

MINUTES

REGULAR MEETING OF JULY 27, 2022 Incline Village General Improvement District

The regular meeting of the Board of Trustees of the Incline Village General Improvement District was called to order by Board Chairman Tim Callicrate on Wednesday, July 27, 2022 at 6:00 p.m. at the Boardroom, 893 Southwood Boulevard, Incline Village, Nevada.

A. PLEDGE OF ALLEGIANCE*

The pledge of allegiance was recited.

B. ROLL CALL OF TRUSTEES*

On roll call, present were Trustees Tim Callicrate, Matthew Dent, Sara Schmitz, and Michaela Tonking. Trustee Kendra Wong joined the meeting at 6:58 p.m.

Members of Staff present were Director of Finance Paul Navazio, Director of Public Works Brad Underwood. Members of the public physically present were Gail Krolick, Margaret Martini, Cliff Dobler, Nan Healy, Bill Feast, Ray Tulloch, Judith Miller, Aaron Katz, Bradley Mindlin, Denise Davis, and others.

C. INITIAL PUBLIC COMMENTS*

Bill Feast read from a prepared statement which is attached hereto.

Aaron Katz said he has submitted a number of written statements to be attached to the meeting minutes. He is here to speak on the so called Recreation Center Expansion and that he wants to make it clear that he has no issues with the Boys & Girls Club, no issues with their programs, no issue with Mr. Duffield, and that he is just talking about facts. Tonight we are not deciding about entering into a grant agreement with the Duffield Foundation. The real issue is whether local parcel owners are willing to spend \$1 million or more of the Rec Fee for design and construction of so called tenant improvements for 7700 feet at the existing Recreation Center? Are we willing to pay additional \$325,000 to \$350,000 or more per year, in operating maintenance expenses each and every year, because of the expansion? And whether we are willing to have the Boys & Girls Club take over dedicated space within the Recreation Center for their non-recreation program without paying the District the fair market value for that use or, more pointedly, are we going to commit the wrongs of the past again in giving a favored non-profit free use of public lands that local parcel owners paid for. Just like what happened with the Parasol building and RSCVA Visitors Center. You need to slow down, consider what is going on here, what the real costs are and have a referendum of the local

property owners because they are the ones that are going to be on the hook. This project has been represented that this would be no cost to public for this expansion – that’s not true; Mr. Katz then listed the costs to the residents. Where is the operating expense endowment that he thought was going to be included in the grant agreement?

Judith Miller said she doesn’t have a polished prepared statement because she was too busy having fun at the new Burnt Cedar pool over the weekend with her family. It is a great new facility that is a little pricey but that is the way it goes and a sign of things to come. She sees that the Board is going to be talking about bonds and the cost of bonds and it looks like you have about \$60 million in projects on the 5-year CIP and that doesn’t include the Ski Way improvements and a couple of other big ticket items and now she hears our Tennis Center or our tennis courts are in terrible shape so let’s add another \$5 million or so for that. Anyway, the dog park, we don’t know what the cost of that is going to be so we have got a lot of capital projects waiting for decisions. And, she would like to one more time, ask that and this was never done after we did all these master plans, put all those projects together, give the public an idea of what it is going to cost, tell them the budget, and we now have something in the packet that tells us an idea for each \$10 million of cost that the Rec Fee is going to be for this and what we currently pay just to keep our operations, our current operations, going because that is all subsidized, again, by the Facility Fee as these things aren’t paying for themselves unfortunately and please get that survey out. We are going to start with the dog park committee tomorrow and that she went to the dog park today and honestly there are a lot of people in this community who would like to keep the dog park where it is, not move it at all, and it sounds like we are not even looking at that option anymore. She is certainly open to a new site but she thinks the community might not be quite ready to buy into that especially once we know what the cost is going to be. Discounted or free use of facilities – she comes from a public service background and this type of gift from a special purpose government like IVGID was totally inappropriate. We can contract with someone for the service and whatever we would give in value had to be returned in value by that non-profit but our attorney doesn’t seem to see it that way. There should be link in this resolution to mention the specific pricing policy. Thank you.

Cliff Dobler read from a written statement which is attached hereto.

Margaret Martini said nice agenda but what is noticeably missing is the attorney’s opinion on employee beach access. We were supposed to have this prior to the summer; we have nothing. We paid the attorney lots and lots of money and we have nothing. We have non-property owners on the beaches which is a deed violation and all of you know it. She was very surprised by the condition of tennis

courts as her daughter used them frequently. She doesn't know how many people have to tell you that they want to maintain and repair the things we have. We don't need an expansion of the Recreation Center. Let's take that money and fix the tennis courts as it is an asset that needs to be maintained. They don't want to have a new expansion. It is very nice to have the committee on the tennis courts and pickleball. Mr. Katz and Mr. Dobler have done their homework and deception is an ugly thing; it is dishonest.

John Eppolito asked where is Waldo? Where is Trustee Wong? Coming to these meetings for the last 3 or 4 months and she is here less frequently than him. If Trustee Wong can't commit to being here, well, she will be here when it is time to vote. Trustee Wong, you need to resign because you can't do it half way.

Yolanda Knaak said she is a 2022 IVGID candidate and that she wanted to say that the Audit Committee report was very good, she does believe that the Audit Committee was able to promote open and consistent reporting, and that the financial department is starting to work on that and that they are making some strides. Thank them for that and thank the people who were on the Audit Committee last time. Thank you.

Ray Tulloch said he is a 15-year Incline resident and candidate for Board of Trustees. Following up on Mr. Dobler's point, he too is trying to work out how we can complete the pond lining with the tank by June 2023 when we haven't allocated capital – we are \$2.225 million short in capital for it. He thinks we deserve an explanation of what it is and he also thinks that if we are looking for funding from the Army Corps of Engineers who are requiring an environmental impact survey, the pond lining won't be done by June 2023 so he thinks it is time that we just came clean on that. With regards to some of the other points made by other residents with regards to capital investment, as you all know from his time on the Audit Committee, capital investment is something that is near and dear to his heart. It seems these days we don't see a project that we don't want to throw capital at but nobody seems to add up the numbers. We are now talking about issuing new bonds and he thinks you might have some difficulties with that one from the public. As you will recall, while we have retired \$350 bucks worth a year worth of bonds in the Rec Fee over the 4 or 5 years, all of these were bonds that were supposed to disappear from the Rec Fee but they were never and they were kept in the Rec Fee and used elsewhere. So he thinks talking about raising more bonds for other investments now, he thinks we need to think very careful about it. He thinks that Ms. Miller made a very good point and that we need to look at all these projects and rank them and prioritize them. He can assure the residents that if he is elected to the Board, he will be pushing very hard to do that and make sure that they are projects that are required and requested by the residents and what makes

economic sense and what are just flights of fancy for a very small group. So he thinks we need to look very careful at that, understand what the total commitment is, what the impact of that is on the residents, then he would believe that a referendum from the residents so as to vote on what they actually want. Thank you.

Dr. Myles Riner said that he is speaking today regarding Resolution 1895, Item Number 3. This resolution eliminates a prior Board policy and procedure, #127, which allowed IVGID's Board and Staff to discount fees charged to local non-profit agencies for use of IVGID facilities, primarily during periods of low demand. Resolution 1895 also references recently revised District pricing practice 6.2, which effectively limits the discounts on these fees to require the recovery of the direct costs. These modifications to the longstanding policy were made at the behest of a small but vocal group of IV/CB residents. Mr. Josh Nelson provided a legal opinion that refuted their argument that Dillon's law prohibited these discounts. Nonetheless, the Board gave in to the sentiment that these discounted rates must at a minimum cover the costs of access in order to limit the loss of revenues for these venues and thus limit the impact on property owner's recreation and beach fees. As a result of this decision, several non-profits were faced with an unexpected doubling or more of their budgeted costs for using IVGID facilities this year. So how much of an impact will limiting these discounts have on the Rec Fee and facilities budgets? With the help of the IVGID Finance Department, I was able to extract the following. In Fiscal Year 20-21, these discounts were valued at \$49,956 or 0.77% of the total of \$6.5M in recreation and beach fees collected from property owners, and less than 0.003% of the total of \$17.1 M collected in user fees by these venues. Even before COVID impacted the number of events held by local non-profits, the typical value of these discounts was budgeted at \$180,000 or 0.01% of the anticipated total revenues. In other words, the loss of revenues to IVGID facilities by providing significant discounts to our local non-profits amounted to nothing more than budget dust, much ado about next to nothing! The return on this investment in our community through the effort of these non-profits and the generosity of local donors had to be a hundred fold or more. I urge you to revise both Resolution 1895 and pricing practice 6.2 to restore the ability of IVGID's General Manager, with Board oversight, the discretion to offer substantial discounts to our local non-profits for use of IVGID facilities, eliminating the arbitrary and unnecessary direct cost limitation. I also urge you to stand by the fees originally proposed to these non-profits and budgeted for their activities this year. Thank you.

Board Chairman Callicrate closed public comments and called upon District General Counsel Melissa Crosswaithe who said she had a quick clarification, on the Consent Calendar, Items G.1. and G.2., they should read "Authorize a

purchase...” and that she wanted to make that clarification before the agenda was up for approval.

D. APPROVAL OF AGENDA (for possible action)

Board Chairman Callicrate asked for any changes to the agenda; Trustee Dent asked that Consent Calendar Item G.3. be moved to General Business Item H.0. Board Chairman Callicrate said the agenda is approved as revised.

E. REPORTS TO THE BOARD* - Reports are intended to inform the Board and/or the public.

E.1. District General Manager’s Report

District General Manager Winquest addressed public comments regarding Mr. Katz’s comments – the design was going to cost \$1 million and the tenant improvement design is going to cost \$110,000; no one on Staff has ever said that it wasn’t going to cost our residents any money, we will watch that and it is not for the exclusive use of the Boys and Girls Club. Next, he would like to address Ms. Miller’s comments, yes, we will include Village Green as one of the sites that we will vet as one of the potential sites. District General Manager Winquest then went over the submitted General Manager’s report and announced that the District has formally terminated its contract with Dr. Mathis. Trustee Schmitz said thank you to Staff for the golf update and that she appreciates the breakdowns. One thing that she would request, in the center of agenda packet page 8, revenue versus budget, shows that it is down, just for the month of June, can Staff please identify the month and give the season to date? District General Manager Winquest said he will make that note.

E.2. Treasurer’s Report– Requesting Trustee: Treasurer Michaela Tonking

- A. *Payment of Bills (For District payments exceeding \$10,000 or any item of capital expenditure, in the aggregate in any one transaction, a summary of payments made shall be presented to the Board at a public meeting for review. The Board hereby authorizes payment of any and all obligations aggregating less than \$10,000 provided they are budgeted and the expenditure is approved according to District signing authority policy)*

Treasurer Tonking went over the submitted report and also noted that she talked to Director of Finance Navazio and stated that Staff is working on the new financial system and that it is going slowly; she appreciates all the Staff work going into it. Trustee Schmitz asked if this was Mr. Balkenbush's last invoice and could we get a report of what we have spent? District General Manager Winquest said he is meeting with him and we will provide that information.

E.3. Presentation on Bonds and Debt Financing by Director of Finance Paul Navazio and Financial Advisor Ken Dieker of Del Rio Advisors, LLC

Director of Finance Navazio and Financial Advisor Dieker went over the submitted presentation. Trustee Schmitz asked, about the rates, when it was full faith and credit was there an impact; Mr. Dieker said it is possible as General Obligation bonds are better and would be offered at lower interest rates. Trustee Schmitz said we really need to remain focused on the Utility projects as we have money in the beach funds; focus on the needs of the utility projects.

F. REVIEW OF THE LONG RANGE CALENDAR (for possible action)

District General Manager Winquest went over the submitted long range calendar and the following changes were made:

- Ordinance 7 – will make the adjustments to the referenced paragraphs.
- Will be working with Audit Committee Chairman Tulloch on scheduling the next Audit Committee meeting.
- Changes were made to the parking lot items.

G. CONSENT CALENDAR (for possible action)

G.1. SUBJECT: ~~Award of Purchase Order for~~ Authorize the purchase of One Toro Reelmaster 5010 Fairway Mower – CIP Project # 3142LE1750; 2022/2023 Capital Improvement Budget: Fund: Community Services Fund; Cost Center: Golf; Vendor: Turf Star Inc.; GSA Contract Pricing; Amount: \$97,467.45 (Requesting Staff Member: Director of Public Works Brad Underwood)

G.2. SUBJECT: ~~Award of Purchase Order for~~ Authorize the purchase of One Bobcat Toolcat UW56 Utility Vehicle with Snowblower – CIP Project # 4378LE2220; 2022/2023 Capital Improvement

Budget: Fund: Community Services Fund; Cost Center: Parks; Vendor: Clark Equipment Company; Sourcewell Contract #040319; Amount: \$67,034.54 (Requesting Staff Member: Director of Public Works Brad Underwood)

G.3. SUBJECT: Review and accept Annual Report from the Audit Committee (Requested by Audit Committee Chairman Ray Tulloch) (*moved to General Business Item H.0*)

Trustee Dent made a motion to approve the Consent Calendar as revised; Trustee Tonking seconded the motion. Board Chairman Callicrate called the question and the motion was passed unanimously.

H. GENERAL BUSINESS (*for possible action*)

H.0. SUBJECT: Review and accept Annual Report from the Audit Committee (Requested by Audit Committee Chairman Ray Tulloch) (*was Consent Calendar Item G.3.*)

Trustee Dent thanked Mr. Tulloch for being the Audit Committee Chair and asked him if he would do a brief overview of the submitted report. Mr. Tulloch gave an overview of the submitted annual report. Trustee Dent said he does appreciate the update and seeing that there was an additional \$654,000 in write offs taken; he would like to see that initial list reconciled to the ACFR and what was deducted in this unusual manner. Mr. Tulloch said we have done prior period adjustments but it doesn't give you an accurate cash flow and that he has discussed it briefly with the Director of Finance and he would suggest coming back to the Board and reporting the outcome. Trustee Tonking said she would like to have both sides before we discuss it. Mr. Tulloch said it was included at the request of Trustee Dent. Board Chairman Callicrate thanked Mr. Tulloch for his work.

Board Chairman Callicrate called for a break at 7:41 p.m.; the Board reconvened at 7:53 p.m.

H.1. SUBJECT: Review, discuss and provide direction to Staff on next steps and the potential scope of an Incline Beach House Project (Requesting Staff Members: District General Manager Indra Winquest and Director of Public Works Brad Underwood)

District General Manager Winquest gave an overview of the submitted materials. Board Chairman Callicrate said that he and Trustee Dent were on

the committee at the time; Trustee Dent said from a design standpoint, one of the sticking points had to do with the proposed new building being the same size as the building at Sand Harbor and the Board wanting to scale that down i.e. similar size kitchen to what we have now, plenty of room for improvement such as family restrooms, year round restrooms and the focus should be on the outdoor dining/bar/family experiences. We definitely don't want to overbuild, he likes the direction it has gone with scaling it down, and utilizing the storage areas we have in the District and keeping that in mind as we go through it. He is very much in favor of moving forward and he would encourage the District General Manager to have a design committee similar to the Burnt Cedar Pool as he believes that committee did a heck of a job. He also doesn't want it to slow down the process. District General Manager Winqest said his plan would be that we don't need a pre-design committee as we all know we need to do something down there. He would like to hire a design consultant and that he would recommend that Trustee Dent represent the Board and do check-ins. With regards to the kitchen, storage area and food preparation – that is an unsafe area and it needs a bit more space and a little more storage to get us through a day. Board Chairman Callicrate said one thing to keep in mind is with having a concessionaire, we don't want to provide additional storage at the Chateau. The alternate that was put together was that we don't cut the scramble area down so severely so we still have enough room to have grab and go so as to not have that bottleneck and formalize the deck. He would like to make it nice and substantial to last 40 or 50 years. Trustee Dent said regarding the access and the driveway, he doesn't want the paving to disrupt the building so break it up into two phases/two separate projects. We also need to take into account coverage and what we can do with the parking lot and possibly the driveway. We need to work with someone who understands land coverage and maybe push out the parking lot so we gain some space and do with that knowledge before or concurrently with the building. Board Chairman Callicrate said maybe even squeeze in 6 or 7 new parking spaces and improve the drop off area. District General Manager Winqest said we have in the capital plan the hiring of a consultant who are looking and counting and they will be providing recommendations on ingress and egress and it will have an element of engaging with Washoe County. Staff hopes to get a lot of information prior to building design. Trustee Schmitz said that are things that she didn't think of – the biggest one that hit her – there is another section that is unutilized and is it possible use that area? Board Chairman Callicrate said that is an interesting idea. Trustee Schmitz said she is sure it is an issue with utilities but is that something we should contemplate? District General Manager Winqest said we will talk to the design consultant. Board Chairman Callicrate agreed it is centrally located. Trustee Schmitz said it is

an area of congestion and that she agrees with everyone as we do need to do something. We shouldn't have an elevated deck because it is a beach and as to expanding the bar – sees two sides to that. Feels it is a family beach and one of the things with the bar is we need to incorporate a better walk up space as opposed to a bar to hang out at. Also with it being a family beach, most of the people take their beverages and food back to their beach space so we shouldn't over engineer that space. We should have some sort of grab and go options and they should not be inside a building. We need to make it easier to clean, ADA accessible, and solve the congestion issues with people trying to go inside. She does agree we need a couple of restrooms that are heated so we can get rid of the porta-potties. Trustee Wong said we have started and stopped this project at least 3 times and the design where we left off is a good starting point. She would be concerned establishing another committee as she feels like we have more than enough community feedback to move forward. If we want more feedback from the community as we get further down the process, then convene a committee. She agrees that we should move this project forward. Trustee Tonking said she agrees with her colleagues, do need to move forward, and that having a couple of individuals taking a look is fine; she thinks we should move forward with this project. Board Chairman Callicrate said he is definitely excited about this project and bringing on the design people and getting their information. As to a preference on design, he would like to see more glass so you can see the lake and have the boat house look. Trustee Tonking said she likes the design on agenda packet page 95. Trustee Schmitz said she likes the design on agenda packet page 95. District General Manager Winqest said that was where the Board was leaning back then. Now that Staff has all this information, we will bring on the design team and give them some insight such as mimic Burnt Cedar and they will give us a few different concepts and we can then build off there.

Following the advice of General Counsel Crosswaithe, Trustee Wong made a motion for a flexible agenda. Trustee Tonking seconded the motion. Board Chairman Callicrate called the question and the motion was passed unanimously.

H.3. SUBJECT: Review, discuss, and adopt Policy and Procedure No. 141/Resolution No. 1895 regarding complimentary and discounted use of District facilities and recreational programs (Requesting Staff Member: District General Counsel Joshua Nelson)

District General Counsel Nelson gave an overview of the submitted materials. Board Chairman Callicrate said he read through this several times and likes that it refers back to the Board's pricing policy. Trustee Dent said, referencing agenda packet page 124, can you please help him understand who is a local government agency? District General Counsel Nelson said Washoe County, etc. any agency that serves the District. Trustee Wong said she had nothing to add. Trustee Schmitz said she had no questions. Trustee Tonking said she had no questions.

Trustee Tonking made a motion to adopt Policy and Procedure No. 141/Resolution No. 1895 regarding complimentary and discounted use of District facilities and recreational programs. Trustee Dent seconded the motion. Board Chairman Callicrate asked if there were any further comments; hearing none, he called the question and the motion was passed unanimously.

H.2. SUBJECT: Review, discuss and possibly approve a grant agreement between IVGID and the Dave & Cheryl Duffield Foundation for design and preconstruction services for the Recreation Center Expansion Project (Requesting Staff Member: District General Manager Indra Winquest)

District General Manager Winquest gave an overview of the submitted materials. Trustee Dent said we may want to ask for a little more money per quarter. District General Manager Winquest said they will get that all worked out. Trustee Dent said it would be beneficial to have two separate project numbers as he knows there were concerns with previous projects. District General Manager Winquest said we will be tracking everything separately if the Board decides to move forward with tenant improvements. It is up to the Board and we can do it as we are already planning to create a sub-project. Trustee Schmitz said she concurs with Trustee Dent as we do need to appropriate some funds to the tenant improvement part of the project and that is an action that the Board should take. Trustee Wong said she agrees with setting up another project and thanked the District General Manager for his work on this effort. The community is starting to get very excited about it and seeing it come to fruition – the efforts are appreciated. Trustee Tonking said she agrees with Trustee Dent's suggestion on multiple projects.

Trustee Tonking made a motion to approve a grant agreement for design and preconstruction services for the Recreation Center Expansion Project between IVGID and the Dave & Cheryl Duffield Foundation and allow Staff to execute all documents. Trustee Dent

seconded the motion. Board Chairman Callicrate asked if there were any further comments; hearing none, he called the question and the motion was passed unanimously.

H.4. SUBJECTS: Review, discuss and possibly approve:

- A. District's Form 4410LGF - Indebtedness Report, as of June 30, 2022, for filing with the Nevada Department of Taxation, the Washoe County Clerk, and Washoe County Debt Management Commission (Requesting Staff Member: Director of Finance Paul Navazio)**

- B. District's Form 4411LGF - Five-Year Capital Improvement Plan, to include the IVGID-prepared Five Year Capital Plan Summary for fiscal years 2022-23 through 2027-28, for filing with the Nevada Department of Taxation, the Washoe County Clerk and the State of Nevada Legislative Counsel Bureau (Requesting Staff Member: Director of Finance Paul Navazio)**

Director of Finance Navazio gave an overview of the submitted materials and made two changes to agenda packet pages 162 and 163 as well as distributing a possible replacement page (page 174) which was also shared with the public that was present. Trustee Schmitz said on agenda packet page 156 and now on agenda packet page 174, we are estimating \$36 million for the pipeline project yet on the presentation it was \$38.5 million – what is the difference? Director of Finance Navazio said \$38.5 million specifically addressed the total amount of debt financing for all Utility projects and we aren't contemplating debt for the difference as it is overall in the Utility Rate study. Trustee Schmitz said on agenda packet page 156, there is \$1.5 million for beach house and that she thinks we have sufficient fund balance so why bond? Director of Finance Navazio said it is an estimate and that it is roughly a split of \$3 million so we would not bond for the entirety of the project but, in a future year, we may pursue bonding and the Board will have the opportunity to decide. Trustee Schmitz asked about tenant improvements and do we need to amend our budget and submit to the State for expenditures for tenant improvements? Director of Finance Navazio said we can amend the budget for setting up the two projects and that for the purposes of this filing, year 1 of the 5 year is required to tie out to the final budget form 4404LGF. We will bring forward an action that pulls out the tenant improvements and that it doesn't affect this form. Trustee Schmitz asked if it was a significant effort to amend our budget? Director of Finance

Navazio said as we amend the budget, we don't amend the 4404 form. Trustee Tonking said that you needed to file the budget on June 1 and that it was submitted. The Board passed the tenant improvements on June 29, so it would be incorrect to re-file. Director of Finance Navazio said there is nothing wrong with the Board amending the budget and that we wouldn't go back and amend the budget forms. Board Chairman Callicrate said we don't know what the entire amount of tenant improvement correct? Director of Finance Navazio said breaking them out would be reducing from one project to another. When we come to the Board at the end of the design and we are ready to go out and contract for the tenant improvements and the project, we would match the budget to that and we would just be reallocating. District General Manager Winqest said he understands the timing and if this were in December, we probably wouldn't be having this discussion. This was an opportunity that came up. We will work together to get it accomplished in a transparent way and that splitting the projects is a good way to make it transparent. Trustee Schmitz said she has a hypothetical question – would we be putting the \$110,000 on this report? Director of Finance Navazio said we would have amended the 2021/2022 budget and carried it forward into this fiscal year thus we would have amended the prior year budget and not done so on this form. It is a quirk because we did it on the eve of the change in fiscal year. Trustee Schmitz said had we gone and appropriated the funds on June 29, this form would have included it and amended the forms submitted to the State? Director of Finance Navazio said no, amended last year budget (2021/2022) and carried it forward to this fiscal year thus in no scenario would we have changed the submitted form to the State. Trustee Dent said on the 5-year CIP, pond lining project, we have just over \$5 million in the CIP and know it is going to cost more. Is there a reason we won't put that total amount in here? Director of Finance Navazio said what is not shown in here is the \$1.55 million that is in this year's budget. When you add \$1.55 million to this amount, the total amount allocated is roughly the \$6.8 million estimate that was shared. It is a quirk of the form. Trustee Dent said as far as the next steps for this project, how long does the environmental impact study take? Director of Finance Navazio said it is contingent on getting some funding from the United States Army Corps of Engineers (USACE). Trustee Dent said he doesn't want to miss another year on this project – keep chasing that carrot and he doesn't know if it is really there. Director of Public Works Underwood said the timing on the pipeline and pond lining projects are on separate tracks. We will start both of these projects in our next construction season and for year 1, there is no need to have the pond lining done first so they are on a parallel path. Trustee Dent said what is the timing for the environmental impact study? Director of Public Works Underwood said he is hoping to have a notice of exemption on the

storage tank but that he needs to work with USACE but can't do that until we have an agreement and he hopes to do that agreement in October. Regarding the pipeline, the intent to utilize the information that was done on the bike path but need a little additional work; NDOT is the lead agency and they will become that on the environmental impact study. Board Chairman Callicrate said we have gotten way off the agenda. District General Counsel Crosswaithe said she understands that it is relevant but may want to agendaize it for a future meeting; continue to focus on the subject which is the forms. Trustee Dent said this is a little bit different plan. Director of Finance Navazio said this is just the filing of the form and a snapshot in time for the State to evaluate our plan. Trustee Schmitz said going back to the pond lining; we don't have \$1.5 million to carry over and that we are still a couple of million short, at \$8.5 million. Director of Finance Navazio said only carry over is the remainder of the \$1.5 million that hasn't been spent. This plan, with the additional plan and costs for the pond storage project, effectively is basically going to require that the project move forward when we get the funds from USACE because 75% may be available. We will not be bringing the construction contract without the means to support the funding. Trustee Schmitz said she understands and we have a requirement with Nevada Department of Environmental Protection to get this addressed and what is the timeline? She is concerned about waiting for USACE funding and have requirement from the State to get this work – deadline or extension? Director of Public Works Underwood said we don't have a deadline and we are communicating with them on the project and they have been receptive to that and don't anticipate any issues with Nevada Department of Environmental Protection.

Trustee Tonking made a motion to approve the District's Form 4410LGF Indebtedness Report with the changes made tonight and the additional schedule, as of June 30, 2022, and direct Staff to file the documents with the State of Nevada Department of Taxation, Washoe County Clerk and Washoe County Debt Management Commission by August 1, 2022. Trustee Wong seconded the motion. Board Chairman Callicrate asked if there were any further comments; hearing none, he called the question and the motion was passed unanimously.

Trustee Tonking made a motion to approve the District's Form 4411LGF Five Year Capital Improvement Plan, as of July 1, 2022, the related IVGID-prepared Five Year Capital Plan Summary for the fiscal years starting July 1, 2022 for filing with the Nevada Department of Taxation, the Washoe County Clerk and the State of Nevada

Legislative Counsel Bureau by August 1, 2022. Trustee Wong seconded the motion. Board Chairman Callicrate asked if there were any further comments; hearing none, he called the question and the motion was passed with Trustees Callicrate, Dent, Tonking and Wong voted in favor of the motion and Trustee Schmitz voting opposed.

H.5. SUBJECT: Review, discuss and possibly approve two (2) Purchasing Policies (Policy 20.1.0 – Purchasing Policy for Goods and Services and 21.1.0 – Purchasing Policy for Public Works Contracts) (Requesting Staff Member: Director of Finance Paul Navazio)

Director of Finance Navazio gave an overview of the submitted materials. Trustee Schmitz said, on agenda packet page 199, there is a double negative. Director of Finance Navazio said he doesn't think it is double negative so it has been left the way it was. Trustee Tonking said she is fine with it as written. Trustee Schmitz said she looked at the contracts, 79% were on the Consent Calendar, below \$50,000, only 2 on the Consent Calendar and 7 on General Business. We should defer to making the change on the spending limit for another year as it is an opportunity to build trust and transparency. District General Manager Winquest said the majority of them were not budgeted. Director of Finance Navazio said he agrees and thus they will still come before the Board. District General Manager Winquest said whatever the Board decides is fine. It is significant work to put together an agenda for items that have already been approved within the budget so this increase would create some efficiency. It is a Board decision however it does take Staff time. Trustee Dent said we had 28 items so how many of those items would not be brought forward? District General Manager Winquest said almost all of them except the ones that weren't budgeted or brought forth for transparency. Director of Finance Navazio said your Year 1 capital and what is highlighted in yellow and a lot of it has to do with purchases of vehicles, equipment, etc. Recommendation is based on best practices and to help streamline the processes.

Trustee Tonking made a motion to approve two new Board Policies, Policy 20.1.0 - Purchasing Policy for Goods and Services, and Policy 21.1.0 - Purchasing Policy for Public Works Contracts Review. Trustee Wong seconded. Board Chairman Callicrate asked if there were any further comments; hearing none, he called the question and the motion was passed with Trustees Callicrate, Tonking and Wong voting in favor of the motion and Trustees Dent and Schmitz voting opposed.

I. MEETING MINUTES (for possible action)

District Clerk Herron stated that all the requested changes made by Trustee Schmitz were incorporated, redistributed and reposted.

I.1. Meeting of December 14, 2021

Board Chairman Callicrate asked for any further changes, none were received, and the minutes were approved as revised.

I.2. Meeting of June 8, 2022

Board Chairman Callicrate asked for any further changes, none were received, and the minutes were approved as revised.

I.3. Meeting of June 29, 2022

Board Chairman Callicrate asked for any further changes, none were received, and the minutes were approved as revised.

J. FINAL PUBLIC COMMENTS*

Cliff Dobler said he would like to discuss the 5-year capital 4404LGF; the only sensible person in the room appears to be Trustee Schmitz and he was glad to see that she voted no on it. Now anybody in their right mind that would believe that over the next 5 years, this Board and Management, could accomplish \$125 million in capital projects probably belong in an insane asylum. That is \$25 million a year. Now, the District General Manager, oh, about 4 or 5 months ago, said that the District is only capable of doing one project per year. Now, if you really think about it, over the last 2 years we've got a pool and that happened to work out really well, we got some restrooms at the Rec Center and we got a half-baked, half done cart paths at the Mountain Golf Course – that was it. Now, what is even more remarkable is that in May we started out at \$114 million and since that time, with the storage tank, Incline Beach building, the Rec Center rehab and the Rec Center expansion, we just added another \$10 million. Ok, \$10 million. Now, what is remarkable about it is he doesn't know what the Director of Finance is talking about but the 4411LGF clearly states that you have to show what the expenditures are and then you have to show what the resources are to pay for those expenditures. Well, what Staff uses for the resources is the letter X, X that is what you have. So he guesses we are going back to the hieroglyphics in the old days before they got the English words or they had math and we are going to show that we have \$123

million in capital projects and it is going to be paid by X. Now, wouldn't you think it would be appropriate if that someone might actually think we ought to show where we are going to fund \$125 million? Now, you guys can go do what you want but you are really out of your minds and you have no ability to do it, you have no ability to even plan it, and this is just a big waste of time. Kudos to Trustee Schmitz to see through this nonsense because all this is is to make you feel good that you are actually doing something. Thank you very much.

Dr. Myles Riner said so let me see if he understands Mr. Katz's objection to the Rec Center plan. The Duffield Foundation has agreed to the donation of some \$20 million to IVGID for a long overdue update and expansion of the Community Recreation Center. In return, the Foundation would like to use a portion of this donation for the construction of a dedicated facility under the new rec center for the Boys and Girls Club. Mr. Katz objects that this \$20 million donation would require IVGID to assume the responsibility for construction supervision, and the ongoing cost of maintenance, utilities, upkeep, and repair of this youth center along with the rest of the rec center. My understanding is that IVGID is working on an agreement with the Boys and Girls Club to contribute annually toward ongoing buildings and maintenance costs. All he can say is that Mr. Katz is so quick to object to everything IVGID that this particular objection would be laughable if it weren't so sad. It appears Mr. Katz wants IVGID to focus solely on the maintenance of existing facilities as long as he doesn't have to contribute to the cost of improving them. So would he have IVGID turn its back on a \$20 million donation? If the District General Manager is in any way responsible for this donation, through his cultivation of an ongoing relationship with the Duffield Foundation, all he can say is that the community owes him and the Duffield's a big 'thank you'.

Yolanda Knaak said she is a 2022 candidate for IVGID, echo that we do need to remain focused on the effluent pipeline, need more information on the State Revolving Fund but it sounds like it is a good program administered by the State and the interest rate is low.

Denise Davis said she has lived in Incline Village since 1996, first time been to Tennis Center and thanks for the pickleball lesson. She thinks you need to figure out how to make it usable in the afternoon. You might want to put some sun sails up because you are staffing it and not getting any revenues because it is too hot. Other question – a little confused about the use of the buildings for community forums, she is the moderator, unstructured on purpose, her specific concern is we have asked to use the Chateau to do some candidate forums. We did that because in June we were asked by the community to have some candidate forums so we quickly put one together and had to do it online because of the time. We took

questions from the community and tried to keep everything very unbiased, had over 50 people log in, 300 views, and we are being asked if we can do it again this fall. Had a meeting at the library with 40 people which filled the room, she is confused about the ask to use the community building.

K. ADJOURNMENT (for possible action)

The meeting was adjourned at 9:32 p.m.

Respectfully submitted,

Susan A. Herron
District Clerk

Attachments*:

*In accordance with NRS 241.035.1(d), the following attachments are included but have neither been fact checked or verified by the District and are solely the thoughts, opinions, statements, etc. of the author as identified below.

Submitted by Bill Feast (3 pages)

Submitted by Aaron Katz: Written Statement to be attached to and made a part of the written minutes of the IVGID Board's regular July 27, 2022 meeting – Agenda Item G(2) – Purchase of a \$67K piece of equipment to do someone else's job!

Submitted by Aaron Katz: Written Statement to be attached to and made a part of the written minutes of the IVGID Board's regular July 27, 2022 meeting – Agenda Item H(2) – The David Duffield's so called directed expansion of the Recreation Center to accommodate his favored Boys' and Girl's Club's exclusive, dedicated use at local parcel owners' expense

Submitted by Aaron Katz: Written Statement to be attached to and made a part of the written minutes of the IVGID Board's regular July 27, 2022 meeting – Agenda Item H(3) – Possibly policy which perpetuates free or discounted use of public recreation facilities and/or the programs offered thereat

Submitted by Aaron Katz: Written Statement to be attached to and made a part of the written minutes of the IVGID Board's regular July 27, 2022 meeting – Agenda Item H(1) – Future direction of the proposed Incline Beach house restaurant/cafe project

Submitted by Aaron Katz: Written Statement to be attached to and made a part of the written minutes of the IVGID Board's regular July 27, 2022 meeting – Agenda Item C – Public Comment – Stop the \$45K purchase of unnecessary and wasteful Burnt Cedar pool furniture

Submitted by Clifford F. Dobler – July 27, 2022 Board of Trustee meeting

My name is Bill Feast and I am here as a member of the tennis & pickleball playing community.

We have a wonderful, attractive venue and world class setting for both sports and we all have a keen interest in seeing it grow and prosper and continue to serve the needs of the community.

Everyone is appreciative of the investment made in the buildings, deck, furniture and adjoining infrastructure. This indeed went a long way to addressing some of the needs of the playing community and was a meaningful and welcome investment.

Having said that, we believe there is opportunity to enhance and improve this great asset, both in terms of playing conditions and in terms of programs, USTA league support, social activities etc. to the benefit of both sports.

To that end, we have formed a tennis/pickleball advisory committee. The committee consists of 9 player members and is led by Sheila, Randy Berg and Basia Phillips. We have met twice thus far (Thanks Michaela for attending our inaugural meeting) and our collaboration has already yielded some promising

results and identified areas that the committee can work with staff and the board on.

As an example, the tennis court conditions have deteriorated beyond what patchwork fixes can remedy. Cracks and dead spots and crevices have proliferated. We've already had two meetings with Sheila and Kate on court and are exploring both short term and long term solutions to ensure both unsafe playing conditions and playability quality are addressed with urgency.

We are aware that there are currently no funds allocated in the 5 year CIP for the courts, but we look forward to working with staff and the board to ensure both capital and maintenance needs are identified and become part of the capital plan and operating budget for the facility.

Pickleball growth has been exponential nationally and locally and appropriate changes have been made to the facility. It's a great sport. My family are all both tennis and pickleball players.

Tennis has also been growing nationally and locally as well.

Nearly 23 million people played tennis in 2021, a growth of almost 5 million in two years and a + 28% increase over 2019, greater than all other racquet and paddle sports combined.

Incline Village has had more tennis players move in of more skill levels than ever.

From late August to November of this year, we will field as many as 6 USTA league teams, some of them at levels we historically have struggled to even field.

In summary, the tennis and pickleball players and the advisory committee are looking forward to the rest of this season and working together with the tennis/pickleball center and Recreational team and board to ensure 2023 is the strongest season yet and position the center for growth in the future.

Thank you very much

Bill Feast

IVGID Board of Trustees Meeting

July 27, 2022

WRITTEN STATEMENT TO BE ATTACHED TO AND MADE A PART OF THE WRITTEN MINUTES OF THE IVGID BOARD'S REGULAR JULY 27, 2022 MEETING – AGENDA ITEM G(2) – PURCHASE OF A \$67K PIECE OF EQUIPMENT TO DO SOMEONE ELSE'S JOB!

Introduction: Here staff propose purchase of a \$67K Bobcat vehicle to assist in doing someone else's job! This is an incredible waste and I object. And that's the purpose of this written statement.

Read My E-Mail¹: It's all there!

Conclusion: Episodes like these go on and on as I've demonstrated. And because they do, our Recreation Facility Fee ("RFF") is higher than it need be. It's time for you Board members to put your collective feet down and just say no!

And You Wonder Why the RFF We're Forced to Pay is Out of Control? I've now provided more answers.

Respectfully, Aaron Katz (Your Community Watchdog Because No One Else Seems to be Watching).

¹ My July 25, 2022 e-mail to the Board on this subject is attached as Exhibit "A" to this written statement.

EXHIBIT "A"

Re: July 27, 2022 Board Meeting - Agenda Item G2 - Proposed Purchase of \$67K to Assist Staff in DOING SOMEONE ELSE'S JOB1 Another Incredible Waste of Our RFF. And on the Consent Calendar No Less - REMOVE IT NOW!

From: <s4s@ix.netcom.com>
To: Tim <tim_callicrate2@ivgid.org>
Cc: Matthew <dent_trustee@ivgid.org>, Kendra Trustee <wong_trustee@ivgid.org>, Sara <schmitz_trustee@ivgid.org>, Michaela <tonking_trustee@ivgid.org>, <ISW@ivgid.org>
Subject: Re: July 27, 2022 Board Meeting - Agenda Item G2 - Proposed Purchase of \$67K to Assist Staff in DOING SOMEONE ELSE'S JOB1 Another Incredible Waste of Our RFF. And on the Consent Calendar No Less - REMOVE IT NOW!
Date: Jul 25, 2022 9:55 AM

Chairperson Callicrate and Other Honorable Members of the IVGID Board -

You know it keeps happening over and over and over again. The incompetence and staff bias is stunning. The arrogance insofar as the public is concerned continues to be stunning. And you Board members just don't give a damn. Well I'm guessing the public gives a damn. And future members of the public are going to be interested in what you Board members are doing and failing to do. Hence this e-mail which will be attached to the minutes of this meeting.

Indra and Co. have a penchant for doing more and more even though IT'S NOT OUR RESPONSIBILITY. Don't you people recall?

1. It was me and not your vaunted staff who informed you the District has been maintaining and repairing the County's two parks at either end of Lakeshore Blvd where it intersects with Highway 28. For 20+ years your stupid, stupid staff (yes Gail, they're STUPID) have neglected to bill the county for partial reimbursement even though I discovered an inter governmental agreement which provides for that reimbursement. And Indra's response? Well it's water under the bridge. And just like President Biden, Indra scheduled a meeting between his crack team and the county manager rather than the Saudis to beg on his hands and knees that the county reimburse us.

2. Then I discovered that IVGID water charges associated with these two parks were being billed to...guess who? The District! For over 20+ years and NO REIMBURSEMENT!

3. Can it get any stupider? Yes it can. Then I discovered that NV Energy charges associated with these two parks (irrigation timers and Christmas Tree lighting) were being billed to...guess who? The District! For over 20+ years and NO REIMBURSEMENT again!

4. Then it was me and not your vaunted staff who informed you the District has been snowplowing and sanding the County's dedicated streets from the intersection of Country Club and Highway 28 to the intersection of Country Club and Ski Way to the intersection of Ski Way and Fairview with no reimbursement whatsoever! And it isn't just the labor to snowplow and sand. We had to purchase, maintain and repair at least one and maybe two \$260K Caterpillar loaders and probably a \$150K dump truck to assist in this endeavor. For 20+ years your stupid, stupid staff (yes Gail, they're STUPID) have hidden these inappropriate costs PAID FOR WITH OUR RFF!

5. Can it get any stupider? Yes it can. It was dumb enough that a past board leased the county a prime approximate 1/2 acre parcel underneath the Visitor's Center on Tahoe Blvd. for a whopping \$1/year. But what most people don't know is that there is a park which surrounds the Visitor's Center. And guess who's responsibility it is to regularly maintain and repair it? And provide water and electricity utility service? And when the park needed upgraded plants and trees guess who paid WITH OUT RFF no less? You guessed it!

6. And then there's the upper athletic field at Incline High. Because our landscape maintenance staff don't have enough work to do. we regularly maintain and repair that field FOR WHICH WE HAVE NO RESPONSIBILITY. Now Indra's going to tell you that we charge the WCSD to do THEIR job as if to demonstrate we're adequately reimbursed. Well NO WE'RE not. If the Board ordered a forensic audit it would discover our costs are heads and shoulders above the \$20K or so we're paid each year by the WCSD. Wouldn't it be more prudent to tell the WCSD no?

7. Can it get any stupider? Yes it can. Then it was me and not your vaunted staff who informed you the District has been clearing the sidewalks within the County right of way along Lakeshore Blvd. And now we learn this clearing has not been limited to these sidewalks. But rather, it includes the pathway from the Skate Park to the Rec Center! And now to assist in this endeavor, we learn that "a mid-size blower is...needed due to recent additions to mandatory Day 1 snow removal areas (and) increased customer service requirements." Which explains why staff have now agendized the purchase of a \$67K Bobcat UW56 (Toolcat Utility Vehicle) with snowblower! And on the consent calendar no less because "it is routine business of the District and within the currently approved District Budget."

Wait a minute! Did you Board members approve this WASTEFUL CIP purchase as part of the budget? Didn't you realize what your vaunted staff was burying in its vital CIP budget? SHAME ON EACH OF YOU!

Nevertheless you have the ability to correct this wrong here and now. And that's what I request.

8. More stupidity! Again it was me and not your vaunted staff who informed you the District has been maintaining, repairing, snowplowing and sanding Ski Way from the intersection with Fairview to the entrance of Tyrolean Village. This is the major ingress/egress means for the 330 or so dwelling units within Tyrolean Village. And what has Tyrolean Village been contributing financially to this maintenance, repair, snowplowing and sanding? NOTHING! Nada! Are you listening Gail Krolick? My RFF has to be used to maintain YOUR PRIVATE ROAD! What is Tyrolean Village paying to maintain my public street? NOTHING! Nada! And that's fair Gail?

Is it fair when your roads get plowed early in the morning on a heavy snowday at MY expense. Yet I have to wait for the county to get around to plowing my streets because you and your neighbors won't pay IVGID to plow my streets?

9. And because we acquire more and more UNNECESSARY vehicles and equipment, we need a garage to store it in. Enter the PW garage I affectionately called "the garage to nowhere." You remember. The \$900K project that ended up cosing close to \$2M. Which was funded by my RFF! I guess since there's "under utilized space within the garage" there's now room for this UNNECESSARY Bobcat purchase!

10. Oh. Did I mention the fact the District has provided, maintains and repairs Incline Middle School's athletic field aka Incline Park? And what does the WCSD pay us for this amenity? Are you listening Gail? The same NOTHING, NADA you and your neighbors are paying! I guess it's part of what being a village is all about? gain, WAKE UP!

When are you people going to learn? When are you going to put your collective feet down and stop this mis-use of District facilities and assets? When are you going to stop doing other peoples' jobs at local parcel owner expense?

And BTW again, when are you going to get the message that your vaunted staff is the problem. If they didn't undertake more and more unnecessary tasks and look to local parcel owners to be their piggy bank, maybe we wouldn't need a RFF? And when are you going to do something productive to remedy this deficiency? Or are you just going to rubber stamp this wasteful and unnecessary purchase? I'm guessing the latter but what do I know? To quote Indra I'm not the recreation professional person he and his colleagues are!

Respectfully, Aaron Katz

WRITTEN STATEMENT TO BE ATTACHED TO AND MADE A PART OF THE WRITTEN MINUTES OF THE IVGID BOARD'S REGULAR JULY 27, 2022 MEETING – AGENDA ITEM H(2) – THE DAVID DUFFIELD'S SO CALLED DIRECTED EXPANSION OF THE RECREATION CENTER TO ACCOMMODATE HIS FAVORED BOYS' AND GIRL'S CLUB'S EXCLUSIVE, DEDICATED USE AT LOCAL PARCEL OWNERS' EXPENSE

Introduction: At the Board's June 29, 2022 meeting staff presented an agenda item that asked the Board to approve a preliminary design concocted by staff and the Duffield Foundation for the so called¹ expansion of the Rec Center². Now staff and the Duffield Foundation seek full fledged authority to prepare final drawings in accordance with that "conceptual design" so construction of these proposed improvements can commence. And to accomplish this, staff have presented a form of "grant agreement."³

I have previously shared my objections to this design and intended use because it violates recorded Conditions, Covenants and Restrictions imposed by the grantors of the land underneath the Recreation Center. Now I object to the financial cost which will be involuntarily imposed upon local parcel owners. And that's the purpose of this written statement.

Read My E-Mails⁴: They make the case!

Staff Told Us the Entire Cost Would be Covered by a Duffield Foundation Grant: At the Board's April 27, 2022 meeting staff represented that "the Recreation Center Expansion Project (would be)...made possible through grant funding to be provided through the (Duffield) Foundation."⁵ ¶2 of the Memorandum of Understanding entered into between the District and the Duffield

¹ I say "so called" because it's really not about expansion. Rather, it's about creating a dedicated Boy's and Girl's club facility along the lines of the Parasol nonprofit community building and the Reno-Sparks Convention and Visitor's Authority's ("RSCVA's") Visitor's Center.

² See agenda item H(1)(I)(1) at page 048 of the packet of materials prepared by staff in anticipation of the Board's June 29, 2022 meeting [https://www.yourtahoepalace.com/uploads/pdf-ivgid/0629_-_Part_1.pdf ("the 6/29/2022 Board packet")]; "Approve the 30% Schematic Design for the Recreation Center Expansion Project."

³ See pages 113-120 of the packet of materials prepared by staff in anticipation of this July 27, 2022 meeting [https://www.yourtahoepalace.com/uploads/pdf-ivgid/0727_-_2_.pdf ("the 7/27/2022 Board packet")].

⁴ My July 8, 2022, July 24, 2022 and July 26, 2022 e-mails to the Board on this subject are collectively attached as Exhibit "A" to this written statement.

⁵ See page 168 of the packet of materials prepared by staff in anticipation of the Board's April 27, 2022 meeting [https://www.yourtahoepalace.com/uploads/pdf-ivgid/Package_Regular_-_04-27-22.pdf ("the 4/27/2022 Board packet")].

Foundation on February 9, 2022⁶ (“MOU”), the public was told that: “the Foundation (would) pay all third party direct costs incurred by IVGID for the Work;”⁷ and, “the David and Cheryl Duffield Foundation have formally communicated to the IVGID District General Manger that they are fully committed to entering into a partnership with IVGID to...provide the financial resources to make this a reality.”⁸

Well it Turns Out That’s Not Exactly the Case: Consider the following staff admissions:

Schematic 30% Design Contract Option #2 - \$7,000: At the Board’s April 27, 2022 meeting staff presented two contract options. Option #1 consisted of “Building Programming (Phase 1) and Schematic Building Expansion Design (Phase 2) for a Gymnasium and Youth Center additions...for a fixed fee of \$65,000.”⁹ “Contract Option #2 w(ould) include the addition of flexible meeting, and programming facilities for the existing Rec Center...includ(ing) increased storage space and an updated and relocated lobby...for a fixed fee of \$72,000.”⁵ “PW Staff...recommen(d) that the Board award the Design Contract Option #2 to H&K Architects for the Rec Center Expansion Project for \$72,000,”¹⁰ and the Board approved that recommendation. The additional “\$7,000 (was to be) funded by the District!”⁵

Unreimbursed Internal Services Staff Costs to Support the Above 30% Schematic Design Phase - \$29,000: At the Board’s April 27, 2022 meeting staff recommended and the Board approved expending “an additional \$29,000 in staff costs, funded by the District...to support the 30% schematic design phase of the project.”⁵

Final “Design Costs Estimated at \$110,000¹¹ ...Funded by IVGID for (Alleged) Tenant Improvements:” At the Board’s June 29, 2022 meeting it “approve(d expending)...\$110,000...with H+K Architects for...100% Construction Documents through permitting and bidding...for...Recreation Center ‘Tenant Improvements,’¹² which (would b)e non-reimbursed”² by the Duffield Foundation. In other words, paid for by the District¹³!

⁶ See pages 123-132 of the packet of materials prepared by staff in anticipation of the Board’s February 9, 2022 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/02-09_-_UPDATED.pdf (“the 2/9/2022 Board packet”)]; and, page 049 of the 6/29/2022 Board packet.

⁷ See page 198 of the 4/27/2022 Board packet.

⁸ See page 126 of the 2/9/2022 Board packet.

⁹ See page 167 of the 4/27/2022 Board packet.

¹⁰ See page 169 of the 4/27/2022 Board packet.

¹¹ Estimated because the cost can increase for “extra work” (see ¶13.3.4 of the contract between the District and H+K Architects at page 076 of the 6/29/2022 Board packet).

¹² There are no “tenant improvement costs.” If the District is the “tenant” responsible for these costs, then who exactly is the landlord or owner? Rather, these costs are “renovation” costs to the 7,700

Actual Tenant Improvement Construction Costs: Staff tells us there are approximately “7,700 square feet of...existing Recreation Center space” they propose renovating under the name “tenant improvement” costs¹⁴. They admit “these improvement costs w(ill) be paid for by the District¹⁴, and the amount “will be brought to the Board for consideration once the scope has been finalized.”¹⁵ Well how much do you think that amount is going to be for 7,700 square feet of existing space? Especially considering the fact we can’t build a Burnt Cedar Pool for under \$5 million! Or a couple of Recreation Center bathrooms and locker rooms for under \$1 million! And staff’s estimate of the cost per square foot for the 33,000 square feet of proposed Recreation Center expansion¹⁴ is \$750 plus the added cost (4.15%) for the services of a construction manager at risk¹⁷ (“CMAR”). And speaking of a CMAR and his added cost to the retail plus prices we pay, especially given we have an incompetent internal services staff to provide construction management, we must pay a surcharge for the services of a CMAR¹⁶. So at a paltry \$50 per square foot, 7,700 square feet of improvement renovation costs would total \$385,000. At \$100 per square foot they would total \$770,000! At \$150 per square foot they would total \$1,155,000! At \$750 per square foot...So you tell me. What is the likely construction improvement cost local parcel owners are going to be shackled with?

In House Construction Management Costs - \$115,000: History has demonstrated that every time the District prosecutes a construction capital improvement project (“CIP”), in-house engineering provides construction management services. Because the Board doesn’t budget to provide revenues to the District’s Internal Services Fund to pay for those services, the only way to provide revenue is by transferring monies from the District’s other various divisions. Here the Recreation Center. Thus in this example, the Recreation Center will be charged (at likely anywhere from \$130-\$160 per hour) for the services internal services will be furnishing. So how much extra are we looking at? According to page 055 of the 6/29/2022 Board packet, \$115,000 just up until completion of final drawings¹⁷!

Increased Building Operation and Maintenance Costs – \$325,000-\$350,000 Annually: Page 053 of the 6/29/2022 Board packet states staff’s representation that “the project will result in increased ongoing annual costs related to both programming and building operations and maintenance (Attachment I)...The District will be responsible for building operations and maintenance costs related to the project, with initial estimates in the range of \$325,000 - \$350,000 per year, stemming

square feet of existing office space, child care space, pro shop area, and massage room (see page 119 of the 7/27/2022 Board packet).

¹³ See page 120 of the 7/27/2022 Board packet.

¹⁴ See page 050 of the 6/29/2022 Board packet.

¹⁵ See page 053 of the 6/29/2022 Board packet.

¹⁶ CORE West, Inc. has been chosen as the CMAR for this project (see page 052 of the 6/29/2022 Board packet).

¹⁷ That page with an asterisk next to the \$115,000 figure is attached as Exhibit “B” to this written statement.

primarily from incremental staffing, utilities and insurance costs (Attachment I). These estimates will be further refined based on the final design and space utilization plan...It should be noted that these estimates are preliminary and will be updated as the project progresses." This is staff's admission; not mine! So where is the money going to come from Indra?

The Unrealized Suggestion of a Limited Building Operation and Maintenance Cost Endowment: According to Indra, "the donors have...indicated a desire to provide an endowment to cover the incremental operating costs of the new, expanded Rec Center through fiscal year 2027-2028 (to)...ensure limited fiscal impact relative to the District's budget as well as allow for refinement of programming and operations once the new facility is up and running."¹⁵ This desire is supposed to be incorporated "in conjunction with the grant agreement being developed in support of project design and construction costs."¹⁵

Okay. Now that we are presented with the form of Grant Agreement³, show me the language which provides for this alleged endowment? **It DOESN'T exist!**

Even if the Duffield Foundation Provides a Limited Building Operation and Maintenance Cost Endowment, Local Parcel Owners Will be Shackled With These Costs Commencing July 1, 2028:

So When You Were Told That the Cost of Expanding the Recreation Center Would be Incurred by the Duffield Foundation, is This What You Had in Mind?

Didn't We Renovate Staff Offices, the Lobby, and Eating Area at the Recreation Center Seven (7) Short Years Ago, and How Will These Improvements be Affected by the Proposed Front Entrance/Lobby Relocation? The 2015 CIP budget included \$59,798 of second floor Recreation Center Lobby Updates¹⁸ which included: consolidation of multiple desk/counters into a single one; relocation of merchandising and snack bar as well as customer table/seating; replacement of furniture, worn wood flooring, doors and wainscoting, wood trim areas and benches; and replacing of counter tops including those in both bathrooms and locker rooms¹⁹. And now staff propose this nearly \$60,000 expenditure be flushed down the toilet.

Didn't We Recently Renovate the Upstairs Bathrooms Across From the Recreation Center Front Desk, and How Will These Improvements be Affected by the Proposed Front Entrance/Lobby Relocation?

Now How Much Do You Think the Boy's and Girl's Club ("BGC") Proposes Paying the District to Rent its Dedicated Club Space Within the Recreation Center? If you're guessing anything other than NOTHING, I say you're dreaming!

¹⁸ Page 151 of the 2014-15 Budget [go to [https://www.yourtahoeplace.com/uploads/pdf-ivgid/2014-2015_Operating_Budget_\(194_Pages\)_rev_9-18-14.pdf](https://www.yourtahoeplace.com/uploads/pdf-ivgid/2014-2015_Operating_Budget_(194_Pages)_rev_9-18-14.pdf)] which evidences this CIP is attached as Exhibit "C" to this written statement.

¹⁹ See the project summary for this CIP. It is attached as Exhibit "D" to this written statement.

So Really, Insofar as the BGC is Concerned, How is This Deal Any Different Than the District's Give Away of the Public Lands Underneath the Parasol Nonprofit Community Center and the RSVCA Visitor's Center? It isn't!

And What Have We Learned? Our Board and staff are insane because we keep doing the same thing over and over again expecting a different result²⁰!

Conclusion: Therefore the issue before the Board is NOT whether to enter into the proposed grant agreement. Nor is it to praise Mr. Duffield for his generosity. But rather, are local parcel owners prepared to spend \$1 million or likely more of their Recreation Facility Fees ("RFFs") to renovate the 7,700 square feet of existing Recreation Center, and then be shackled with an additional \$325,000-\$350,000 or more in additional annual Recreation Center operating expenses and maintenance? **Maybe it's time for a referendum?**

And You Wonder Why the RFF We're Forced to Pay is Out of Control? I've now provided more answers.

Respectfully, Aaron Katz (Your Community Watchdog Because No One Else Seems to be Watching).

²⁰ Go to <https://quoteinvestigator.com/2017/03/23/same/>.

EXHIBIT "A"

Re: July 27, 2022 Board Meeting - Agenda Item H2 - Proposed Approval of Grant Agreement w/Duffield Foundation - Update!

From: <s4s@ix.netcom.com>
To: Tim <tim_callicrate2@ivgid.org>
Cc: Matthew <dent_trustee@ivgid.org>, Kendra Trustee <wong_trustee@ivgid.org>, Sara <schmitz_trustee@ivgid.org>, Michaela <tonking_trustee@ivgid.org>, <ISW@ivgid.org>
Subject: Re: July 27, 2022 Board Meeting - Agenda Item H2 - Proposed Approval of Grant Agreement w/Duffield Foundation - Update!
Date: Jul 26, 2022 11:03 PM

Chairperson Callicrate and Other Honorable Members of the IVGID Board -

Well if you're not going to remove this matter from tomorrow's Board meeting agenda as I asked on July 24, 2022 (see below), I've now examined the proposed grant agreement and have a couple of observations if you care to listen:

Indra's and Mr. Duffield's Proposed Design is Now a Done Deal: Did you realize this? You unanimously approved their design at your June 29, 2022 meeting even though you didn't ask critical questions nor allow the public to chime in. Although this design may be 100% of what Mr. Duffield and his Boy's and Girl's Club wants, I can guaranty you it's not what a good portion of the public wants. And now we're going to move forward with \$2.4M of final design fees so that the basic design can be placed into a condition whereby it will gain County and TRPA approval.

IMO you need to vote no, slow this process down, share the real particulars of this design (which can't even be read from the Board packet), and allow the public to weigh in. After all, it's our Rec Center!

The Public is Going to Get Stuck With 7,700 Square Feet of Improvement Costs to the Existing Rec Center: It's really, really difficult to decipher from the minimal info shared by staff insofar as the real breadth of this project is concerned. But at page 119 of the Board packet we are told that 7,700 of existing office space, child care space, pro shop area and massage room are going to be relocated to the new portion of the Rec Center and **renovated into something else**. These are disingenuously described as "tenant improvements" (which one of your knowledgeable staff pulled this one off?) when we are the users and owners and not tenants! Moreover, the public rather than Mr. Duffield is going to be stuck with these costs. We know from page 120 of the Board packet that the public is going to be stuck with at least \$110,000 of the pre-design costs. And then how much additional unreimbursed internal staff time billed out at between \$130-\$160 per hour (page 168 of the April 27, 2022 Board packet came up with an increased cost of about \$7,000 PLUS "an additional \$29,000 in staff costs, funded by the District...to support the 30% schematic design phase of the project)? And then how much additional in actual construction costs? According to page 053 of the June 29, 2022 Board packet, "The total estimated construction cost of the Tenant Improvements to be funded by the District will be brought to the Board for consideration once the scope has been finalized." Really? Isn't that putting the cart before the horse? And if we can't remodel a couple of locker rooms and bathrooms for under \$1M, how much do you think we're going to spend on 7,700 square feet of existing space? At a paltry \$50 per square foot we're talking \$385K. At \$100 per square foot we're talking \$770K.

Moreover, the Public is Going to Ultimately Get Stuck With Increased Building Operations and Maintenance Costs Because of the Expanded Rec Center: Per page 053 of the June 29, 2022 Board packet staff admit that "The District will be responsible for building operations and maintenance costs related to the project, with initial estimates in the range of \$325,000 - \$350,000 per year, stemming primarily from incremental staffing, utilities and insurance costs (Attachment I)." Even if Mr. Duffield comes up with an endowment (see below), it ends in five (5) years! Thereafter local parcel owners will be on the hook. Meaning that instead of a \$1M annual loss, now we're going to be looking at \$1.5M! And that assumes staff's estimate of the increased annual costs is accurate. Thank you Indra!

Now if I Told You Ahead of Time That the Public's Design and Construction Costs to Do This Expansion Were Going to Total \$520K or \$920K or More, Would You Have Been So Quick to

Approve Indra's Pipe Dream "Expansion" Lock, Stock and Barrel? You need to get the answers to these questions and put a stop to this project while you still can!

By the Way, Indra's Representation That Part of Our Costs Involve Renovating the Lobby/Front Desk Area as Called For in the Community Services Master Plan is Pure Bull Pucky! First of all, I personally don't care what's in the Community Services Master Plan. This Plan represents nothing more than a wish list. No past Board has ever approved any of the projects per se suggested in that plan. So to act as if its wants and desires are gospel, is totally inappropriate.

But let's get beyond this for the moment. Approximately 5 years ago we renovated the lobby/front desk area allegedly in accordance with the recommendations of the Community Services Master Plan. A \$3,500-\$5,000 job that ended up costing over \$50,000! And now our wonderful staff is telling us we should flush this \$50,000+ expenditure down the toilet in favor of nother renovation because Mr. Duffield and Co. want to relocate the entrance/front lobby to the Rec Center?

If you disagree with me Indra, exactly why did we go through this renovation a scant five (5) years ago? What exactly was the point?

Where's the Agreement to Provide and Endowment to Cover the Increase in Operating Costs Through 2028? At page 053 of the June 29, 2022 Board packet staff represents that "in conjunction with the grant agreement being developed in support of project design and construction costs, the donors have also indicated a desire to provide an endowment to cover the incremental operating costs of the new, expanded Rec Center through fiscal year 2027-2028. This would ensure limited fiscal impact relative to the District's budget as well as allow for refinement of programming and operations once the new facility is up and running." So Okay. Where is it?

And How Much is the Boy's and Girl's Club Going to Pay the District For Dedicated Use of its Portion of the Rec Center Expansion? Can you say ZERO? And that's supposed to be fair?

And How Much is the Boy's and Girl's Club Going to Pay the District From the Membership Fees it Charges Program Participants? Can you say ZERO? And that's supposed to be fair?

How Can You Possibly Vote to Go Down This Road Not Having the Answers to All of these Questions BEFOREHAND?

The representation of staff was that this project wasn't going to cost the public anything because of the generous donation of Mr. Duffield. You now see this representation was totally untrue. And it's setting the public up for another \$350K of operating losses annually. And who knows how much is CIP expenses? And the Boy's and Girl's Club gets to use our Rec Center for essentially FREE while local parcel owners have to pay! These are staff's facts; not mine.

Another STUPID PROJECT (are you listening Gail Krolick?). Like I said below if Mr. Duffield wants a full time dedicated building for his Boy's and Girl's Club, that's fine. Go build one. Or go buy one such as Parasol's. But why does his building have to be on public property? Why does the public have to be a maintenance, repair and staffing partner with this private third party organization?

Respectfully submitted, Aaron Katz

-----Original Message-----

From: <s4s@ix.netcom.com>

Sent: Jul 24, 2022 10:04 AM

To: Tim <tim_callicrate2@ivgid.org>

Cc: Matthew <dent_trustee@ivgid.org>, Kendra Trustee <wong_trustee@ivgid.org>, Sara <schmitz_trustee@ivgid.org>, Michaela <tonking_trustee@ivgid.org>, <ISW@ivgid.org>

Subject: July 27, 2022 Board Meeting - Agenda Item H2 - Proposed Approval of Grant Agreement w/Duffield Foundation - WHERE THE HELL IS THE AGREEMENT?

Chairperson Callicrate and Other Honorable Members of the IVGID Board -

You know it keeps happening over and over and over again. The incompetence and staff bias is stunning. The arrogance insofar as the public is concerned continues to be stunning. And you Board members just don't give a damn. Well I'm guessing the public gives a damn. And future members of the public are going to be interested in what you Board members are doing and failing to do. Hence this e-mail which will be attached to the minutes of this meeting.

If your staff isn't ready to agendize an item for possible Board action, what's so difficult in understanding IT SHOULD NOT BE AGENDIZED? Yet I'm going to be blamed as the "bad guy" because I'm not a team player. No, I'm the truth teller. So listen to the truth and do something responsible for GOD's sake!

So your staff have agendized this item which is described as "review, discuss and possibly approve a **Grant Agreement** for design and preconstruction services for the Recreation Center Expansion Project between IVGID and the Dave & Cheryl Duffield Foundation." Okay. Where's the proposed grant agreement for the Board and members of the public to examine prior to the meeting? Unbelievably, and I repeat unbelievably, your staff have the gall and arrogance to report "GRANT AGREEMENT WILL BE ADDED TO THE PACKET ON MONDAY, JULY 25, 2022." Really?

The Board meeting wherein this matter is proposed to be considered is July 27, 2022. Barely two (2) days after maybe possibly the proposed agreement will be publicized. THIS IS UNACCEPTABLE.

I am asking this agenda item be REMOVED from the upcoming July 27, 2022 Board meeting because your "so called" professional staff just can't seem to get its act together by presenting a COMPLETE Board packet in a timely manner. If staff wasn't able to present a COMPLETE Board packet when it presented the same to the Board and the public, then it wasn't in a position to agendize this matter. And each of you knows this or certainly should know this.

Since you Board members refuse to be the public's watchdog on this and other important matters, the task has fallen upon members of the public. So we demand timely disclosure of all relevant materials so we can do the job each of you refuses to do!

Again, WAKE UP! Past Board gave away essential free use of public lands restricted to park and recreation purposes only to the county for its Visitor's Center/Reno Sparks Convention and Visitors Authority ("RSCVA") building. And, a

Past Board (Thank you Tim Callicrate and Gail Krolick) gave away essential free use of public lands restricted to park and recreation purposes only to Parasol for its community nonprofit building.

And now Indra is pushing, pushing, pushing the Board to repeat these wrongs by essentially giving away free use of public lands underneath the Rec Center restricted to park and recreation purposes only to the Duffield Foundation's Boy's and Girl's Club for NON recreational purposes consistent with NRS 279!

When are you people going to learn? When are you going to put your collective feet down and stop this mis-use of District facilities and assets?

If Mr. Duffield wants a full time dedicated building for his Boy's and Girl's Club, that's fine. Go build one. Or go buy one such as Parasol's. But why does his building have to be on public property? Why does the public have to be a maintenance, repair and staffing partner with this private third party organization?

Why does the public have to be a party to a proposed Grant Agreement? And where the hell is that agreement? If it wasn't here last Friday, then IT'S TOO LATE! Agendize the matter for the Board's next meeting rather than the one upcoming on July 27, 2022.

BTW, when are you going to get the message that your admin staff are just as irresponsible and unprofessional as essentially every other District division? And when are you going to do something productive to remedy this inadequacy?

Respectfully, Aaron Katz

-----Original Message-----

From: <s4s@ix.netcom.com>
 Sent: Jul 8, 2022 4:49 PM
 To: Tim <tim_callicrate2@ivgid.org>
 Cc: Matthew <dent_trustee@ivgid.org>, Kendra Trustee <wong_trustee@ivgid.org>, Sara <schmitz_trustee@ivgid.org>, Michaela <tonking_trustee@ivgid.org>, <ISW@ivgid.org>
 Subject: You Need to Wake Up and Stop Indra in His Tracks Insofar as "Expansion of the Rec Center" is Concerned

Chairperson Callicrate and Other Honorable Members of the IVGID Board -

This project is contingent upon Mr. Duffield and his Boys' and Girls' Club's ("BGC's") approval of design. In other words, if the public doesn't agree to Mr. Duffield's and the BGC's "vision," he is not putting up the money.

And what is that vision? Construction of the equivalent of a new building, dedicated to exclusive use of the BGC. And that's supposed to be in the best interests of local parcel owners? I don't think so.

As Mr. Duffield's point person, Indra, is directing our internal staff to direct design of a dedicated youth and teen center which we all know will be for their exclusive use.

Didn't we go through this same deceit with the County? In July of 1984 we gave away about 1/2 acre of prime IVGID land fronting Tahoe Blvd. to the RSVCB so they could build their own dedicated visitor's and chamber of commerce building and exclusively occupy it for up to 99 years! And what did we get in return? \$1 per year in rent, plus the obligation to maintain, repair and upgrade the surrounding public park.

Then in January of 2002, nearly 20 years later, we gave away about 2.3 acres of more prime IVGID land fronting Incline Way to Parasol so they could build their own dedicated nonprofit center building and exclusively occupy it for up to 99 years! And what did we get in return? \$1 per year in rent. And this parcel was part of a larger 26.6 acre parcel local parcel owners paid \$1.25 million.

Now nearly 20 years later, again, staff intends to give away a portion of our Rec Center parcel to the BGC so they can build their own dedicated teen and youth center and exclusively occupy it for what I believe will be 99 years!

And what's the difference now versus the past? BGC will be relieved of the obligation of paying for the maintenance, a good amount of utility usage, upkeep and repair of its building, because the public will be providing the same free of charge.

And BGC won't have to pay to install a parking lot for its use, nor to maintain it.

And BGC won't have to pay to install landscaping for its use, nor to maintain it.

What a sweet deal!

And all of this is in addition to the fact that there are use restrictions applicable to this parcel which prohibit recreational activities which are not consistent with NRS 278.479, et seq. Almost every program BGC proposes is NOT consistent with NRS 278.479, et seq. Because they address "Youth Development Strategies." rather than recreation. And what exactly are those strategies? According to BGC's Parent Handbook, "the way in which (Club) staff interact...with young people and build...A Sense of Belonging – (that is,) a setting where (members) know they fit and are accepted; A Sense of Competence – (that is,) the

feeling that there is something (members) can do well; A Sense of Usefulness – (that is,) opportunities to do something of value for others, to assume real responsibility and do real work; (and,) A Sense of Influence – (that is,) a chance to be heard, to lead, to take part in decision making and feel that (members) have control over their own destiny.” BGC may label these non-recreational pursuits as Youth Development Strategies. I actually call this social engineering. Not necessarily in a bad sense, but engineering nonetheless. And definitely not recreation. And definitely not recreation consistent with NRS 278.479, et seq.

The Board needs to stop Indra before he ends up spending hundreds of thousands of dollars on a design which advances BGC's interests to the detriment of local parcel owners, and in violation of these use restrictions.

Please don't succumb to Indra's double talk. This isn't about "the kids." Nor is it about kids programming. Nor is it about recreation. Nor is it about the type of recreation which is consistent with NRS 278.479. Nor is it about expansion of the Rec Center. Let's take a deep pause and have a board meeting discussion to direct design in accordance with real expansion versus creation of a dedicated and exclusive youth and teen center.

BTW, I attempted to reach out to Indra with the hope of possibly re-directing his efforts. But he is so arrogant it be his way or the highway. The very same behavior which has cost the District many hundreds of thousands of dollars in attorney's fees. Just ask Kevin Lyons. Or Mark Smith. Or Frank Wright. Or me! So does the Board want staff to perpetuate insanity again?

Thank you for your cooperation and hopeful intervention. Aaron Katz

EXHIBIT "B"

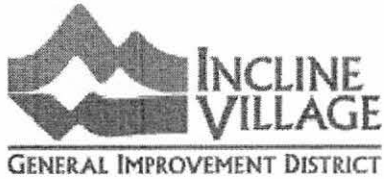
Rec Center Expansion			
OVERALL PROJECT DESIGN, MANAGEMENT, & CONSTRUCTION COST ESTIMATION			
Board Packet Attachment	Project Team	Description	Fee/Cost
B	H+K Architects	Rec Center Expansion - Architectural and Project Management	\$2,025,000
	Shaw Engineering	Civil Engineering	
	John Pruyn Designs, Inc.	Landscape Architecture	
	CFBR Structural Group	Structural Engineering	
	Ainsworth & Assoc.	Mechanical Engineering	
	Electrical & Telecom	JP Engineering	
	Fire Alarm & Sprinklers	JP Engineering	
C	H+K Architects	Rec Center Tenant Improvements: Arch. and Project Management	\$110,000
	Ainsworth & Assoc.	Mechanical Engineering	
	Electrical & Telecom	JP Engineering	
D	Exline & Co.	TRPA & Washoe County Permitting	\$150,000
	LSC	Traffic Analysis	
	Summit Env. Solutions	Cultural Resource Study	
	IVGID Eng. & Project Management		\$115,000
E	Core West, Inc.,	CMAR - Pre-Construction Services	\$125,000
		Total Design & Pre-Construction Estimate	\$2,525,000
		Construction Cost Estimate - 33,000 SF at approx. \$750/SF	\$25,000,000
E	Core West, Inc.,	CMAR - Construction Service Fee (4.15% of Const. Estimate)	\$1,037,500
		Total Construction Cost Estimate	\$26,037,500
		Total Project Cost Estimate	\$28,562,500

EXHIBIT "C"

2015 - 5 Year Project Summary Totals

Division	Project Number	Project Title	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	Total
Community Service - Continued								
Tennis	4588BD1502	Rec. Center Rockwall Sign Modification - Tennis Wayfinding	10,000	0	0	0	0	10,000
	4588BD1602	Paint All Court Fences and Light Poles	0	0	20,020	0	0	20,020
	4588BD1603	Replace Tennis Wood Deck	0	31,720	0	0	0	31,720
	4588BD1604	Tennis Restroom Remodel	0	15,000	45,000	0	0	60,000
	4588L1201	Pavement Maintenance, Tennis Facility	0	0	0	0	20,000	20,000
	4588RS1401	Resurface Tennis Courts 8-9-10-11	16,000	0	0	0	0	16,000
	4588RS1402	Resurface Tennis Courts 3 thru 7	0	0	0	0	22,000	22,000
	4588RS1501	Resurface Tennis Courts 1 and 2	8,000	0	0	0	0	8,000
		Total	34,000	46,720	65,020	0	42,000	187,740
	Recreation	4884FF1501	Resurface Recreation Center Patio Deck	24,620	0	0	0	0
4884FF1502		Repair Deck Stairs and Powder Coat All Patio Deck Railings	53,710	0	0	0	0	53,710
4884L11102		Pavement Maintenance, Recreation Center Area	10,000	30,000	0	10,000	0	50,000
4885BD1606		Pool Deck Recoat	0	0	0	0	34,000	34,000
4886LE1101		Fitness Equipment	39,100	42,000	41,500	42,600	0	165,200
4889RS1602		Play Structure for Kid Zone	0	0	0	33,000	0	33,000
4899FF1501		Recreation Center Lobby Update	59,798	0	0	0	0	59,798
4899OE1399		Web Site Redesign and Upgrade	0	0	0	0	80,000	80,000
4899OE1607		Replace Rec. Center Copier	0	0	14,000	0	0	14,000
		Total	187,228	72,000	85,500	85,600	114,000	514,328
Other Recreation	4999CD1601	EMV Credit Card Processing Compliance	0	25,500	0	0	0	25,500
	Total	0	25,500	0	0	0	25,500	
Total Community Services Less Master Plan Implementation			2,481,208	3,641,810	3,590,925	3,509,288	3,830,120	16,053,351
Total Community Services with Master Plan Implementation			2,731,208	5,816,810	5,665,925	6,794,288	6,595,120	27,553,351
Beaches								
Beach	3972BD1301	Pavement Maintenance, Ski Beach	0	0	0	0	50,000	50,000
	3972BD1501	Retaining Wall Burnt Cedar Beach	15,000	50,000	0	0	0	65,000
	3972BD1502	Floor Coating for Burnt Cedar Eastside Restrooms	14,000	0	0	0	0	14,000
	3972L11201	Pavement Maintenance, Incline Beach	0	0	0	0	21,000	21,000
	3972L11202	Pavement Maintenance, Burnt Cedar Beach	0	0	0	0	32,000	32,000
	3972RS1701	Replace Playgrounds	0	0	0	65,000	0	65,000
	3972TC06	1999 John Deere 5310 Tractor #355	49,500	0	0	0	0	49,500
	3973L11302	Incline Beach Facility Study	0	100,000	0	0	0	100,000
	3974FF1101	Burnt Cedar Beach Kitchen	0	0	6,600	0	0	6,600
	3999BD1303	Ski Beach Restroom Remodel ADA Compliant	150,000	0	0	0	0	150,000
	3999BD1702	Resurface Burnt Cedar Pool Patio Deck	0	0	14,310	0	0	14,310
		Total Beaches	228,500	150,000	20,910	65,000	103,000	567,410
	Grand Total		8,085,628	9,841,080	10,115,785	11,021,068	12,618,640	52,685,201

EXHIBIT "D"



Project Summary

Project Number:	4899FF1501	
Title:	Recreation Center Lobby Update	
Asset Class:	Service Equipment	
Division:	99 - Rec. Admin.	
Budget Year:	2015	
Scenario Name:	Main	Active: Yes
Budget Status:	Data Entry	
Locations:		
Project Something:	FF - Furniture and Fixtures	

Project Description
Renovation of recreation center lobby.
Project Internal Staff
Buildings and recreation staff will supervise and inspect contractor installed project.
Project Justification
<p>The 21+ year old Rec Center Lobby to be renovated to improve customer service, patron flow, safety and service efficiencies, bringing it up to date both as to operations and aesthetics with the recent improvements throughout the rest of the facility.</p> <p>When guests enter the Rec Center, 2 desks to choose from with multiple potential points of contact is confusing and inefficient, sometimes with a Clerk turned to face a customer on the opposite counter or when cleaning/restocking then has a back turned to an incoming customer. Rec Center Host Desk (on the east side) to be removed and operations combined at main counter, for efficient customer flow, staffing and consistency in operations for customers. Customer POS/Registration stations to be concentrated where customers normally flow for ease in service and efficiencies in staffing, more in direct line to greet and serve each customer, rather than from multiple directions. This will result in operating all Recreation Clerks from one location; all Parks & Recreation Operations, including Rec Center memberships and merchandising, will be maintained at one desk, to include more than 40+ current separate functions.</p> <p>Furniture is worn and needs replacement. Tables in lobby are old, very difficult to level, and heavy for employees and public to move when different seating arrangements are requested. Public access computer tables are old and unstable, with cables and wiring exposed to customers. Wood flooring has long exceeded its useful life, is unsafe and needs removal. Overall Lobby needs a fresh look to match recent painting. Counter tops are definitely showing wear and tear from age, and will be replaced with surfaces more in alignment with the hardiness, contemporary Tahoe style/color and usefulness of the rest of the facility.</p> <p>Merchandising and some elements of the Snack Bar area will be relocated as will customer table/seating area to provide better access, flow and more efficient display areas, upgrading the overall usefulness and feel of the space and customer views of the big screen and fireplace, again keeping in mind staff serving customers without turning their backs to clean, restock etc.</p> <p>Surfaces throughout the facility will be updated to current standards, repaired or replaced as necessary (cleaned, recoated/resealed, replaced), providing a consistent updated and clean/aesthetic look to match the other recent facility improvements, including - lobby flooring, doors, wainscoting, wood trim areas and benches, and counters in both the upstairs public restroom and downstairs locker rooms.</p>

Forecast				
Budget Year	Total Expense	Total Revenue	Difference	
2015				
5% Contingency	2,848	0	2,848	
Door repairs - Group fitness replace doors and new 36" kickplates	1,100	0	1,100	
Gym / Fitness/ Locker rooms bench renovation (Update stain, etc.)	1,750	0	1,750	
IT Changes	6,600	0	6,600	
Lobby fixtures / furnishings	15,000	0	15,000	
Locker room and restrooms quartz counters (DP CSC)	4,500	0	4,500	
Main counter new quartz tops (DP Child Ski Center)	10,000	0	10,000	
Main counter remodel	2,500	0	2,500	
Remove wood and lino floor areas & stain	4,000	0	4,000	
Re-seal entire stamped concrete floor	11,500	0	11,500	
Year Total	<u>59,798</u>	<u>0</u>	<u>59,798</u>	
	59,798	0	59,798	
Year Identified	Start Date	Project Partner	Manager	Est. Completion Date
2014			Recreation Center Manager	Sep 30, 2014

**WRITTEN STATEMENT TO BE ATTACHED TO AND MADE A PART OF THE WRITTEN
MINUTES OF THE IVGID BOARD'S REGULAR JULY 27, 2022 MEETING – AGENDA
ITEM H(3) – POSSIBLE POLICY WHICH PERPETUATES FREE OR DISCOUNTED
USE OF PUBLIC RECREATION FACILITIES AND/OR THE PROGRAMS
OFFERED THEREAT**

Introduction: Here staff proposes another policy resolution which perpetuates the granting of free or discounted use of the public's facilities where user fees are charged, and/or the programs offered thereat, to staff determined favored collaborators. When are you people going to understand there should be none of this garbage? And that's the purpose of this written statement.

Don't You Understand That Whenever Staff Gives Away Free or Discounted Use of Our Recreational Facilities Where User Fees Are Charged, the Revenues They Are Able to Collect Are Reduced by a Like Amount?

And Since Essentially All of Our Recreational Facilities Operate at a Net Loss, and That Loss is Involuntarily Subsidized by the Recreation Facility Fee ("RFF"), Don't You Understand That Whenever Staff Gives Away Free or Discounted Use of Our Recreational Facilities, Local Parcel Owners Are Paying For That Give Away in the Form of a Higher Than Necessary RFF?

And Don't You Understand That There is Nothing in NRS 318 Which Allows a General Improvement District to Donate or Give Away Discounted Use of Public Monies or Assets?

So Why Do You Allow Your Staff to Continue This Waste?

Conclusion: It's time to put your collective feet down and stop this giveaway of public assets at the direct, involuntary expense of local parcel owners who pay the RFF. I urge each of you to reject all proposed policies on this subject. Pure and simple!

And You Wonder Why the RFF Essentially All of We Parcel Owners Are Forced to Pay is Out of Control? I've now provided more answers.

Respectfully, Aaron Katz (Your Community Watchdog Because No One Else Seems to be Watching).

**WRITTEN STATEMENT TO BE ATTACHED TO AND MADE A PART OF THE WRITTEN
MINUTES OF THE IVGID BOARD'S REGULAR JULY 27, 2022 MEETING – AGENDA
ITEM H(1) – FUTURE DIRECTION OF THE PROPOSED INCLINE BEACH HOUSE
RESTAURANT/CAFETERIA PROJECT**

Introduction: Here staff asks for feedback and direction insofar as the “pie in the sky” Incline Beach House project¹. Because we have far, far more on our plates than another money losing beach restaurant project, I urge the Board to accept staff’s alternative number 2; to “not proceed with the Incline Beach House Project at this time.”² And that’s the purpose of this written statement.

This is a Violation of the Beach Deed’s³ Use Restrictions: How many times do we have to keep going over this? The beach deed is crystal clear in instructing that “it is hereby covenanted and agreed that the (beaches)...and any and all improvements now or hereafter located thereon, shall be held, maintained and used by (IVGID)...*ONLY* for...recreation by, and for the benefit of, property owners and their tenants...within the (IVGID) as (then) constituted.” Is operating a restaurant or cafeteria “recreation?” Is operating a restaurant or cafeteria as a “for profit” commercial enterprise “recreation?” Does “only” mean just that? *ONLY*?

Did Not the District Enter Into a Contract With Every Parcel Owner With Beach Access as Well as His/Her/its Successors and Assigns That it Would Hold, Maintain and Use the Beaches *Only* For Property Owners’ and Their Tenants’ Recreation? Of course they did! Take a look at page 3 of the beach deed. There you will see where the District has formally “accepted and approved” the beach deed and its various provisions. As has its grantor, Village Development Co. Ladies and gentlemen, that’s a contract. And the beach deed expressly provides that its use restrictions “shall run with and be...enforceable by the owners of (those) parcels (with beach access) and their heirs, successors and assigns.”

Did Not a Majority of Responders to Community Services Master Plan (“Plan”) Surveys Indicate That Rather Than Developing New Projects, the District Limit its Activities to Maintaining Existing Facilities? The District spent a lot of money on a Community Services Master Plan⁴. The stated purpose that Plan was to “maintain...and enhance existing amenities while also providing new features and opportunities for...residents to enjoy.”⁵ And insofar as local parcel owner responders

¹ See page 063 of the packet of materials prepared by staff in anticipation of this July 27, 2022 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/0727_-_2_.pdf (“the 7/27/2022 Board packet”)].

² See page 064 of the 7/27/2022 Board packet.

³ Go to https://www.yourtahoeplace.com/uploads/pdf-ivgid/Beach_Deed.pdf.

⁴ Go to https://www.yourtahoeplace.com/uploads/pdf-ivgid/General_Business_-_Attachment_-_IVGID_Final_CS_Master_Plan_190806.pdf.

⁵ See that “Letter From (the) Board of Trustees” at page 2 of the Plan.

were concerned, the consultant's top tier recommendation was that rather than acquiring more and more, the District's current facilities be enhanced, maintained and upgraded on a regular schedule⁶. A new Incline Beach House restaurant or cafeteria would be a marked departure from that recommendation.

Where is the \$3.25 Million or More to Construct an Incline Beach House Going to Come From?

Staff admit that the current multi-year capital plan includes a \$3.25 Million expenditure for design and construction of an Incline Beach House restaurant or cafeteria². Given the cost to construct a new Burnt Cedar Pool was in excess of \$5 million, there's no way an Incline Beach House restaurant or cafeteria can be constructed for less. So where is the money going to come from?

The District Neither Has the Number of Incline Beach Visits or Food and Beverage Purchases to Warrant an Investment of this Magnitude: The District recently created a formal Request For Proposals ("RFPs") relative to a new beach non-alcoholic beverage food and beverage concession⁷. Insofar as Incline Beach is concerned, annual visits for fiscal year: 2017-18 totaled 133,745; 2018-19 totaled 123,596; 2019-20 totaled 148,861; and, 2020-21 totaled 149,837.

And insofar as gross revenues generated⁸ for fiscal year: 2017-18 totaled \$154,000; 2018-19 totaled \$150,217; 2019-20 totaled \$127,617; and, 2020-21 totaled \$42,778. There is absolutely no way in hell these kinds of paltry numbers warrant a \$5 million or greater capital investment in a new Incline Beach House restaurant or cafeteria! It would be complete lunacy!

Conclusion: It's time to put this project to bed. There is absolutely no way in hell these kinds of paltry numbers warrant a \$5 million or greater capital investment in a new Incline Beach House restaurant or cafeteria! And not that I agree it's appropriate to operate a commercial business enterprise on our beaches, if we're talking about food and beverage, wouldn't it make a heck of a lot more sense to offer no food and beverage facilities at all and instead, contract with a series of food trucks to provide these services?

This agenda item makes one further important point. ***Don't IVGID staff have anything better to do than come up with pie in the sky projects such as these?*** And what's worse, is why are they presented by engineering staff which bill other District divisions \$130-\$160 per hour for vanilla issues such as these?

⁶ See page 133 of the Plan.

⁷ Page 4 of that RFP which highlights annual beach visits and a history of food and beverage revenue is attached as Exhibit "A" to this written statement.

⁸ Although the quoted language extends to annual revenues generated at each of the District's beach concessions, and those concessions encompass a whole heck of a lot more than non-alcoholic food and beverage sales, for purposes of this discussion I will assume these revenues apply only to non-alcoholic food and beverage sales.

And You Wonder Why the Beach Facility Fee (“BFF”) Most of Us Are Forced to Pay is Out of Control? I’ve now provided more answers.

Respectfully, Aaron Katz (Your Community Watchdog Because No One Else Seems to be Watching).

EXHIBIT "A"



Request for Proposals (RFP)
dated March 23, 2022

Food and Non-Alcoholic Beverage Services for Burnt Cedar Beach and Incline Beach (two different locations) located on Lakeshore Boulevard in Incline Village, Nevada

OVERVIEW

The Incline Village General Improvement District (IVGID) is hereby requesting proposals from qualified food and beverage providers to provide food and non-alcoholic beverage (F&B) services to two of its locations – Burnt Cedar Beach and Incline Beach. The beverage service is for non-alcoholic beverages only.

Qualified providers should submit two (2) copies of a sealed proposal meeting the RFP requirements, no later than Monday, April 4, 2022 at 3 p.m. (Pacific Standard Time) to:

Susan Herron, District Clerk
IVGID
893 Southwood Boulevard
Incline Village, Nevada 89451

Proposals should be clearly marked “Food and Non-Alcoholic Beverage Services Proposal for Burnt Cedar Beach and Incline Beach” on the outside of each envelope or package.

This selection will be made without regard to race, religion, creed, color, sex, sexual orientation, or nation origin.

MANDATORY RFP MEETING

There will be a **mandatory** RFP meeting held at 893 Southwood, Incline Village, Nevada 89451 on Monday, March 28, 2022 starting promptly at 4 p.m. (PST). The purpose of this mandatory RFP meeting is to answer all questions; however, that does not mean that other questions may not be asked prior to the submission deadline of March 30, 2022 at 5 p.m. (PST). **Failure to attend this mandatory meeting will disqualify RFP’s submitted without proof/verification of attendance.**

IMPORTANT DATES

Mandatory RFP MeetingMonday, March 28, 2022 at 4 p.m.
Question deadlineWednesday, March 30 at 5 p.m.
Sealed proposal due dateMonday, April 4, 2022 at 3 p.m.



Request for Proposals (RFP)
dated March 23, 2022

Food and Non-Alcoholic Beverage Services for
 Burnt Cedar Beach and Incline Beach (two different locations)
 located on Lakeshore Boulevard in Incline Village, Nevada

A. Background Information

1. Annual Beach Visits

Beach Visits	<u>2018 Season</u>	<u>2019 Season</u>	<u>2020 Season</u>	<u>2021 Season</u>
Burnt Cedar	73,002	75,334	50,461	27,135*
Incline-Ski Beach	133,745	123,596	148,881	149,837

*Pool Closed for renovation



2. Revenue History

The following table provides annual (fiscal year) revenues generated at each of the District's Beach concessions. Figures for the fiscal years ending June 2021 and through September 2021 are impacted by pandemic protocols, including limited beach access. In addition, the Burnt Cedar Beach concessions was non-operational for the 2021 season due to construction of the new Burnt Cedar Pool, scheduled to re-open for the 2022 season.

	FYE	FYE	FYE	FYE
Revenues	<u>6/30/2018</u>	<u>6/30/2019</u>	<u>6/30/2020</u>	<u>6/30/2021</u>
Burnt Cedar	153,145	164,723	87,826	3,866
Incline-Ski Beach	154,000	150,217	127,617	42,778



B. Minimum Proposers Requirements

1. **Years of Operation:** Five (5) years established food and beverage business with same ownership preferable within the North Shore of Lake Tahoe, Nevada.
2. **Business Licenses:** All required State and local licensing pertaining to food and beverage services, including but not limited to, Washoe County Business License covering the period of operations.
3. **Health Department License:** All required Washoe County Health Department Licenses.
4. **Proof of Compliant Operation:** Proof, as evidenced by a printout of the proposer's washoeats.com record of violations, that the proposer

**WRITTEN STATEMENT TO BE ATTACHED TO AND MADE A PART OF THE WRITTEN
MINUTES OF THE IVGID BOARD'S REGULAR JULY 27, 2022 MEETING – AGENDA
ITEM C – PUBLIC COMMENT – STOP THE \$45K PURCHASE OF UNNECESSARY
AND WASTEFUL BURNT CEDAR POOL FUNITURE**

Introduction: At the Board's June 29, 2022 meeting staff requested that the Board approve the purchase of nearly \$45,000 of new Burnt Cedar Pool furniture using unspent funds appropriated for the Burnt Cedar Pool replacement project¹. Notwithstanding existing pool furniture doesn't require replacement, let alone for a whopping \$45,000, our "rubber stamp" Board had no problem approving staff's request!

On July 20, 2022 Judy (my wife) and I went to the Burnt Cedar Pool and while there we experienced and examined our existing pool furniture. And given we found it to be in highly serviceable condition, the next day I e-mailed the Board² asking members instruct staff to *not* make the purchase. Instead I asked that the money be retained as part of our Beach "Fund Balance."

Given the agenda for the Board's July 27, 2022 meeting has been published³ and review and possible cancellation of authority to purchase the subject pool furniture is conspicuously absent, I have every reason to believe my request will be ignored. And that's the purpose of this written statement.

Read My E-Mail²: There's nothing wrong with our current pool furniture. If you don't believe me, why don't you physically examine it for yourself?

It's Not Just the Unnecessary and Wasteful Purchase of Pool Furniture: Take a look at staff's proposed five (5) year capital plan for the replacement of fitness equipment at the Recreation Center⁴; \$49,000 this fiscal year; \$70,000 for 2023-24; \$57,200 for 2024-25; \$51,300 for 2025-26. *That's a total of \$227,500 of replacement fitness equipment in four (4) short years!* I submit you don't need to know *anything* about fitness equipment to know these proposed purchases are an unnecessary waste to the nth degree! Don't believe me? *Go look for yourself!*

¹ See pages 025-030 of the packet of materials prepared by staff in anticipation of the Board's June 29, 2022 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/0629_-_Part_1.pdf ("the 6/29/2022 Board packet")].

² That e-mail is attached as Exhibit "A" to this written statement.

³ See the agenda portion of the packet of materials prepared by staff in anticipation of this July 27, 2022 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/Agenda_-_7.27.22.pdf ("the 7/27/2022 Board packet")].

⁴ See page 181 of the 7/27/2022 Board packet. This page is attached as Exhibit "B" to this written statement.

Take a look at staff's proposed five (5) year capital plan for the replacement of Main Lodge/ Snowflake Lodge Dining Furniture and Fixtures⁵; another \$49,000 expenditure this fiscal year. I submit you don't need to know *anything* about dining furniture to know these proposed purchases are an unnecessary waste to the nth degree! Don't believe me? *Go look for yourself!*

And what you're going to find is more evidence of the incredible waste these purchases will represent. It's not just the purchase of the furniture we're talking about. Staff have elected to have the Diamond Peak logo burned into the backs of this furniture's chairs. Now how much extra do you anticipate will be wasted burning this logo into the backs of these chairs?

And It's Not Just the Unnecessary and Wasteful Purchase of Furniture: Look who's doing the reporting and in all likelihood purchasing? Our Internal Services Staff. And why does this simply add-on to the waste? Because the Board doesn't budget to provide revenues to the District's Internal Services Fund. Rather, the only way to provide revenue is by transferring monies from the District's other various divisions. Thus in this example the Beach Fund has been charged (at likely anywhere from \$130-\$160 per hour) for the services internal services has furnished researching and in all likelihood ordering...replacement pool furniture.

How Many Times Do I Have to Tell You? *Your vaunted staff just don't care!*

Conclusion: So there you go. More unnecessary and wasteful expenditures by your vaunted staff who time and time again demonstrate that they just don't care. So what do you Board members intend to do about it?

And You Wonder Why the Beach ("BFF") and/or Recreation ("RFF") Facility Fee(s) Which Have Financed/Subsidized This Colossal Waste Are Out of Control? I've now provided more answers.

Respectfully, Aaron Katz (Your Community Watchdog Because No One Else Seems to be Watching).

⁵ See page 180 of the 7/27/2022 Board packet. This page is attached as Exhibit "C" to this written statement.

EXHIBIT "A"

I Understand You Don't Want to Hear it. But it's Essentially Everything Your Vaunted Staff Do. And Now it's \$45K Worth of Unnecessary Burnt Cedar Pool Furniture!

From: <s4s@ix.netcom.com>
To: Tim <tim_callicrate2@ivgid.org>
Cc: Matthew <dent_trustee@ivgid.org>, Kendra Trustee <wong_trustee@ivgid.org>, Sara <schmitz_trustee@ivgid.org>, Michaela <tonking_trustee@ivgid.org>
Subject: I Understand You Don't Want to Hear it. But it's Essentially Everything Your Vaunted Staff Do. And Now it's \$45K Worth of Unnecessary Burnt Cedar Pool Furniture!
Date: Jul 21, 2022 12:34 PM

Chairperson Callicrate and Other Honorable Members of the IVGID Board.

No one likes to hear that his/her president is a crook.

And no IVGID parcel owner who is forced to involuntarily pay the BFF and/or RFF wants to hear that IVGID staff are crooks, incompetent, irresponsible and the enemy. But the truth is the truth and if each of you is unwilling to share that truth with the public, I'm not. And that's the purpose of this e-mail.

Let's start out with your vaunted staff. Whereas their undivided allegiance should be to the IVGID Board and we parcel owners they were purportedly hired to serve, that's not the case. To them the District's most important asset is themselves and their fellow public employees. And since they were hired by Indra, rather than the Board or the public, that's their employer. You people are simply out of the loop. And past performance demonstrates you will do nothing to reverse this state of affairs. Meaning the perpetuation of everything that's wrong in IVGIDville.

Let's go to the recent Burnt Cedar Pool project. For \$5+ million this was an incredible waste! Now you can argue if you want that the cost wasn't \$5+ million. But if the truth is \$4.5 million or \$4 million or even the \$3.85 million staff admit, does it really make any difference? At the end of the day it was and is an incredible waste. But let's not concentrate on this issue. Let's just deal with the fact your vaunted staff can't keep an extra buck in their pockets. Their mentality is to spend, spend, spend regardless of the cost and regardless of the merits. And now we have another example:

\$45K of completely unnecessary and the wasteful expenditure on Burnt Cedar Pool furniture.

You'll recall this item appeared on the last Board meeting's (June 29, 2022) consent calendar. And the reason it was there is because there was apparently \$25,000 left unspent from Allowance #3, and \$19,872 left unspent from Alternate #4. So rather than banking the savings, "PW Staff recommend(ed) utilizing the(se funds)...to augment the Aquatics budget for the purchase (of)...

new pool furniture."

So yesterday Judy and I went to the Burnt Cedar Pool. And I concentrated on our old, crappy, in need of replacement pool furniture including umbrellas. And guess what I found? There's NOTHING wrong with our current furniture. NOTHING! Is it a bit old? Do the slats droop more than they should? Maybe. But why are we wasting \$45K replacing it? I know Tim and Sara have been to the pool but don't know if they have concentrated on the condition of our pool furniture. But how about the rest of you? How about each of you takes a look at this furniture and determines for him/herself whether spending \$45K or more on new pool furniture is warranted or a prudent thing to do?

And if you conclude replacement is not warranted, how about you agendize the matter and STOP this incredibly unnecessary and wasteful expenditure before it's too late?

And assuming you do nothing, let the future reader of these comments understand how again, our staff and rubber stamp board have been incredibly stupid in replacing an item which is not required to be replaced. And at an unbelievably wasteful cost of nearly \$45K! And why? Because they can!

And what will probably take place is the cost of the furniture will be nowhere near \$45K. And out stupid staff will pay an inordinate amount in shipping. And the staff which will be directing this purchase will be assigned to our Internal Services Fund which means we will be paying \$130-\$160 per hour per person to make this purchase.

Like I said. What an incredible waste...

Again.

And you think this mentality or lack thereof is isolated to pool furniture? Absolutely not! How about we hire a consultant to look at Rec Center expenditures for the last years. Let's look at the year after year after year replacement of expensive fitness equipment. Replacements which are NOT necessary, grossly overpriced, with grossly high shipping costs on top of the cost of the equipment itself. You have to understand there is a problem before you can address it. And I'm telling you that you've got a hell of a problem in the Rec Center. But only if you look!

And you wonder why your RFF/BFF is as high as it is and it keeps rising?

Respectfully, Aaron Katz

EXHIBIT "B"



Five-Year Capital Improvement Project Summary Report

Run Date: 6/17/2022

Department Description	Q	Project #	Project Title	Project Manager	Approved FY 2023	Approved FY 2024	Approved FY 2025	Approved FY 2026	Approved FY 2027	Approved 5-YR Total	Project Type
		4378RS1501	Replace Playground - Incline Park	Parks Superintendent			20,000		150,000	170,000	C - Capital Improvement - New Initiatives
		4378BD1605	Aspen Grove Flatscape and Retaining Wall Enhancement and Replacement	Parks Superintendent			250,000			250,000	D - Capital Improvement - Existing Facilities
		4378BD1701	Dumpster enclosure - Incline Park	Parks Superintendent		45,000				45,000	D - Capital Improvement - Existing Facilities
		4378BD1710	Storage Container replacement	Parks Superintendent					20,000	20,000	D - Capital Improvement - Existing Facilities
		4378BD1801	Preston Field Retaining Wall Replacement	Engineering Manager		430,000				430,000	D - Capital Improvement - Existing Facilities
		4378BD2201	Incline Park 2 bleacher replacement	Parks Superintendent					45,000	45,000	D - Capital Improvement - Existing Facilities
		4378BD2202	Skate Park Enhancement	Parks Superintendent	10,000	150,000	20,000	10,000		190,000	D - Capital Improvement - Existing Facilities
		4378ME2203	Central Irrigation Controller Upgrade	Parks Superintendent			80,000			80,000	D - Capital Improvement - Existing Facilities
		4378RS1601	Replace Playgrounds - Preston	Senior Engineer		20,000		200,000		220,000	E - Capital Maintenance
		4378HV1738	2013 1-Ton Dump Truck #692	Fleet Superintendent			43,000			43,000	F - Rolling Stock
		4378LE1720	2013 Surf Rake #684	Fleet Superintendent		26,500				26,500	F - Rolling Stock
		4378LE1722	2017 Toro Rake-O-Vac #735	Fleet Superintendent					37,100	37,100	F - Rolling Stock
		4378LE1725	2008 Landpride Overseeder #622	Fleet Superintendent			17,000			17,000	F - Rolling Stock
		4378LE1726	2018 John Deere UTV #771	Fleet Superintendent			20,000			20,000	F - Rolling Stock
		4378LE1727	2015 John Deere Pro Gator #722	Fleet Superintendent			32,000			32,000	F - Rolling Stock
		4378LE173A	2013 Ball Field Groomer #809	Fleet Superintendent					25,000	25,000	F - Rolling Stock
		4378LE1740	2013 Ball Field Mower / Toro 3500D Groundsmaster #816	Fleet Superintendent					39,000	39,000	F - Rolling Stock
		4378LE1743	2019 Toro 3500D Rotary Mower #792	Fleet Superintendent			37,000			37,000	F - Rolling Stock
		4378LE2220	Toolcat with Bucket and Snowblower	Fleet Superintendent	70,000					70,000	F - Rolling Stock
		4378LV1732	2016 Pick-up Truck 4x4 (1-Ton) #730	Fleet Superintendent					46,000	46,000	F - Rolling Stock
		4378LV1734	2011 Pick-Up with Lift gate #645	Fleet Superintendent	50,000					50,000	F - Rolling Stock
		4378RS2204	GPS Field Striper	Parks Superintendent		12,000				12,000	G - Equipment & Software
		Total			130,000	1,683,500	499,000	210,000	362,100	2,884,600	
Tennis		4588RS1401	Resurface Tennis Courts 8-9-10-11	Superintendent of Parks and Recreation					19,000	19,000	E - Capital Maintenance
		4588RS1402	Resurface Tennis Courts 3 thru 7	Superintendent of Parks and Recreation		23,000				23,000	E - Capital Maintenance
		4588RS1501	Resurface Tennis Courts 1 and 2	Superintendent of Parks and Recreation			10,000			10,000	E - Capital Maintenance
		4588ME1701	Ball Machines for Tennis Center	Superintendent of Parks and Recreation					17,000	17,000	G - Equipment & Software
		Total				23,000	10,000		36,000	69,000	
Recreation Center		4884BD2201	Recreation Center Expansion Project	General Manager / Engineering Manager	25,435,000					25,435,000	A - Major Projects - New Initiatives
		4884BD2202	Rec Center Exterior Wall Waterproofing & French Drain	District Project Manager	100,000					100,000	D - Capital Improvement - Existing Facilities
		4884L1102	Recreation Center Parking Lot Reconstruction	Senior Engineer			950,000			950,000	E - Capital Maintenance
		4884RS1503	Replaster Recreation Center Pool	Buildings Superintendent					200,000	200,000	E - Capital Maintenance
		4885BD1606	Pool Facility Deck/Floor Re-coat	Buildings Superintendent					38,000	38,000	E - Capital Maintenance
		4899LV1721	2012 15-Passenger Van #667	Fleet Superintendent				45,800		45,800	F - Rolling Stock
		4899LV1723	2017 Chevy Compact SUV #751	Fleet Superintendent					35,000	35,000	F - Rolling Stock
		4884BD1702	Replace Bird Netting	Buildings Superintendent				17,720		17,720	G - Equipment & Software
		4884BD1804	Chemtrol System for Recreation Center Pool	Buildings Superintendent	22,000					22,000	G - Equipment & Software
		4886LE0001	Fitness Equipment	Recreation Center Manager	49,000	70,000	57,200	51,300		227,500	G - Equipment & Software
		4899OE1607	Recreation Center Printer Copier Replacement 980 Incline Way	Director of IT				25,000		25,000	G - Equipment & Software
		Total			25,606,000	70,000	1,007,200	199,820	273,000	27,096,020	
Community Services Shared		4899LV1802	2017 Dodge Caravan ADA #769	Fleet Superintendent		64,000				64,000	F - Rolling Stock
		Total				64,000				64,000	
		Total Community Services			28,841,700	5,294,500	8,176,500	6,529,675	1,895,750	58,036,165	



EXHIBIT "C"



Five-Year Capital Improvement Project Summary Report

Run Date: 6/17/2022

Department Description	Project #	Project Title	Project Manager	Approved FY 2023	Approved FY 2024	Approved FY 2025	Approved FY 2026	Approved FY 2027	Approved 5-YR Total	Project Type
	3242LE2002	2019 Toro Tri-Plex Mower #795	Fleet Superintendent			40,000			40,000	F - Rolling Stock
	Total			1,138,000	723,200	322,500			2,183,700	
Facilities	3350BD1302	Resurface Patio Deck - Chateau	Buildings Superintendent				27,500		27,500	E - Capital Maintenance
	3350BD1808	Chateau Community Room Ceiling and Beam Refurbishing	Buildings Superintendent				25,000		25,000	E - Capital Maintenance
	3351BD1703	Aspen Grove Outdoor Seating BBQ and Landscaping	Parks Superintendent	10,000					10,000	E - Capital Maintenance
	3352LV1720	Replace 2013 Cargo Truck #690	Fleet Superintendent					40,000	40,000	F - Rolling Stock
	3350BD1702	Upgrade Chateau Community Room Lighting Control Module	Buildings Superintendent					25,620	25,620	G - Equipment & Software
	3350FF1603	Portable Bars	Sales and Events Coordinator				18,375		18,375	G - Equipment & Software
	3352FF1003	Catering Ceremony Chairs	Sales and Events Coordinator					16,000	16,000	G - Equipment & Software
	3352FF1104	Replace Banquet Serviceware	Sales and Events Coordinator		12,000	75,000			87,000	G - Equipment & Software
	3352FF1704	Banquet Tables	Sales and Events Coordinator				10,000		10,000	G - Equipment & Software
	Total			10,000	12,000	75,000	80,875	81,620	259,495	
Ski	3469LI1805	Ski Way and Diamond Peak Parking Lot Reconstruction	Engineering Manager				3,600,000		3,600,000	B - Major Projects - Existing Facilities
Up-scoped	3453BD1806	Base Lodge Walk In Cooler and Food Prep (Kitchen) Reconfiguration	Engineering Manager	110,000	800,000				910,000	D - Capital Improvement - Existing Facilities
	3462CE1802	Diamond Peak Fiber Network to Lifts	Director of IT					75,000	75,000	D - Capital Improvement - Existing Facilities
	3464ME1802	Diamond Peak Fuel Storage Facility	Fleet Superintendent			20,000	400,000		420,000	D - Capital Improvement - Existing Facilities
	3462HE1502	Crystal Express Ski Lift Maintenance and Improvements	Mountain Operations Manager		80,000		180,000	40,000	300,000	E - Capital Maintenance
	3462HE1702	Lakeview Ski Lift Maintenance and Improvements	Mountain Operations Manager					190,900	190,900	E - Capital Maintenance
	3462HE1711	Lodgepole Ski Lift Maintenance and Improvements	Mountain Operations Manager	18,000		205,000		144,900	367,900	E - Capital Maintenance
	3462HE1712	Red Fox Ski Lift Maintenance and Improvements	Ski Resort General Manager	75,000	64,000				139,000	E - Capital Maintenance
	3462LE1720	2016 Polaris Ranger Crew #728	Fleet Superintendent			19,000			19,000	F - Rolling Stock
	3463HE1721	2013 Snow blower #689	Fleet Superintendent		165,900				165,900	F - Rolling Stock
	3463HE1722	Loader Tire Chains (1-Set)	Fleet Superintendent				10,000		10,000	F - Rolling Stock
	3463HE1724	Replace 2014 Winch Cat Grooming vehicle # 699	Fleet Superintendent				448,200		448,200	F - Rolling Stock
	3463HE1725	Replace 2014 Grooming vehicle # 700	Fleet Superintendent			448,000			448,000	F - Rolling Stock
	3464HE1808	1993 Case 855C Track Backhoe # 348	Fleet Superintendent				282,000		282,000	F - Rolling Stock
	3464LE1801	Ski Resort Snowmobile Fleet Replacement	Fleet Superintendent	17,000	17,000	17,500	17,500	18,000	87,000	F - Rolling Stock
	3464LE1734	2016 Polaris Ranger Crew #723	Fleet Superintendent	19,000					19,000	F - Rolling Stock
	3464LV1731	2012 Yamaha ATV #683	Fleet Superintendent				18,000		18,000	F - Rolling Stock
	3469HE1739	Replace 2010 Shuttle Bus #635 / 14-passenger Vans (2)	Fleet Superintendent				250,000		250,000	F - Rolling Stock
	3469HE1740	Replace 2010 Shuttle Bus #636 / 14-passenger Vans (2)	Fleet Superintendent	125,000					125,000	F - Rolling Stock
	3469LV1735	2007 Chevy 1-Ton Pick-Up #596	Fleet Superintendent				40,000		40,000	F - Rolling Stock
	3469LV1736	2007 Chevy 1-Ton Pick-Up #597	Fleet Superintendent				40,000		40,000	F - Rolling Stock
	3469LV1737	1991 Ski Passenger Tram #267	Fleet Superintendent				22,700		22,700	F - Rolling Stock
	3469LV1738	1993 Ski Passenger Tram #283	Fleet Superintendent				22,700		22,700	F - Rolling Stock
	3453FF1706	Replace Main Lodge/Snowflake Lodge Dining Furniture and Fixtures	Food and Beverage Manager	49,000					49,000	G - Equipment & Software
	3453FF1707	Replacement of Main and Snowflake Lodge Kitchen Equipment	Food and Beverage Manager			11,000			11,000	G - Equipment & Software
	3464SI1002	Snowmaking Infrastructure Replacement	Mountain Operations		425,000	200,000		200,000	825,000	G - Equipment & Software
	3468RE0002	Replace Ski Rental Equipment	Director of Skier Services			340,000	210,000		550,000	G - Equipment & Software
	3468RE1609	Replace Ski Rental Machinery	Director of Skier Services			40,000			40,000	G - Equipment & Software
	3499CE2201	Installation RFID - Software and Gantries	Ski Resrt Generam Manager	410,000					410,000	G - Equipment & Software
	Total			824,000	2,015,900	339,500	6,544,100	668,800	9,885,300	
Ski Master Plan	3653BD1502	2015 Ski Area Master Plan Implementation - Phase 2 Snowflake Lodge and Activities	Ski Resort General Manager		250,000	4,500,000			4,750,000	A - Major Projects - New Initiatives
	Total				250,000	4,500,000			4,750,000	
Parks	4378LI2104	IVGID Community Dog Park			1,000,000				1,000,000	A - Major Projects - New Initiatives



Public Comment by Clifford F Dobler - July 27, 2022 Board of Trustee meeting

These comments are requested to be included in the minutes of this meeting

On June 29, 2022 two consent items were brought to the Board by Brad Underwood asking for approval of design contracts for the Effluent Wastewater storage tank and the Recreation Center Expansion and Rehab.

As back up for a request an extensive memorandum is to be prepared which provides details of several items. This allows Trustees and citizens to be properly informed .

The two contract requests by Underwood and Winquest contained information which might have come out of the "twilight zone" but certainly the information was not based on any form of reality.

As such, on July 11, 2022 I submitted to this Board and members of staff, two memorandums which laid out the numerous deficiencies, incorrect information, violation of Polices, violation of NRS and the lack of budget updates. My best guess is that a majority of Board members never read the memorandums. Callicrate has stated only one side of his brain works when numbers are involved and Wong has stated that management should be trusted under all circumstances.

These memos are part of this public comment.

Here are a couple of whoppers.

Underwood had 11 factual errors in the one page project summary titled the pond lining project. He knew the budget was short \$2,250,000 and claimed the project would be completed by June 30, 2023. At the same time, Navazio knew the \$2,250,000 shortfall could not be included in the 2023 budget because there is no money, so instead he sticks the shortfall in the 2023/2024 budget and tonight will request you approve the five year capital plan. Then Underwood, writes in the IVGID quarterly, that a rate study was done which "maintains an appropriate fund balance with working capital" which means absolutely nothing and is a false statement. Enterprise funds do not have a fund balance.

Next, Underwood states in his other June 29, 2022 memo that 7,700 sf of space in the Rec Center will be rehabbed and IVGID will pay the costs. He then requests a design contract for \$110,000 , with NO budget what so ever. My estimate would be \$1.5 million. Ironically, Navazio continuing his consistently inconsistent reporting will asks you to approve the five year capital plan which **includes NOTHING** for the Rec Center rehab. In addition, Underwood was informed by Core Construction that costs for the Rec Center Expansion will now be \$28.6 million an increase of more than \$3 million, but the budget shortfall was NOT reflected.

In both of my memos, I requested that the memos be included as public correspondence in this evenings agenda packet. Of course, they were not included.

Seems to me that these actions continue to be an intent to deceive the Board and the Public. What do you think?

Exhibit A - Wastewater Pond 7-11-2022 memo from Clifford F. Dobler 9 pages

Exhibit B - Recreation Center 7-11-2022 memo from Clifford F. Dobler 11 pages0

Exhibit A - nine pages

July 11, 2022

To: Board of Trustees

cc: Indra Winquest, Brad Underwood, Paul Navazio, Ray Tulloch

From: Clifford F. Dobler

Re: Effluent Pond Lining Project - June 29, 2022 Board Packet - Consent Calendar G.3. TO BE INCLUDED IN THE NEXT BOARD OF TRUSTEE MEETING AGENDA AND MINUTES.

About six months ago, it became apparent to me that the Director of Public Works Brad Underwood was very deficient in his presentations to the Board of Trustees or he truly did not understand what he was doing. I will attempt to explain some facts based on his June 29, 2022 memorandum to the Board of Trustees which is attached as Exhibit A. Within the four (pages 31-34), Mr. Underwood goes through an elaborate explanation of needing more money for Jacobs Engineering with the bottom line that \$315K was spent on the original \$480K contract and the 4 amendments \$165H and an additional need of \$215K to complete the final design on a Prestressed Concrete Tank.

Now I realize that Mr. Underwood is a new kid on the block and may not be attuned to the requirements of budget presentations as provided in Board Policies and Practices. I doubt he even cares.

The Board weakness is quite apparent. A budget of \$1,550,000 was authorized at the end of fiscal 2021 to line pond #1 which had been kicked around like a deflated soccer ball for 8 years. Apparently it was easier to provide a lump sum amount, rather than make any attempt at defining a budget with line items. Now take a look at the Project summary (EXHIBIT B) and ask yourself if this document is in any way what citizens deserve? A simple slush fund was established. Now take a closer look and ask yourself if this is up to date.

After Granite was engaged as a CMAR contractor in January 2021, the firm did a complete assessment of where things were and the first order of business was to select an alternative type of lining for Pond #1. Suddenly, with the speed of a cheetah, the limited capabilities of IVGID decided that more storage was necessary and a \$425K contract was rushed to Jacobs Engineering for a 100% design of the much larger Pond #2. Money flowed out the door at an alarming rate and between October 2021 & January 2022, \$236K had found new pockets. In the month of December alone, 23 Jacob engineers worked on the project and probably enjoyed a merry Christmas. Somehow with all of this talent, no one seems to contact the Division of Dams to determine their requirements and no one seemed to know about the TRPA fees for impervious coverage. **THE PROJECT WAS DEAD in early March 2022..** Underwood's statement that the design efforts for Pond #2 **MAY** be used to line the pond to support construction activities is a pipedream. This will never happen.

Failure in preparation of a proper Project Summary

On June 8, 2022, the Board of Trustees determined and approved a pre-stressed concrete tank for the pond #1 location and the lining idea would be abandoned.

- So why is the Project Summary continuing to be called a Data Sheet on memorandums when citizens has asked over several years that the proper wording be used?
- So why would the Project Summary state in the project description that the pond would be lined based on alternative recommended by Jacobs almost 4 years earlier, when in June 2022, the Board of Trustees decided on a pre-stressed concrete tank?
- So why would the Project Summary indicate that the project would be publicly advertized in accordance with NRS 338 when a CMAR contract had been issued to Granite?
- So why did the Project Summary not indicate that Pond #1 was no longer permitted to be used for storage?
- So why would the Project Summary indicate that the year of the new pond lining (or tanks) was identified in 2020 when it was actually identified two year earlier in 2018?
- Why would the Project Summary indicate that the project has an estimated completion date of June 30, 2023 when the final design would not be completed until January, 2023 and according to the 6-1-2022 Jacobs report, construction would not be completed until June 2024.
- Why would the Project Summary fail to provide information on seeking 595 grant funds from the USACE?
- Why would the Project Summary provide no information that the Pond #1 dam (Mill Creek) would be decommissioned.
- Why would the Project Summary fail to provide Jacob's June 1, 2022 opinion of probable construction costs is \$6.8 million for the pre-stressed concrete tank.
- Why did the Project Summary fail to indicate that prior to receiving grant funds from the USACE, documentation under the National Environmental Policy Act would be required.
- Why would the Project Summary not be updated for the 2022-2023 Budget.

Failure to prepare an accurate Financial Impact and Budget

Under FINANCIAL IMPACT AND BUDGET section of Mr. Underwood's memo, he claims that \$1,122,000 of the \$1,550,000 budget is **unallocated** portion (exhibit A). SO ARE WE TO ASSUME THAT ONLY \$328k HAS BEEN COMMITTED OR SPENT? Since I was on the Audit Committee, I knew there is not a shred of contract management so, through a public records request, I obtained a list of all costs charged to the Pond project since July 2021 until June 2, 2022. (EXHIBIT C). A total of \$469,251 was charged and an additional \$14,904 (in June 2021) which was charged to the pipeline project in error should be transferred to the pond project. According to the charges below, and the commitments made to Jacobs ONLY \$704K of the budget is unallocated NOT \$1,122,000 as Mr. Underwood has stated.

A Summary of Costs charged were:

• IVGID Staff Time -	\$83,293
• Granite -	\$50,835
• Nichols Consulting -	\$17,109
• Resources Concepts Inc. -	\$16,640
• Exline & Company	\$9,422
• Reno Tahoe Geo -	\$3,160
• IVGID Work Orders -	\$9,009
• Jacobs	<u>\$288,810</u> (includes \$14,905 charged to Pipeline in error)
Total Spent	\$478,278

Jacobs - Committed but NOT Yet Spent

• Left in Original Contracts	\$165,000
• Additional required (approved)	<u>\$216,000</u>
Total	\$845,278

REMAINING BUDGET IS ONLY \$704,722 NOT \$1,122,000 - A difference of **\$417,278**

Mr. Underwood's claim that the unallocated budget is "approximately \$1,122,000 is so far removed from any form of reality it is hard to understand how this Board continues to allow such FALSE reporting unabated week after week. Did it even occur to Mr. Underwood to check with the accounting department to get an update on costs? Did it even occur to Mr. Underwood that 5 contracts were issued without Board approval but the services were used and should have been included in costs.

Unless this Board, which thank God only has 6 months to operate, takes some action to assure this sloppy and careless approach to presentations cease, then the citizens are being deprived of proper information and the Board fails the test of providing fiduciary responsibility

Exhibit A - Memorandum from Underwood to Board of Trustees dated June 29,2021

Exhibit B - Project Summary (which is called the CIP Data Sheet - Effluent Storage Facility Project.

Exhibit C -- Listing of Charges to Pond Lining Project July 11,2021 and 2022

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winquest
District General Manager

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

SUBJECT: Approve agreement amendment No. 5 with the Design Consultant (Jacobs) for the Effluent Pond Lining Project (Requesting Staff Member: Director of Public Works Brad Underwood)

STRATEGIC PLAN: Long Range Principle 5 – Assets and Infrastructure

DATE: June 29, 2022

I. RECOMMENDATION

That the Board of Trustees makes a motion to:

1. Approve Amendment No. 5 for the Effluent Pond Lining Project in the amount of \$216,000 – 2599SS2010 - Fund: Utilities; Division: Sewer; Vendor: Jacobs Engineering Group Inc. (Jacobs).
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 improvements to provide safe and superior long term utility services and recreation venues, facilities and services.

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

III. BACKGROUND

The June 2021 original agreement with Jacobs was for an analysis of a permanent HDPE liner in Pond 2; ASA 1 revised the original scope to achieve 30% design at no additional cost; ASA 2 was approved for 100% design of Pond 2 liner at an additional cost of \$425,339 with a contingency of \$40,000. The subsequent

amendments to Jacobs design scope were required following the Nevada Division of Water Resources - Division of Dam Safety (DWR) notice in December 2021 that the Mill Creek Dam No. 2 (Pond 2) would be subject to a full structural/hydrologic analysis, as well as going through the Dam Application process. This process was deemed prohibitive with regard to the feasibility of the original Pond 2 design proposal and overall effluent export pipeline construction schedule. The original scope was progressed to a formal 60% design level inclusive of project drawings and specifications; approximately \$220,000 of ASA 2 was expended to complete the 60% design. With the potential need for effluent storage in Pond 2 for the construction of the Effluent Pipeline Project, these design efforts may be used to line the pond to support construction activities.

Amendment 3 was approved with a scope for an alternative analysis on Pond 1 as the storage facility location, using \$18,800 of the contingency. From February 2022 to May 2022, the CMAR team of IVGID Staff, Jacobs, and Granite Construction collaborated to develop suitable alternatives that meet the Nevada Division of Environmental Protection WRRF discharge permit requirements. Three options were selected and progressed to 30% design in order to support a final selection based on health and safety, operational benefit/flexibility, and cost considerations. This resulted in the approval of Amendment 4 with a scope to achieve 30% for 3 of the proposed alternatives using a portion (\$26,200) of the funds remaining from ASA 2.

On June 8, 2022, the Board concurred with IVGID PW Staff and Jacobs' recommendation to progress with the final design for the proposed WRRF effluent storage facility as a two million gallon (2MG) pre-stressed concrete tank.

Jacobs has prepared a design scope and cost for services to include interim design deliverable packages at 60% and 90%; the amendment also includes completion of the contract documents (drawings and specifications) prepared to 100%.

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

There are no bid results associated with this item.

V. FINANCIAL IMPACT AND BUDGET

Funding exists within the FY 2021-22 CIP Budget for the Effluent Pond Lining Project 2599SS2010 (see attached CIP Data Sheet) in the amount of \$1,550,000; unallocated budget is approximately \$1,122,000.

Following is a summary of the Jacobs contract amounts, associated with the Effluent Pond Lining Project, upon approval of Amendment 5:

Contract	Amount	Total Amount
Original	\$36,000	\$36,000
ASA 1 (Scope Change)	\$0	\$36,000
ASA 2	\$425,339 *	\$461,339
Amendment 3	\$18,800 **	\$480,139
Amendment 4	\$0 ***	\$480,139
Amendment 5	\$216,000	\$696,139

- * A \$40,000 contingency was authorized by the Board with ASA 2
- ** The amount of contingency remaining with the approval of Amendment 3 is \$21,200.
- *** This is a scope change reallocating \$26,200 of the amount currently remaining from ASA 2.

Approximately \$220,000 was expended from ASA 2 on the efforts to achieve the 60% design for Pond 2 as the effluent storage facility.

The design cost for the pre-stressed concrete tank (excluding the work completed for Pond 2) is approximately \$476,000 including the efforts to evaluate alternatives and provide 30% design for 3 alternatives. The estimated construction cost including construction contingency is \$5.5 million making the total design efforts less than the industry norm of 10%. Additional scope and cost in this design is the decommissioning of the Mill Creek Dam 1 as part of the project.

Jacobs contract, inclusive of all ASA's and Amendments through #4, totals \$480,139. There is approximately \$165,000 remaining from the approved amount in ASA 2. Therefore, to fully fund this contract amendment an additional \$216,000 is necessary. Upon approval of Amendment 5, this current remaining budget will be utilized as part of the budget for the scope of Amendment 5 resulting in a total contract amount of \$696,139

IVGID Engineering Staff time will also be billed to the project to manage the continued design development and regulatory permitting for the project.

VI. ALTERNATIVES

The alternatives were presented at the June 8, 2022 Board meeting and included construction of a pre-stressed concrete tank, a steel tank or a lined pond. Each alternative was investigated for its suitability and relative cost effectiveness. The pre-stressed concrete tank was determined as the best option for the District and the Board concurred with the recommendation.

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:

- Draft Amendment 5 – Jacobs: Effluent Storage Facility Final Design, dated: June 16, 2022
- CIP Data Sheet – Effluent Storage Facility Project

EXHIBIT B



Project Summary

Project Number:	2599SS2010
Title:	Effluent Pond Lining Project
Project Type:	D - Capital Improvement - Existing Facilities
Division:	99 - General Administration - Sewer
Budget Year:	2022
Finance Options:	
Asset Type:	SS - Sewer System
Active:	No

Project Description			
Line the 2.4 million gallon effluent storage pond at the Water Resource Recovery Facility (WRRF) with reinforced concrete or the combination of concrete and shotcrete lining as recommended in the WRRF Effluent Storage Alternative Analysis Memorandum, prepared by Jacobs Engineering, dated September 2018.			
Project Internal Staff			
The engineering division will support this project. Outside consultants will be used for design and management. The project will be publicly advertised in accordance with NRS 338.			
Project Justification			
The effluent pond is a 2.4 million gallon effluent storage basin located directly adjacent to the Water Resource Recovery Facility (WRRF). This storage basin was designed to provide automated and passive back-up effluent storage in the event the Plant's 500,000-gallon effluent storage tank fills to capacity. As a condition of IVGID's current operating permit with the Nevada Department of Environmental Protection (NDEP), IVGID is no longer permitted to utilize this storage basin for effluent storage due to it being unlined. Lining the pond will allow IVGID to return the pond into the operating plan with NDEP and provide greater protection to Lake Tahoe.			
Forecast			
Budget Year	Total Expense	Total Revenue	Difference
2022			
Carry Forward from FYE 6.30.2021 from CIP 2524SS1010 Effluent Pipeline Project	1,550,000	0	1,550,000
Year Total	1,550,000	0	1,550,000
	1,550,000	0	1,550,000
Year Identified	Start Date	Est. Completion Date	Manager
2020	Jul 1, 2020	Jun 30, 2023	Engineering Manager
			Project Partner

EXHIBIT C

		259952010 Effluent Pond Lining					
EFFECTIVE DATE	DESCRIPTION	VENDOR	VENDOR INVOICE#	DEBIT	CREDIT	BALANCE	
				Balance	Forward	0.00	
07/31/2021	CIP Engineering Charges			6,028.00		6,028.00	
07/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021.	Granite Construction Co.	1120427-E6	1,867.40		7,895.40	
07/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021.	Granite Construction Co.	1120427-P6	754.60		8,650.00	
07/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021.	Granite Construction Co.	1120427-E6		1,867.40	6,782.60	
07/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021.	Granite Construction Co.	1120427-P6		754.60	6,028.00	
07/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-P6	754.60		5,273.40	
07/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-E6	1,867.40		3,406.00	
08/31/2021	CIP Engineering Charges			5,590.00		14,240.00	
08/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021.	Granite Construction Co.	1120427-E7	17,889.80		32,129.80	
08/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021.	Granite Construction Co.	1120427-P7	7,861.70		39,991.50	
08/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021.	Granite Construction Co.	1120427-P7		7,861.70	32,129.80	
08/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021.	Granite Construction Co.	1120427-E7		17,889.80	14,240.00	
08/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-P7	7,861.70		22,101.70	
08/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-E7	17,889.80		39,991.50	
09/30/2021	CIP Work Order Charges - September 2021			9,009.29		49,000.79	
09/30/2021	CIP Engineering Charges - September 2021			5,686.00		54,686.79	
10/01/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-P8	2,393.00		57,079.79	
10/01/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-E8	2,349.00		59,428.79	
10/14/2021	Effluent Pond Lining Project; Final Design, Phase 2 work, per ASA 2 dated 9/3/2021. Board-awarded 9/2/2021.	Jacobs Engineering Group Inc	W8Y12900-04	44,230.14		103,658.93	
10/24/2021	Effluent Pond Lining Project; environmental scoping of TRPA and NEPA requirements per Proposal dated 9/13/2021.	Resource Concepts, Inc.	21-1790	4,363.75		108,022.68	
10/31/2021	CIP Engineering Charges - October 2021			3,955.41		111,978.09	
10/31/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-P9	616.20		112,594.29	
11/14/2021	Effluent Pond Lining Project; Final Design, Phase 2 work, per ASA 2 dated 9/3/2021. Board-awarded 9/2/2021.	Jacobs Engineering Group Inc	W8Y12900-05	78,981.05		191,575.34	
11/30/2021	CIP Engineering Charges - November 2021			6,517.00		199,319.14	
11/30/2021	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-P10	1,274.60		200,593.74	
11/30/2021	Effluent Pond Lining Project; assistance with TRPA coverage and permitting challenges.	Exline & Company Inc	573	3,431.25		204,024.99	
11/30/2021	Effluent Pond Lining Project; permitting assistance and resource surveys.	Resource Concepts, Inc.	21-2021	2,661.25		206,686.24	
12/31/2021	CIP Engineering Charges - December 2021			11,894.46		218,580.70	
12/31/2021	Effluent Pond Lining Project; assistance with TRPA coverage and permitting challenges.	Exline & Company Inc	625	168.75		218,749.45	
01/01/2022	Effluent Pond Lining Project; Final Design, Phase 2 work, per ASA 2 dated 9/3/2021. Board-awarded 9/2/2021.	Jacobs Engineering Group Inc	W8Y12900-06	97,809.45		316,558.90	
01/01/2022	Effluent Export Pipeline and Pond Lining Project; cultural resources study for pond project.	Nichols Consulting Engineers, CHFD	617052501	4,514.36		321,073.26	
01/01/2022	Effluent Pond Lining Project; permitting assistance and resource surveys.	Resource Concepts, Inc.	21-2179	9,361.25		330,434.51	
01/07/2022	Effluent Export Pipeline and Pond Lining Project; cultural resources study for pond project.	Nichols Consulting Engineers, CHFD	617052502	12,594.50		343,029.01	
01/10/2022	Lab testing services, Effluent Pond Lining Project.	Reno Tahoe Geo Associates, Inc	208074	3,160.00		346,189.01	
01/11/2022	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-E11	1,479.80		347,668.81	
01/11/2022	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	259952010	2,748.85		350,417.66	
01/20/2022	Effluent Pond Lining Project; Final Design, Phase 2 work, per ASA 2 dated 9/3/2021. Board-awarded 9/2/2021.	Jacobs Engineering Group Inc	W8Y12900-07	6,277.05		356,694.71	
01/27/2022	Effluent Pond Lining Project; permitting assistance and resource surveys.	Resource Concepts, Inc.	22-328	253.75		356,948.46	
01/31/2022	CIP Engineering Charges			11,006.00		367,954.46	
01/31/2022	Effluent Pond Lining Project; assistance with TRPA coverage and permitting challenges.	Exline & Company Inc	670	125.00		368,079.46	
02/01/2022	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-E10	2,353.40		370,432.86	
02/20/2022	Effluent Pond Lining Project; Final Design, Phase 2 work, per ASA 2 dated 9/3/2021. Board-awarded 9/2/2021.	Jacobs Engineering Group Inc	W8Y12900-08	16,154.50		386,587.36	
02/28/2022	CIP Engineering Charges			9,104.00		395,691.36	
02/28/2022	Effluent Pond Lining Project; assistance with TRPA coverage and permitting challenges.	Exline & Company Inc	719	890.00		396,581.36	
03/29/2022	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-P13	6,530.50		403,111.86	
03/29/2022	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-P12	627.10		403,738.96	
03/31/2022	CIP Engineering Charges			7,790.29		411,529.25	
03/31/2022	Effluent Pond Lining Project; assistance with TRPA coverage and permitting challenges.	Exline & Company Inc	774	800.00		412,329.25	
04/01/2022	Effluent Pond Lining Project; Final Design, Phase 2 work, per ASA 2 dated 9/3/2021. Board-awarded 9/2/2021.	Jacobs Engineering Group Inc	W8Y12900-09	4,383.75		416,713.00	
04/04/2022	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-P14	767.50		417,480.50	
04/30/2022	CIP Engineering Charges - April 2022			8,546.00		426,026.50	
05/11/2022	Effluent Pond Lining Project; assistance with TRPA coverage and permitting challenges.	Exline & Company Inc	829	2,013.75		428,040.25	
05/17/2022	Effluent Pond Lining Project; Final Design, Phase 2 work, per ASA 2 dated 9/3/2021. Board-awarded 9/2/2021.	Jacobs Engineering Group Inc	W8Y12900-10	14,580.24		442,620.49	
05/31/2022	CIP Engineering Charges - May 2022	Jacobs Engineering Group Inc	W8Y12900-11	11,490.00		454,110.49	
05/31/2022	Effluent Pond Lining Project; assistance with TRPA coverage and permitting challenges.	Exline & Company Inc	877	1,992.50		461,286.05	
06/01/2022	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-P15	1,790.70		463,275.55	
06/02/2022	Effluent Export Pipeline and Pond Lining Project; pre-construction CMAR services. Project bid per NRS 338. Board awarded 1/28/2021. New line to correct GL account for unpaid balance as of 07.01.2021	Granite Construction Co.	1120427-P16	4,182.10		469,251.35	
	TOTAL			497,624.85	28,373.50	469,251.35	
	GRAND TOTAL			497,624.85	28,373.50	469,251.35	

Add from Pipeline \$14,904

Exhibit B 11 pages

July 11, 2022

To: IVGID Board of Trustees

From: Clifford F. Dobler

CC : Indra Winquest , Brad Underwood , Paul Navazio, Ray Tulloch, Susan Herron

Re: Recreation Center Expansion - Board of Trustees Consent item H.1

TO BE INCLUDED AS CORRESPONDENSE IN THE NEXT BOARD OF TRUSTEE MEETING PACKET.

It becomes quite remarkable, that IVGID Staff CANNOT provide a proper Board Packet which can be trusted by the Board of Trustees and Citizens and be correct and in accordance with NRS and budgets.

Take the of the Recreation Center Expansion. The intent of the consent was to issue design contracts because there was no disturbing issues. Of course, the left hand has no idea what the right hand is doing and we have reluctantly accepted MUCK over the past three year. .

According to the Memorandum dated June 29, 2022 (EXHIBIT A) authored by the famous Mr. Underwood, 33,000LF on new space would be added to the Recreation Center and the resources would be funded by the Duffield Foundation. **An additional 7,700 SF of existing space is planned for rehabilitation and would be paid by IVGID.**

The budget for the Recreational Center Expansion, approved only 4 weeks prior, (EXHIBIT B - Project Summary) indicates \$25,535,000 would be spent with all resources provided by a Duffield Foundation Grant. **IVGID would be out nothing. In addition, there was no mention of any rehab portion.**

Yet, the Core West, Inc. estimate, provided in EXHIBIT A, now is up to \$28,562,500 for the expansion and **DOES NOT INCLUDE THE 7,700 SF OF EXISTING AREA TO BE REHABBED.** Assuming \$200 per sf, those costs would be approximately \$1,400,000. So out of the shoot, there is a estimated commitment of almost \$30,000,000 being considered (18%) . Within a 29 day period, estimated costs are up \$4.5 million over budget and apparently IVGID will be contributing at least \$1.4 million. The Board has made a design commitment of \$110,000 for the rehab portion of the project without any budget.

It is quite apparent, based on the Ball field expansion completed about two years ago, that management intents on being " loose and fast" on the budget and allocation of costs relating to grants. It appears the intent is not to provide any clarity on what is a reimbursement from a foundation and what is an IVGID cost. As such, the cost of the Ball field was \$1.6 million exceeding the budget by \$425K. Nothing was ever brought to the Board for approval of the budget over run. In addition, there is a lack of clarity of what should have been reimbursed by the foundation. (My memorandum to IVGID Audit Committee dated May 31,2021).

The reality is the lack of internal controls over budgeting and an overall lack of honesty in presenting accurate information to the Board and citizens to be able to make informed decisions. This was never a consent item. It seems to me with a complacent majority of Trustees anything can be ramroded through.

Other Factors

IVGID Board of Trustees violated NRS by approving contracts in excess of available resources . It is apparent that budget money should have been appropriated for the \$2,410,000 in contracts (excludes IVGID Eng & Project Management) listed on page 55 of Exhibit A . On April 27, 2022, all Trustees voted to provide \$101,000 in concept contracts and IVGID staff time for the project and subsequently voted to augment the 2021-2022 Budget for \$101,000 to provide resources. So apparently there is no consistency in the application of NRS.

While June 29, 2022 was only two days from the beginning of a new fiscal year, approval remained in fiscal 2021-2022. The approval by the Board of Trustees for the \$2,410,000 in contracts listed on Exhibit A was inappropriate and , effectively violated NRS as resources were simply not available. Mr. Underwood nor Staff suggested any form of budget augmentation.

Apparently only one account number has been established . It is my recommendation that two separate accounts be established for the reimbursed project and the IVGID project.

This is a shameful display of incompetence and this Board should take some action to improve these inaccurate Board memorandums

Exhibit A - Underwood Memo 6-29-2022

Exhibit B - Project Summary - 2022-2023

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winquest
District General Manager

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

SUBJECT: Review, discuss, and possibly approve the 30% Schematic Design of the Recreation Center Expansion Project; the award of the H&K contract, the award of the Exline & Co. contract, the award of the CMAR pre-construction contract with CORE West, Inc., and acknowledge the development of and intent to enter into a Progressive Grant Agreement with the Duffield Foundation.

DATE: June 29, 2022

I. RECOMMENDATION

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

1. Approve the 30% Schematic Design for the Recreation Center Expansion Project.
2. Approve the contract with H+K Architects for Recreation Center Expansion for 100% Construction Documents through permitting and bidding for \$2,025,000 (Attachment B).
3. Approve the contract with H+K Architects for the Recreation Center Tenant Improvements, which are non-reimbursed, for 100% Construction Documents through permitting and bidding, for \$110,000 (Attachment C).
4. Approve Exline & Company's contract for entitlement and environmental permitting for an amount not to exceed \$150,000 (Attachment D).
5. Approve CORE West, Inc. as the Construction Manager at Risk (CMAR), for a contract including the fixed fee pre-construction services of \$125,000 (Attachment E).
6. Direct staff to proceed with the development of a Progressive Grant Agreement through the design and bid process with the David and Cheryl Duffield Foundation, which will be brought to the July 27 Board Meeting for approval.

II. DISTRICT STRATEGIC PLAN

Long Range Principal 1 – Service - Execute the short and long term strategies as they relate to various District venue and facility master plans and studies as the roadmap for the future.

Long Range Principle 5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvements 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 the District's current facilities, and upgrade equipment on a regular schedule.

Community Services Master Plan – Top Tier Recommendation

III. BACKGROUND

On February 9, 2022, the District entered into a Memorandum of Understanding (MOU) with the David and Cheryl Duffield Foundation (Foundation) to expand and enhance the Recreation Center Campus (Rec Center) to provide additional services to the community of Incline Village/Crystal Bay. The Foundation proposed an expansion that would include an additional multi-use gymnasium as well as a youth and teen center. The Board of Trustees (Board) unanimously approved the MOU to begin the schematic phase of the design of the Rec Center Expansion Project (Project).

The MOU with the Foundation set forth the necessary steps to begin the Project and the development of the 30% Schematic Design Phase. The District requested concept proposals for the 30% Schematic Design Phase from three (3) qualified architectural firms for the Project and through the selection process, the Selection Committee chose H+K Architects.

On April 27, the Board approved H+K as the architects to move forward with the development of the 30% Schematic Design Phase.

1. 30% SCHEMATIC DESIGN

The 30% Schematic Design Phase for the 33,000 square foot (SF) expansion has been completed. The expansion includes a new youth center and gymnasium, half of which is dedicated to gymnastics use, while the other half will be used as a multiple-use gym. This design phase includes the following:

- 30% Schematic Building Design
- Overall Project Design, Management, and Construction Cost Estimation (Attachment A)
- Building Programming, both for the Gymnasium expansion and the youth center in collaboration with the Boys and Girls Club of North Lake Tahoe (B&GC).
- Operation and Maintenance Cost Estimation

The Community Service Master Plan (Master Plan) which was approved in 2018, included top tier and second tier recommendations (Pages 133-139) for improvements. Within the top tier, there were recommendations to improve and expand the Rec Center. This recommendation specifically stated to expand the Rec Center, "to provide a more efficient layout for the entry/reception, expand the weight and fitness studio, provide additional gym space, and provide additional multi-use meeting rooms, offices and storage."

In addition to the 33,000 SF expansion, the 30% Schematic Design also considers 7,700 SF of Tenant Improvements to the existing Rec Center. These improvement costs would be paid for by the District (Attachment C). As documented in the Community Services Master Plan, enhancing and expanding the Rec Center is recommended as a high priority in the community and these Tenant Improvements meet the recommendations of the Community Services Master Plan. The Tenant Improvements are broken into two categories. These improvements include the following:

Required

- Relocating existing offices into the new expansion
- Renovation of the existing office space into new recreation space

Discretionary

- Renovation of the existing child-care space
- Renovation of the existing pro-shop area
- Renovation of the existing massage room
- Renovation of the lighting in areas of the existing building
- Addition of a 4-sided elevated walking track to the existing gymnasium, much like the elevated track in the natatorium.

2. CMAR

The development of the 30% Schematic Design documents allowed the District to use these documents as the bridging documents to advertise the Request for Proposals (RFP) for a CMAR. The RFP was advertised on May 11, 2022 and three (3) qualified CMAR contractors submitted proposals. These proposals were reviewed by a Selection Committee, made up of District staff, District General

Manager, and a Trustee of the Board, who shortlisted two (2) CMAR contractors, CORE West, Inc. and Plenium Builders. Interviews were conducted on May 16, 2022 and scored by the Selection Committee.

The Selection Committee chose CORE West, Inc. Their proposal has been included (Attachment F)

3. BUILDING PROGRAMING

The Project will provide an opportunity to serve “Toddlers to Teens” in a safe secure space where they are encouraged to develop a sense of identity, belief in the future, self-regulation and self-efficacy. The focus will be on youth programs that offer physical, social, emotional, cognitive, and behavioral health for youth, with a multigenerational component for adults and seniors during off-hours, thereby delivering maximum utilization of the facility (Attachment G). The Project will include, at a minimum:

- A multi-use gymnasium including a dedicated space for gymnastics programming
- Improved programming and social recreation areas within the existing and proposed space for toddlers, youth teens, adults, and seniors
- Administrative space
- Enhanced outdoor spaces

The operations and programmatic planning will include potential collaboration with the B&GC. This programming will include types of programs, activities, staffing needs, staffing levels, and fee structures. The youth center will house out-of-school programs for children in elementary school through high school. Members of the youth center will participate in five (5) core program areas which include: Education and Career Development, Health and Life Skills, Sports, Fitness and Recreation, The Arts, and Character and Leadership Development. The schematic design has taken into consideration the safety of the facility, which will include open sight lines and secure entrances and exits.

4. PROJECT SCHEDULE

A requirement of the Foundation for the funding of the Project is an accelerated design and construction schedule. The Foundation has requested a timeline for the end of construction and opening of the Project in December 2024.

District staff has developed the project schedule (Attachment H) to meet the Foundation’s timeline. Key milestones in this schedule include the following, with Board authorizations in **bold**:

- **April 27: The Board approved H+K as the Architect for the 30% design.**
- **June 29: Recommendation to Board to approve the final 30% Schematic Design, the CMAR pre-construction contract, H+K's Architect and Engineering 100% Design Proposal, and the updated agreement with the donor.**
- **July 27: Approval by Board of Progressive Grant Agreement**
- **Sept 1: 60% Design complete, submit to TRPA & Washoe County**
- **Jan. 5, 2023: 100% Design Complete**
- **Jan./Feb 2023: Authorization by the Board to bid Project**
- **Feb 15, 2023: Bid Project**
- **March 17, 2023 Guaranteed Maximum Price (GMP) from CMAR**
- **March/April 2023: Authorization by the Board to award CMAR and GMP**
- **May 1, 2023: Start construction earthwork**
- **Nov. 1, 2023: Earthwork complete and begin vertical construction**
- **Dec. 31, 2024 Construction complete**

IV. BID RESULTS

H+K Architects has submitted a proposal for Recreation Center Expansion for 100% Construction Documents for the Architectural and Engineering Team (A&E) through permitting and bidding for \$2,025,000 (Attachment B). This proposal includes: Architecture and Project Management by H+K Architects, Civil Engineering by Shaw Engineering, Landscape Architecture by John Pruyn Designs, Inc., Structural Engineering by the CFBR Structural Group, Mechanical Engineering by Ainsworth & Associates Mechanical Engineers, Fire Alarm and Fire Sprinkler systems by JP Engineering, and the Electrical and Telecom Engineering by JP Engineering.

H+K Architects has also submitted a proposal for the Recreation Center Tenant Improvements for 100% Construction Documents through permitting and bidding for \$110,000 (Attachment C).

Exline & Co. has submitted a proposal for entitlement and environmental permitting for an amount not to exceed \$150,000 (Attachment D). This contract also includes a Traffic Analysis by LSC Transportation Consultants and a Cultural Resource Study by Summit Environmental Solutions.

CORE West, Inc. was chosen as the CMAR, for a contract to include a Fixed Fee pre-construction services agreement of \$125,000 (Attachment E).

V. FISCAL IMPACT AND BUDGET

The Project is a new project made possible through grant funding to be provided through the Foundation, and has been included in the updated multi-year capital plan. The project cost is roughly estimated to be \$28,562,500. This includes proposed design cost of \$2,525,000 and a rough construction estimate of \$26,037,500. Of this amount, a total funding contribution of \$28,452,500 is being secured through a progressive grant agreement with the Foundation. Design Costs estimated at \$110,000 would be funded by IVGID for Tenant Improvements. The total estimated construction cost of the Tenant Improvements to be funded by the District will be brought to the Board for consideration once the scope has been finalized.

1. OPERATION AND MAINTENANCE COST ESTIMATION

In addition, the project will result in increased ongoing annual costs related to both programming and building operations and maintenance (Attachment I). The programming component of the Project is expected to be operated in partnership between IVGID and B&GC. The District will be responsible for building operations and maintenance costs related to the project, with initial estimates in the range of \$325,000 - \$350,000 per year, stemming primarily from incremental staffing, utilities and insurance costs (Attachment I). These estimates will be further refined based on the final design and space utilization plan as well as the ability for the new space to take advantage of energy efficient HVAC and building design, in relation to the cost-drivers for the existing Rec Center's utility costs. *It should be noted that these estimates are preliminary and will be updated as the project progresses.*

As part of the overall project plan, the programming component will be required to contribute toward the increased cost of building operations and maintenance, as the B&GC will be a collaborative user of the new space. Moreover, in conjunction with the grant agreement being developed in support of project design and construction costs, the donors have also indicated a desire to provide an endowment to cover the incremental operating costs of the new, expanded Rec Center through fiscal year 2027-2028. This would ensure limited fiscal impact relative to the District's budget as well as allow for refinement of programming and operations once the new facility is up and running.

An overall objective of the Project is to provide needed space for expanded youth programming, provide improved utilization of existing space for the District's existing array of programs and services provided at the Rec Center while, at the same time, limiting to the extent feasible, the District's burden related to incremental Recreation Center operating and maintenance costs.

VI. ALTERNATIVES

1. Approve with a required reduction in scope by removing one or more of the discretionary Tenant Improvements.
2. Approve with required revisions to tenant improvements and/or the overall scope.

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. Overall Project Design, Management & Construction Cost Estimation
- B. H+K Architects Proposal for Recreation Center Expansion for 100% Construction Documents through permitting and bidding.
- C. H+K Architects Proposal for the Recreation Center Tenant Improvements for 100% Construction Documents through permitting and bidding.
- D. Exline & Company's proposal for entitlement and environmental permitting.
- E. CORE West, Inc. Proposal for the CMAR, for a Fixed Fee for pre-construction services and for a Construction Services Fee.
- F. CORE West, Inc. Proposal
- G. Building Programming
- H. Project Schedule
- I. Operation and Maintenance Cost Estimation

Rec Center Expansion			
OVERALL PROJECT DESIGN, MANAGEMENT, & CONSTRUCTION COST ESTIMATION			
Board Packet Attachment	Project Team	Description	Fee/Cost
B	H+K Architects	Rec Center Expansion - Architectural and Project Management	\$2,025,000
	Shaw Engineering	Civil Engineering	
	John Pruyn Designs, Inc.	Landscape Architecture	
	CFBR Structural Group	Structural Engineering	
	Ainsworth & Assoc.	Mechanical Engineering	
	Electrical & Telecom	JP Engineering	
	Fire Alarm & Sprinklers	JP Engineering	
C	H+K Architects	Rec Center Tenant Improvements: Arch. and Project Management	\$110,000
	Ainsworth & Assoc.	Mechanical Engineering	
	Electrical & Telecom	JP Engineering	IVGID COSTS
D	Exline & Co.	TRPA & Washoe County Permitting	\$150,000
	LSC	Traffic Analysis	
	Summit Env. Solutions	Cultural Resource Study	
	IVGID Eng. & Project Management		\$115,000
E	Core West, Inc.,	CMAR - Pre-Construction Services	\$125,000
		Total Design & Pre-Construction Estimate	\$2,525,000
		Construction Cost Estimate - 33,000 SF at approx. \$750/SF	\$25,000,000
E	Core West, Inc.,	CMAR - Construction Service Fee (4.15% of Const. Estimate)	\$1,037,500
		Total Construction Cost Estimate	\$26,037,500
		Total Project Cost Estimate	\$28,562,500

EXHIBIT B



Project Summary

Project Number:	4884BD2201 TBD
Title:	Recreation Center Expansion Project
Project Type:	A - Major Projects - New Initiatives
Division:	84 - Operations
Budget Year:	2023
Finance Options:	
Asset Type:	BD - Buildings & Structures
Active:	Yes

Project Description				
Donor funded expansion to the existing Recreation Center to include a new gym with space for gymnastics, new programming opportunities, and a teen center.				
Project Internal Staff				
Engineering Department				
Project Justification				
The recreation center is a well-used facility and a donor funded expansion is a needed project.				
Forecast				
Budget Year	Total Expense	Total Revenue	Difference	
2023				
Construction	24,800,000	0	24,800,000	
Construction Administration (A&E, Internal Staff)	200,000	0	200,000	
Construction Design (A&E, Internal Staff)	200,000	0	200,000	
Design Development (A&E, Internal Staff)	200,000	0	200,000	
IVGID 30% SD	7,000	0	7,000	
Permitting	28,000	0	28,000	
Year Total	25,435,000	0	25,435,000	
	25,435,000	0	25,435,000	
Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
2022			Engineering Manager	