

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winqest
District General Manager

FROM: Brad Underwood, P.E.
Director of Public Works

Kate Nelson, P.E.
Engineering Manager

SUBJECT: Review, discuss, and possibly approve the Change Order to contract with CORE Construction (Burnt Cedar Swimming Pool and Site Improvements Project) to crack seal, slurry seal and stripe of all the asphalt located within the Burnt Cedar Beach Property (Attachment A), in the amount of \$61,845; authorize the re-allocation of \$37,213 in available funding within the Burnt Cedar Pool and Site Improvements Project (CIP3972BD1301) to the Pavement Maintenance – Burnt Cedar Beach Project (CIP3972LI202); and authorize Staff to execute any change orders for additional work not anticipated at this time of approximately 10% of the change order value; up to the amount of \$6,200.00. (Requesting Staff Member: Director of Public Works Brad Underwood)

DISTRICT STRATEGIC

PLAN: Long Range Principle 5 – Assets and Infrastructure.

DATE: April 27, 2022

I. RECOMMENDATION

That the Board of Trustees review, discuss and possibly make a motion to:

1. Approve the Change Order to contract with CORE Construction (Burnt Cedar Swimming Pool and Site Improvements Project) to crack seal, slurry seal and stripe of all the asphalt located within the Burnt Cedar Beach Property (Attachment A), in the amount of \$61,845.
2. Authorize the re-allocation of \$37,213 in available funding within the Burnt Cedar Pool and Site Improvements Project (CIP3972BD1301) to the Pavement Maintenance – Burnt Cedar Beach Project (CIP3972LI202).
3. Authorize Staff to execute any change orders for additional work not anticipated at this time of approximately 10% of the change order value; up to the amount of \$6,200.00.

II. DISTRICT STRATEGIC PLAN

Review, discuss, and possibly approve a
a Change Order to the contract with CORE Construction
(Burnt Cedar Swimming Pool and Site Improvements)
to crack seal, slurry seal and stripe
of all the asphalt located within the
Burnt Cedar Beach Property.

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April 13, 2022

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.
- Enhance and maintain IVGID's current facilities, and upgrade equipment on a regular schedule.

Community Services Master Plan – Top Tier Recommendation and Board Priority Project

III. **BACKGROUND**

PW Staff delayed the 2021 annual pavement maintenance of the Burnt Cedar Beach property knowing that, as part of the Burnt Cedar Swimming Pool and Site Improvement project, some pavement restoration would need to be completed prior to the opening of the pool summer of 2022. Taking advantage of having a contractor already on site for the pool construction saves the District additional mobilization and demobilization costs. The current contract with CORE Construction only includes pavement patching within their work area which will still be done, but does not include any slurry sealing which is the new scope proposed.

PW Staff requested CORE Construction provide additional pricing to crack fill, slurry seal and stripe all of the asphalt located within the Burnt Cedar Beach property. Work is proposed to include the area serving the Burnt Cedar Beach Water Treatment Facility, as well as both parking lots (west and east side of the Burnt Cedar Pool Building) and adjacent to the restroom facility. The cost for the proposed work is \$61,845.00 (Attachment A). PW Staff has requested approximately 10% contingency for unforeseen work.

The Burnt Cedar Beach property asphalt maintenance has historically been broken into approximately 14,435 sf that is the responsibility of the Utility fund, since the pavement only serves the Water Treatment Facility and the Destruct building. The remaining pavement area (approximately 65,564 sf) is the responsibility of the Beaches fund.

The Burnt Cedar Swimming Pool and Site Improvements Project is close to completion. There are allowance line items included in CORE Construction's GMP (approved April 21, 2021) (Attachment D) that will not be spent because the work

Review, discuss, and possibly approve a
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April 13, 2022

was not necessary during construction. The allowance items were risks identified by the CMAR team during design. A total of two (2) risks identified that were not encountered during construction and the associated budgeted funds will be returned to fund balance once the project is complete. PW Staff recommends utilizing a portion of the Allowance #2 Rock/Boulder Excavation (\$50,000) to provide the remaining funding required to complete the entire pavement maintenance at the Burnt Cedar Beach property. PW Staff believes this is a great opportunity to have fresh slurry seal and striping completed prior to the Grand Opening of the new pool facility.

IV. BID RESULTS

Not applicable.

V. FINANCIAL IMPACT AND BUDGET

If approved, the cost of the recommended change order to the District's contract with CORE Construction to perform pavement-related work at the Burnt Cedar Beach parking lots would be \$61,845, plus a contingency of up to \$6,200. Funding for the change order is proposed to come from available funding as follows:

- a) Pavement Maintenance-Burnt Cedar Beach (CIP3972LI1202), in the amount of \$12,500:
- b) Pavement Maintenance-Utility Facilities (CIP2097LI1401) in the amount of \$18,332.45; and,
- c) Re-allocation of \$37,213 in available funding from the Burnt Cedar Swimming Pool and Site Improvements Project (CIP3972BD1301), utilizing a portion of the un-used Allowance #2 Rock/Boulder Excavation (Attachment D).

Between all three funding sources, there is adequate budget to support the change order for crack seal, slurry seal and striping of the entire Burnt Cedar Beach property (See Attachments B and C). Furthermore, the costs incurred as a result of this change order would be appropriately charged to the two existing pavement maintenance projects, including the Utility fund-supported project for costs related to the parking lot serving the District's Water Treatment Facility located at Burnt Cedar Beach.

Below is the current project budget status through March 31, 2022. This table was presented in the General Manager's Update to the Board of Trustees April 13, 2022. Please note that PW Staff has included status of the staff construction management budget as well.

Review, discuss, and possibly approve a
a Change Order to the contract with CORE Construction
(Burnt Cedar Swimming Pool and Site Improvements)
to crack seal, slurry seal and stripe
of all the asphalt located within the
Burnt Cedar Beach Property.

Original Contract Amount	Change Orders	Current Total Contract Amount	Total Payments for Work Completed to Date	Current Balance to Completion (including retainage)
\$3,845,864.00	\$100,896.04	\$3,946,760.04	\$2,948,411.40	\$998,348.64

Construction Budget Status:

Board Authorized Budget Item (4/29/2021)	Approved Budget	Costs Approved To Date	Budget Remaining
Construction	\$3,749,404.00	\$3,101,590.99	\$645,813.01
CMAR Contingency & Allowances	\$240,964.00	\$59,252.55	\$181,711.45*
Add Alternates (#1, #2, #3, #4)	\$96,461.00	\$76,589.00	\$19,872.00*
Owner Construction Reserves	\$160,000.00	\$100,896.04	\$59,103.96
District Staff Time**	\$75,000	\$47,944.05	\$27,055.95

*Alternate #4 (Colored Concrete) was not approved saving \$19,872; Allowance #2 Rock/Boulder Excavation was not used saving \$50,000; Allowance #3 Dewatering was not used saving \$25,000.

**PW Staff Construction Management – billing period May 1, 2021 through March 31, 2022.

VI. ALTERNATIVES

Choose not to award the Change Order and have PW Staff solicit only \$12,500 worth of pavement maintenance to utilize FY21/22 funds.

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.

Attachments:

- A – Change Order Request, CORE Construction
- B – Pavement Maintenance, Burnt Cedar Beach CIP 3972LI1202 Data Sheet
- C – Pavement Maintenance, Utility Facilities CIP 2097LI1401 Data Sheet

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April 13, 2022

D – CORE Construction Exhibit A.1 GMP Summary



5422 Longley Ln., #B
Reno, NV 89511

T 775.525.5757
F 775.345.3316

April 14, 2022

Kate Nelson
Incline Village General Improvement District
1220 Sweetwater Road
Incline Village, NV 89451

Re: Proposal for Parking Lot Repairs – Burnt Cedar Beach

Dear Kate,

Please find the enclosed proposal to provide crack sealing, slurry and striping for the entire parking lot and driveway area at Burnt Cedar Beach.

The total cost for this work is \$61,845.00 per the attached proposal.

Please respond at your earliest convenience.

Thank you,

Tess Zinio
Senior Construction Manager, CCM

CORE Construction | West



NEVADA OFFICE
 NSL #55758
 2340 E. 5th Street
 Reno, NV 89512
 Ph: (775) 786-3310
 Fax: (775) 786-0790

To: Core	Contact:
Address: 5422 Longley Ln Reno, Nv 89511 UNITES STATES	Phone: (775) 525-5757 Fax: (775) 345-3316
Project Name: Burnt Cedar Creek	Bid Number:
Project Location:	Bid Date:

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Slurry Seal / Crack Seal And Striping Of Parking Lot	1.00	LS	\$61,845.00	\$61,845.00

Total Bid Price: \$61,845.00

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Aspen Developers Corp.</p> <p>Authorized Signature: _____</p> <p>Estimator: _____</p>
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NEVADA OFFICE
 NSL #55758
 2340 E. 5th Street
 Reno, NV 89512
 Ph: (775) 786-3310
 Fax: (775) 786-0790

Cost Detail

Project Name: Burnt Cedar Creek	Customer: Core
Job Number:	Billing Address: 5422 Longley Ln
Bid As:	Reno, Nv 89511 UNITES STATES
Estimator:	Phone: (775) 525-5757
Project Address:	Contact:
Completion Date:	

Pay Items

Description	Quantity	UM	Unit Direct Cost	Total Direct Cost
D 1020 - Slurry Seal / Crack Seal And Striping Of Parking Lot	1.00	LS	\$58,900.00	\$58,900.00
S SNC Subcontracted	1.00	LS	\$58,900.00	\$58,900.00

Direct Cost Totals

	Amount	Percent of Direct Cost
Labor:	\$0.00	0.00%
Equipment Owned:	\$0.00	0.00%
Equipment Rented:	\$0.00	0.00%
Materials Owned:	\$0.00	0.00%
Materials Purchased:	\$0.00	0.00%
Subcontracted:	\$58,900.00	100.00%
Trucking Owned:	\$0.00	0.00%
Trucking Hired:	\$0.00	0.00%
Miscellaneous:	\$0.00	0.00%
Plug:	\$0.00	0.00%
Direct Cost:	<u>\$58,900.00</u>	

Pay Item Summary

	Amount	Percent of Bid Price
Total Direct Cost:	\$58,900.00	95.24%
Total DC Adds/Cuts:	\$0.00	0.00%
Total Indirect Cost:	\$0.00	0.00%
Total Bond:	\$0.00	0.00%
Total Overall Cost:	\$58,900.00	95.24%
Total Overhead:	\$0.00	0.00%
Total Profit:	\$2,945.00	4.76%
Total Margin:	\$2,945.00	4.76%
Total Bid Price:	<u>\$61,845.00</u>	

Kurt Matzoll

From: Alex Faust <afaust@snc.biz>
Sent: Tuesday, April 12, 2022 10:45 AM
To: Kurt Matzoll
Subject: Burnt Cedar Parking Lot Maintenance

Kurt:

Please use \$58,900 LS for the 80,000 SF of Type 2 Slurry Seal (Figured for 2 shifts), 200 LF of Crack Seal and 40 regular striping stalls.

Let me know if you need anything else.

Thanks

Alex Faust, VP Pavement Preservation
SIERRA NEVADA CONSTRUCTION, INC.



2055 E. Greg Street Sparks, NV 89431

Office: 775.355.0420 **Fax:** 775.355.0535

Web: www.snc.biz **Visit Us On:** [Facebook](#) | [LinkedIn](#)

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Project Summary

Project Number: 3972LI1202
Title: Pavement Maintenance, Burnt Cedar Beach
Project Type: E - Capital Maintenance
Division: 72 - Beach Maintenance
Budget Year: 2022
Finance Option:
Asset Type: LI - Land Improvements
Active: Yes

Project Description

Continued maintenance and repair of Burnt Cedar Beach pavement assets. Site includes approximately 80,000 sf of pavement. Engineering maintains a database for for this and other facilities for pavement condition, past projects and forecasts long-term maintenance and replacement needs.

Project Internal Staff

Engineering to perform design, bid, contract administration and inspection tasks. Outside contractor to do the work.

Project Justification

Regular preventative maintenance of pavement significantly increases the life of a facility and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate and snow removal operations accelerate deterioration. Last Slurry Sealed in 2014 and holding up well. Lumos & Associates 2019 evaluation is fair overall condition. Most drains have failed and curbing is damaged throughout. Slurry seal planned for 2023. Reconstruction is budgeted for 2026 with elevated interim maintenance budgeted.

Forecast

Budget Year	Total Expense	Total Revenue	Difference
2022			
Crack fill and Maintenance	5,000	0	5,000
Internal Services	2,500	0	2,500
Section Replacement	5,000	0	5,000
Year Total	12,500	0	12,500
2023			
Crack fill and Maintenance	10,000	0	10,000
Engineering Services	7,500	0	7,500
Internal Services	10,000	0	10,000
Slurry Seal	40,000	0	40,000
Year Total	67,500	0	67,500
2024			
Crack fill and Maintenance	5,000	0	5,000
Internal Services	2,500	0	2,500
Section Replacement	5,000	0	5,000
Year Total	12,500	0	12,500
2025			
Crack fill and Maintenance	5,000	0	5,000
Internal Services	2,500	0	2,500

Section Replacement	5,000	0	5,000
Year Total	12,500	0	12,500
2026			
Engineering Services	10,000	0	10,000
Internal Services	25,000	0	25,000
Reconstruct	800,000	0	800,000
Year Total	835,000	0	835,000
2027			
Crack fill and Maintenance	5,000	0	5,000
Year Total	5,000	0	5,000
2028			
Crack fill and Maintenance	5,000	0	5,000
Year Total	5,000	0	5,000
2029			
Crack fill and Maintenance	5,000	0	5,000
Internal Services	2,500	0	2,500
Year Total	7,500	0	7,500
2030			
Crack fill and Maintenance	5,000	0	5,000
Year Total	5,000	0	5,000
2031			
Crack fill and Maintenance	10,000	0	10,000
Internal Services	10,000	0	10,000
Slurry Seal	40,000	0	40,000
Year Total	60,000	0	60,000
2032			
Crack fill and Maintenance	5,000	0	5,000
Year Total	5,000	0	5,000
2033			
Crack fill and Maintenance	5,000	0	5,000
Year Total	5,000	0	5,000
2034			
Crack fill and Maintenance	5,000	0	5,000
Year Total	5,000	0	5,000
	1,037,500	0	1,037,500

Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
2012	Jul 1, 2019	Jun 30, 2029	Senior Engineer	



Project Summary

Project Number:	2097LI1401
Title:	Pavement Maintenance, Utility Facilities
Project Type:	E - Capital Maintenance
Division:	97 - Public Works Shared
Budget Year:	2022
Finance Options:	Lease Eligible
Asset Type:	LI - Land Improvements
Active:	Yes

Project Description			
This project is for the continued maintenance and repair of pavement assets at all Utility facilities. Facilities include sewer and water pumping stations, reservoirs, Waste Resource Recovery Facility and Public Works Facility. There are 19 utility sites with a combined total of 231,000 square feet of coverage. Public Works staff maintains a database of these and other facilities for pavement conditions, past projects and forecasts long-term maintenance needs. Public Works staff performs annual inspections of all sites. Life of maintenance measures varies: New pavement has a typical lifespan of 15-20 years, Overlay 5-10 years, Slurry Seal can last 3-6 years and crack fill 1-3 years all dependent on the degree of use and severity of weather and snow removal.			
Project Internal Staff			
Public Works staff will perform design, bid, contract administration, and related inspection tasks. Work will be performed by outside contractors.			
Project Justification			
Regular preventative maintenance of pavement significantly increases the life of the asset and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate and snow removal operations accelerate pavement deterioration. By sealing the cracks and sealing the surface it extends the life of the pavement and protects the structure below. A baseline of annual funds are budgeted due to the overall age of most facilities and the possibility of unforeseen winter damage.			
Most sites were slurry sealed in 2015 and planned again for 2021. The upper lot at Public works is 15 years old and showing signs of distress and in need of extensive repairs. SPS-8 work in 2021 will correct drainage problems in conjunction with NDOT's highway repaving project The driveway to R3-1 WPS 4-2/5-1 has a separate CIP for a planned project. Burnt Cedar WDP should be sealed in conjunction with the Beach parking lot seal planned in 2023.			
Forecast			
Budget Year	Total Expense	Total Revenue	Difference
2022			
Concrete Pad Resurface and Repair at WRRF	15,000	0	15,000
Crack fill and slurry remote sites	50,000	0	50,000
Internal Services	12,500	0	12,500
Miscellaneous repairs	10,000	0	10,000
Public Works upper lot repairs	40,000	0	40,000
SPS 8 pavement, drains and waterline	30,000	0	30,000
Year Total	157,500	0	157,500
2023			
Crack fill and slurry remote sites	50,000	0	50,000
Internal Services	5,000	0	5,000
Miscellaneous repairs	10,000	0	10,000
Public Works upper lot repairs	20,000	0	20,000

slurry seal Burnt Cedar WDP	10,000	0	10,000
slurry seal lower PW lot	30,000	0	30,000
slurry seal Sweetwater Rd	15,000	0	15,000
slurry seal WRRF	20,000	0	20,000
SPS 8 pavement, drains and waterline	20,000	0	20,000
Year Total	180,000	0	180,000
2024			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
Year Total	12,500	0	12,500
2025			
Internal Services	10,000	0	10,000
Reconstruct Utility Facilities	250,000	0	250,000
Year Total	260,000	0	260,000
2026			
Crack fill and slurry remote sites	250,000	0	250,000
Internal Services	10,000	0	10,000
Year Total	260,000	0	260,000
2027			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
Year Total	12,500	0	12,500
2028			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
slurry seal Burnt Cedar WDP	10,000	0	10,000
slurry seal lower PW lot	30,000	0	30,000
slurry seal Sweetwater Rd	15,000	0	15,000
Year Total	67,500	0	67,500
2029			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
Year Total	12,500	0	12,500
2030			
Internal Services	10,000	0	10,000
Reconstruct Utility Facilities	300,000	0	300,000
Year Total	310,000	0	310,000
2031			
Crack fill and slurry remote sites	300,000	0	300,000
Internal Services	10,000	0	10,000
Year Total	310,000	0	310,000

2032			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
Year Total	12,500	0	12,500
2033			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
slurry seal Burnt Cedar WDP	10,000	0	10,000
slurry seal lower PW lot	30,000	0	30,000
slurry seal Sweetwater Rd	15,000	0	15,000
slurry seal WRRF	20,000	0	20,000
Year Total	87,500	0	87,500
2034			
Internal Services	2,500	0	2,500
Miscellaneous repairs	10,000	0	10,000
Year Total	12,500	0	12,500
2035			
Internal Services	10,000	0	10,000
Reconstruct Utility Facilities	300,000	0	300,000
Year Total	310,000	0	310,000
2036			
Crack fill and slurry remote sites	300,000	0	300,000
Internal Services	10,000	0	10,000
Year Total	310,000	0	310,000
2038			
slurry seal Burnt Cedar WDP	10,000	0	10,000
slurry seal Sweetwater Rd	15,000	0	15,000
slurry seal WRRF	20,000	0	20,000
Year Total	45,000	0	45,000
	2,350,000	0	2,350,000

Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
2012	Jul 1, 2020	Jun 30, 2021	Senior Engineer	Testing

EXHIBIT A.1 GMP SUMMARY



Burnt Cedar Beach - Pool Reconstruction

GMP, April 21, 2021

LOCATION: Incline Village, NV

#	Description		Base Price
	GENERAL REQUIREMENTS		\$165,076
TSR	General Requirements		\$165,076
	DEMOLITION / OFF-SITE INFRASTRUCTURE		\$21,800
2	Temporary Access / Logistics		\$11,000
3	Selective Demolition (Equipment Room)		\$10,800
	SITE WORK (ROUGH)		\$800,741
7	Survey, Layout and Staking		\$13,100
8	Site Clearing, Demo, Earthwork, Utilities, Paving		\$787,641
	SITE WORK (FINISH)		\$489,546
15	Landscaping & Irrigation		\$75,830
16	Fencing & Gates		\$108,476
23	Site & Building Concrete		\$269,774
24	Site Masonry		\$19,250
25	Site Metals		\$16,216
	STRUCTURE		\$42,567
36	Rough Carpentry		\$42,567
	ENCLOSURE		\$12,863
38	Caulking and Sealants		\$12,863
	INTERIOR FINISHES		\$19,245
61	Drywall & Ceiling Repair		\$5,000
62	Painting & Interior Touch-up		\$13,000
69	Concrete Finishing		\$1,245
	SPECIALTIES		\$0
	EQUIPMENT		\$1,223,000
91	Swimming Pool & Wading Pool		\$1,223,000
	MEP SYSTEMS		\$57,296
98	Plumbing Systems		\$41,059
104	Electrical & Low Voltage Systems		\$16,237
	SPECIAL SYSTEMS		\$0

Subtotal		\$2,832,134
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	GENERAL CONDITIONS		SUB TOTAL
Required	General Conditions		\$473,022
Required	Warranty Service		\$4,248

Subtotal (with General Conditions)		\$3,309,404
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EXHIBIT A.1 GMP SUMMARY



Burnt Cedar Beach - Pool Reconstruction
GMP, April 21, 2021
LOCATION: Incline Village, NV

INSURANCE, BONDS, AND BUILDERS RISK		SUB TOTAL
Required	General Liability	\$35,085
Required	Payment and Performance Bond	\$23,853
Required	Builders Risk Insurance	\$500
Subtotal (with GC's, Prof. Services, & Insurance)		\$3,368,842
RATE	CONTRACTOR'S FEE	SUB TOTAL
3.95%	Construction Manager At Risk Fee	\$138,584
0.15%	State Commerce Tax	\$1,013
Subtotal (GC's, Prof Services, Insurance, Tax, & Fee)		\$3,508,439
Direct Cost Subtotal		\$3,508,439

EXHIBIT A.1 GMP SUMMARY



Burnt Cedar Beach - Pool Reconstruction

GMP, April 21, 2021

LOCATION: Incline Village, NV

Current Status	Description	All Costs For Reference	Total Accepted Construction Costs
BASE PRICE			
	Direct Cost Subtotal	\$3,508,439	\$3,508,439
ALTERNATES			
Accepted	Alternate #1: Connector Path & CMU Retaining Wall	\$53,642	\$53,642
Accepted	Alternate #2: Pine Tree Element	\$18,916	\$18,916
Accepted	Alternate #3: Bubbler Fountain	\$4,031	\$4,031
Accepted	Alternate #4: Colored Concrete (Pool Deck)	\$19,872	\$19,872
CONTINGENCIES & ALLOWANCES			
Accepted	Construction Contingency	\$84,964	\$84,964
Accepted	Allowance #1: Temporary Heating, Power, & Cold Weather Protection	\$45,000	\$45,000
Accepted	Allowance #2: Rock/Boulder Excavation	\$50,000	\$50,000
Accepted	Allowance #3: Dewatering	\$25,000	\$25,000
Accepted	Allowance #4: Temporary Erosion Control and TRPA Coordination	\$36,000	\$36,000
GMP Total With Alternates			\$3,845,865