- January 22, 2020: Staff revised BSA’s design and presented a new schematic design, Alternative #1 (Alt #1), and the associated cost estimate to the Board. This design:
  - Enlarged the bathrooms over existing conditions. Portables will be used during the busiest periods.
  - Enlarged the bar over existing conditions.
  - Focused on outdoor space and removed the scramble area.

The Board discussed having a meeting the following May, with two (2) Board members and the focus group. However, COVID ensued and the staff turned over.

- January 12, 2022: The Board provided feedback and direction to Staff related to Board/District Priority Projects within Community Services. The Board confirmed that the Incline Beach House Project remains a priority for the District.
- July 27, 2022: Staff provided a historical summary of the Project. Staff requested that the Board review the existing design concepts and provide staff with a clear understanding of the priority improvements moving forward.

The schematic design for Alt. #1 is shown in Attachment A. Staff has developed an updated cost estimate for Alt. #1 and is shown in Attachment B. Alt. #1 reduces the overall square footage by removing the scramble area, janitor closet, office, and liquor storage. See Table 1 in Attachment C for a square footage comparison between the original design Options #A and #B and the updated design, Alt #1.

The Alt. #1 layout does not include improvements to the parking lot nor improvements to the circulation at the main entrance and guard shack. Improvements to these aspects of Incline Beach were discussed in the “Beach Access Study” performed by LSC. In reviewing the LSC study the Board asked staff to focus on signage to reflect that the beaches are private, work to revise outside web resources to state that the beaches are private, and limit access through the use of RFID technology for vehicles and pedestrians. Should the Board desire to move forward with circulation improvements, consideration to merge these projects should be discussed.

Staff recommends using the Construction Manager at Risk (CMAR) model for the project. This model is a collaborative process that manages project, cost and scheduling risks. Staff recommends bringing the Architectural and Engineering (A&E) Team and CMAR on at the beginning of the design process. By bringing the team together at the beginning of design, the team can develop a responsible budget and develop alternative designs with the intention of reducing project costs. The A&E and CMAR will also layout the most efficient schedule to complete the Project.

Bringing the team together at the beginning of design, results in design and cost alternatives being reviewed and discussed during the design phase of the project. For instance, large wooden beam members that were a part of the original BCS design may not be necessary or cost effective now. This is an example of an alternative that can be priced accurately and discussed during the design process and will give the District the most effective design at the best value.

### **III. BID RESULTS**

Not applicable.

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

Staff has been working with several contractors and numerous design professionals to develop an updated project cost estimate. With the current cost of construction and escalation projections, the Project estimate is well over the 2020 estimate that was previously presented to the Board. The Direct Cost Total of the Project is \$3,433,050. The Direct Cost Total includes the demolition, site improvements and building improvements. The overall Total Project Budget is estimated to be \$6,061,050. The Total Project Budget includes the Direct Costs plus the design, engineering and permitting costs as well as the contractor's General Conditions, including bonding, insurance, overhead and profit. There is



a construction contingency, which is best practice to include at this stage of Capital Improvement Projects (CIP). The construction contingency at this stage is based on the current conceptual design and is carried by the District for future circumstances that can not be predicted. For instance, the need to replace aged site infrastructure to current standards. This contingency will decrease as the design progresses. The escalation allowance was obtained from consulting with experienced construction companies who are currently using between 10% and 20% escalation percentages over one year because of the volatility of the construction market.

The current budget for the Project between fiscal years (F/Y) 2023 through 2024 is \$3,350,000. Refer to the CIP Data Sheet in Attachment D. If the Board approves proceeding in the current fiscal year with Design Services by an A&E Team and with Preconstruction Services by a CMAR, staff estimates a budget augmentation in the amount of \$635,000 will be required. The budget augmentation for the Project would be recommended at the same time the Board considers the award of contracts for the A&E Team and with Preconstruction Services by a CMAR. The FY 23/24 the project budget would be modified to reflect a total amount of \$5,326,050 within the CIP. At the beginning of the design process, a construction cost range can be established by the Board and design alternatives can then be developed to fall within the instructed cost range.

## **V. ALTERNATIVES**

The alternative to the CMAR model would be to contract with an A&E Team for the design of the Project and put the Project out to bid in the "Low-Bid" process. Once the Low-Bid was awarded, a Construction Manager would be hired to manage the project. The Construction Manager would support the project and report to Staff. The downfall of this process is the loss of construction knowledge during the design process as well as the inability to bring forward meaningful and cost effective design alternatives.

## **VI. COMMENTS**

If the Board makes a motion to approve Staff to issue an RFP for Design Services by an A&E Team as well as for a CMAR, Staff requests that a price range for the Direct Costs is suggested by the Board. Meaning, an estimated range for the cost of the demolition, site improvements and building improvements. This will allow the A&E Team and CMAR to better understand the scope of work and will more efficiently drive the design development. For example, if a price range of \$2.5M and \$3.5M is defined for Direct Costs, the team can develop options and complete value engineering to meet the defined range.

**VII. DISTRICT IMPROVEMENT, COST REDUCTION, RETURN ON INVESTMENT OR PRODUCTIVITY ENHANCEMENT**

The District improvements would be the demolition of the original Incline Beach House built in the late 1960's and the construction of a new building with associated site improvements. Completion of the project will provide an increased level of service and an enhanced user experience for attendees at Incline Beach. The Return on Investment is not part of the engineering review of this project.

**VIII. BUSINESS IMPACT**

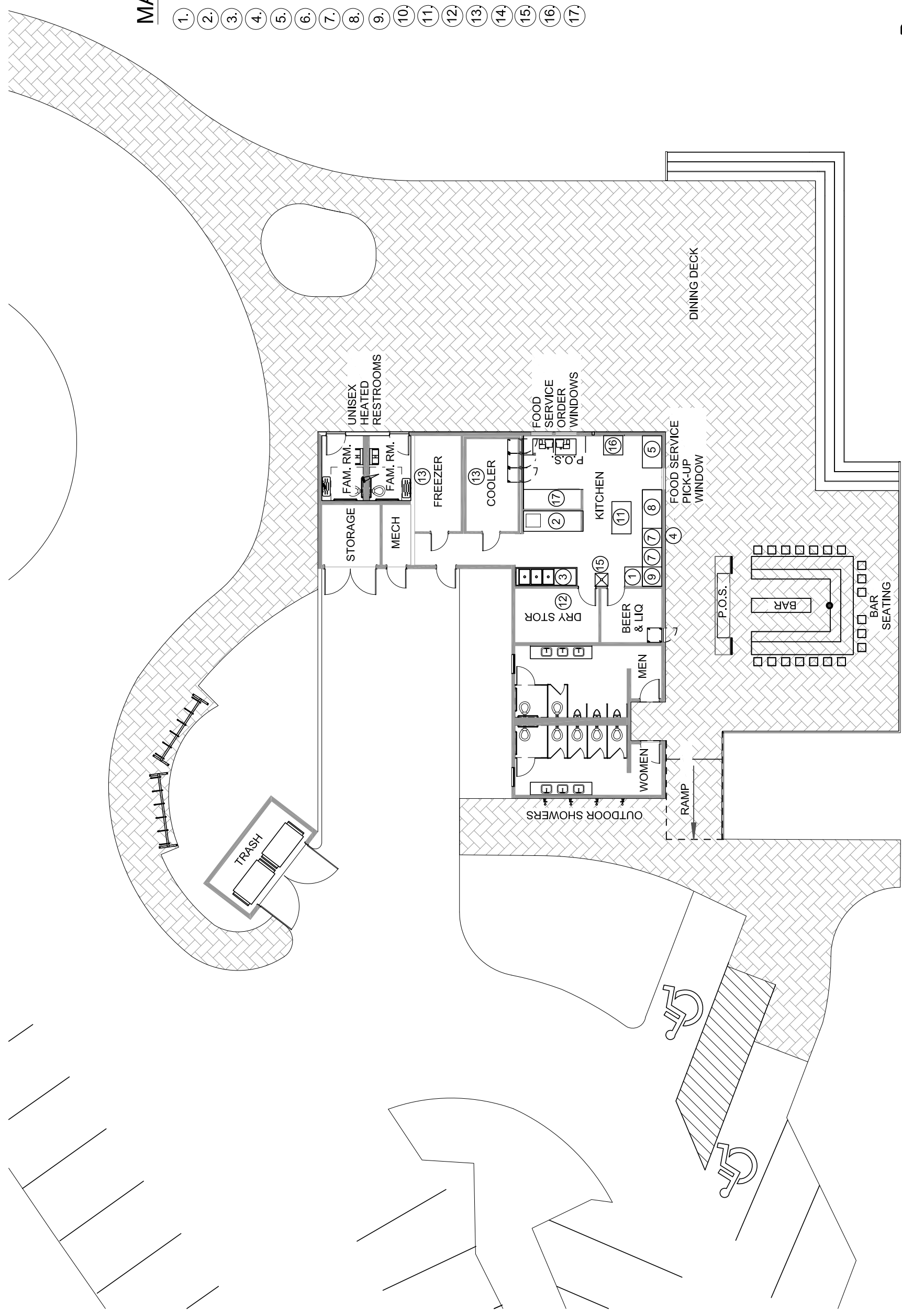
This item is not a "rule" within the Nevada Revised Statute, Chapter 237 and does not require a Business Impact Statement.

**IX. ATTACHMENTS**

1. Attachment A - Exhibit #1 - Alt. #1
2. Attachment B - 2023 Estimate\_24Jan23
3. Attachment C - Square Footage Comparison
4. Attachment D - CIP Datasheet Fiscal Year 2023

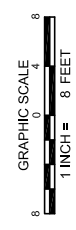
**X. DECISION POINTS NEEDED FROM THE BOARD OF TRUSTEES**

Refer to Section I, Recommendations.



**MANDATORY ITEMS:**

1. HAND WASHING SINK
2. PREP SINK - PRODUCE
3. 3 COMPARTMENT SINK - DISHWASHING
4. HOOD SYSTEM
5. 5' PREP TABLE WITH DRAWERS
6. 6' PREP TABLE WITH DRAWERS
7. 2 EA. FRYERS
8. 48" FLAT TOP GRILL
9. TOASTER
10. 4' PREP TABLE WITH DRAWERS
11. 60" PIZZA STYLE PREP TABLE
12. SHELVING FOR STORAGE AREAS
13. SHELVING FOR WALK-IN COOLERS
14. POTS/PANS/ETC.
15. FLOOR DRAIN
16. ICE MACHINE
17. GRID WALL



**Beach House - Alternative #1**  
 Incline Beach House  
 Incline Village General Improvement District  
 Feb. 2, 2023

<b>Incline Beach House</b>				
<b>Cost Estimate 2023</b>				
<b>Alternative #1</b>				
	Unit	Qty.	Unit Cost	Total
<b>DEMOLITION</b>				
Hazardous Material Remediation	SF	1,500	\$17.50	\$26,250
Building Demolition	SF	1,500	\$22.50	\$33,750
<b>SITE WORK</b>				
SWPPP/Winter Site Requirements	LS	1	\$136,000	\$136,000
Site Clearing, Grubbing, & Subgrade Prep	SF	10,500	\$8.00	\$84,000
Site Improvement	SF	10,500	\$12.00	\$126,000
Outdoor Bar & Deck	SF	3,130	\$295.00	\$923,350
<b>BUILDING</b>				
Structure Systems (structural concrete, framing, etc.)	SF	2,005	\$250	\$501,250
Enclosure Systems (roofing, siding, windows, etc.)	SF	2,005	\$155	\$310,775
Interiors Systems (doors, finishes, etc. )	SF	2,005	\$110	\$220,550
Mechanical Systems (HVAC, plumbing, etc.)	SF	2,005	\$125	\$250,625
Electrical Systems	SF	2,005	\$100	\$200,500
Food Service Equipment	LS	1	\$620,000	\$620,000
<b>DIRECT COST TOTAL</b>				<b>\$3,433,050</b>
<b>ESCALATION ALLOWANCE <sup>1</sup></b>		<b>\$3,433,050</b>	<b>10.00%</b>	<b>\$343,305</b>
<b>DIRECT COST + ESCALATION ALLOWANCE</b>				<b>\$3,776,355</b>
		Costs	Percentage	Total Costs
Design & Permitting		\$3,433,050	15.00%	\$514,958
CMAR Pre-Construction Services <sup>2</sup>		\$3,433,050	4.25%	\$145,905
Construction Contingency <sup>3</sup>		\$3,433,050	25.00%	\$858,263
IVGID Staff Time <sup>4</sup>		\$3,433,050	8.00%	\$274,644
<b>GENERAL CONTRACTOR</b>				
General Conditions & Requirements		\$3,776,355	8.00%	\$302,108
CMAR Construction Services		\$3,776,355	5.00%	\$188,818
<b>TOTAL PROJECT ESTIMATED BUDGET</b>				<b>\$6,061,050</b>

## Notes:

1. The Escalation Allowance accounts for construction cost escalation with construction assumed to begin May 2024.
2. CMAR (Construction Manager at Risk) fee for the pre-construction services prior to the negotiation of the Guaranteed Max Price.
3. A Construction Contingency is based on the current conceptual design and is carried by the District for future circumstances that can not be predicted. For example, old and deteriorated underground utilities that need to be replaced.
4. IVGID Staff Time includes oversight of design, permitting and pre-construction services. This cost also includes construction inspection services.

Square Footage Comparison  
Table 1

Area Name	Existing Area (SF)	Proposed BSA Option A Area (SF)	Proposed BSA Option B Area (SF)	Proposed IVGID Alt. #1 Area (SF)
Scramble	-	857	836	-
Janitor Closet	-	17	-	-
Office	-	70	80	-
Family Restroom	-	179	143	162
Men's Restroom <sup>1</sup>	240	323	270	287
Women's Restroom <sup>2</sup>	240	323	263	287
Beer	-	70	79	90
Cooler	-	117	113	136
Dry Storage	90	90	106	121
Freezer	-	52	60	96
Kitchen	320	546	468	501
Liquor	-	88	45	54
Storage	88	117	87	102
Mechanical	46	63	45	51
Hall	-	147	147	118
<b>Total</b>	<b>1,024</b>	<b>3,059</b>	<b>2,742</b>	<b>2,005</b>

Notes:

1. The proposed Men's Restroom has one (1) more urinal than the existing Men's Restroom.
2. The proposed Women's Restroom has one more stall than the existing Woman's Restroom.



## Project Summary

<b>Project Number:</b>	3973LI1302
<b>Title:</b>	Incline Beach Facility Replacement
<b>Project Type:</b>	
<b>Division:</b>	38 - Beach Food and Beverage
<b>Budget Year:</b>	2023
<b>Finance Options:</b>	
<b>Asset Type:</b>	LI - Land Improvements
<b>Active:</b>	Yes

**Project Description**  
 This CIP is for the replacement of the Incline Beach House. Based on the outcome of the 2016 Beach Facility Study and the 2019 Community Services Master Plan this project will replace the existing structure at Incline Beach and will provide a covered bar and associated deck along with an open-air dining deck. The preliminary design funds allocated in 2021 are being carried over to the FY22/23 due to the engineering team not being fully staffed for a good portion of FY22. ~~Funds are being allocated in FY24/25 and FY25/26 for final design, permitting and construction.~~

**Project Internal Staff**  
 Engineering will manage the project with support from Parks, Recreation, and Beaches Staff. This project has been identified as a CMAR project.

**Project Justification**  
 Improving the community gathering area at Incline Beach and the associated structure will improve an under-developed area at Incline Beach and will greatly improve the beach use for customers and community events. The existing structure is under-sized relative to current operations as well as customer use and expectations. The facility is not winterized and the structure is unavailable for use by customers during the winter months. These enhancements were identified as the highest priority improvements in the 2016 Beach Facility Study, Priority Project in the Community Services Master Plan, and a Board Priority project in 2021.

Budget Year	Total Expense	Total Revenue	Difference
<b>2023 - Carryover = \$100,000</b>			
2024			
Final Design	180,000	0	180,000
Internal Staff	25,000	0	25,000
Permitting	45,000	0	45,000
Year Total	250,000	0	250,000
2025			
Construction	2,825,000	0	2,825,000
Construction Administration (A&E)	80,000	0	80,000
Internal Staff	45,000	0	45,000
Material Testing/Special Inspection	50,000	0	50,000
Year Total	3,000,000	0	3,000,000
	<b>3,250,000</b>	<b>0</b>	<b>3,250,000</b>

**Current Budget:**  
 Total Budget for FY 22/23 = \$100,000  
 Total Budget for FY 23/24 = \$3,250,000  
 Total Project Budget = \$3,350,000

**Updated Budget from Current Cost Estimate for Project:**  
 Proposed Project Budget = \$6,061,050  
 Proposed FY 22/23 = \$735,000 (Includes Design, Permitting, Pre-Construction CMAR Services and IVGID Staff time through July 1, 2023).  
 Proposed FY 23/24 = \$5,326,050 (includes all estimated Construction, and Construction Phase Services)

**Budget Augmentation:**  
 FY 22/23 \$735,000 - \$100,000 = \$635,000

Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
2012			Engineering Manager	

Q1 Last summer, from June through September 2022, about how often did you go to Incline Beach (including Ski Beach and Hermit Beach)?

VOTES	POPULATION	SUMMARY	
343	624	343 votes of 624 (55.0%)	"About once a week or more"
198	624	198 votes of 624 (31.7%)	"About once every few weeks or less, but at least once"
72	624	72 votes of 624 (11.5%)	"Didn't go to Incline Beach (or Ski Beach or Hermit Beach) last summer"
11	624	11 votes of 624 (1.8%)	"Not Sure"

Q2 How important is it for you to have food available to buy at Incline Beach?

VOTES	POPULATION	SUMMARY	
132	625	132 votes of 625 (21.1%)	"Not at all"
104	625	104 votes of 625 (16.6%)	"Slightly - I've bought food there in a pinch"
238	625	238 votes of 625 (38.1%)	"Somewhat - I'll buy food from time to time"
120	625	120 votes of 625 (19.2%)	"Very - I usually buy food when I visit"
24	625	24 votes of 625 (3.8%)	"Extremely - I wouldn't visit if there wasn't food there"
7	625	7 votes of 625 (1.1%)	"Not Sure"

Q3 IVGID is considering options to improve the Incline Beach building area and the entrance/exit access. Which of the following possible improvements would be most important to you, if any? (You can choose up to FOUR, if any)

VOTES	POPULATION	SUMMARY	
142	590	142 votes of 590 (24.1%)	"Bigger restrooms/changing areas - so bathrooms are less crowded"
276	590	276 votes of 590 (46.8%)	"Year-round restrooms (open during fall/winter/spring) - so you don't have to use portable toilets"
165	590	165 votes of 590 (28.0%)	"Bigger/better bar - so its easier to buy drinks there"
145	590	145 votes of 590 (24.6%)	"Better/faster food service - so its easier to buy food there"
231	590	231 votes of 590 (39.2%)	"Outdoor showers/foot wash - so you can wash sand off you before leaving"
262	590	262 votes of 590 (44.4%)	"Fix the single lane exit - so that drop-off parking doesn't block traffic leaving"
36	590	36 votes of 590 (6.1%)	"Sell concessions (sunblock, hats, toys, etc.) - in case you forget something"
344	590	344 votes of 590 (58.3%)	"More parking spots nearby - so you can park closer to the beach when crowded"
77	590	77 votes of 590 (13.1%)	"Other:"

Q4 Which of the following best describes your overall preference for investments to improve Incline Beach?

VOTES	POPULATION	SUMMARY
134	614	134 votes of 614 (21.8%) "Doesn't need anything, completely fine as is"
230	614	230 votes of 614 (37.5%) "Doesn't need much, just fix all the little things for \$500,000 to \$1 million (\$70 to \$140/parcel)"
115	614	115 votes of 614 (18.7%) "Needs some bigger fixes (add access, new bathrooms) for \$2 million to \$4 million (\$280 to \$560/parcel)"
70	614	70 votes of 614 (11.4%) "Needs an overhaul (add new and bigger building) for \$5 million to \$10 million (\$700 to \$1,400/parcel)"
43	614	43 votes of 614 (7.0%) "Not Sure"
22	614	22 votes of 614 (3.6%) "Other:"