

NOTICE OF MEETING

The Regular Meeting of the Incline Village General Improvement District (IVGID) Capital Investment Committee will be held starting at 3:00 PM on April 4, 2024 **Via Zoom Only**

Public comment is allowed, and the public is welcome to provide public comment via telephone at (877)853-5247 (the webinar ID will be posted to our website on the day of the meeting). The meeting will be available for viewing at <https://livestream.com/accounts/3411104>.

- A. PLEDGE OF ALLEGIANCE*
- B. ROLL CALL OF THE CAPITAL INVESTMENT COMMITTEE* *Raymond Tulloch (Chair), Bill Feast, Sarah Hussong-Johnson, Mike Lefrancois, and Jim Novack*
- C. INITIAL PUBLIC COMMENTS - *Unless otherwise determined, the time limit shall be three minutes for each person wishing to make a public comment. Unless otherwise permitted by the Chair, no person shall be allowed to speak more than once on any single agenda item. Not to include comments on General Business items with scheduled public comment. The Capital Investment Committee may address matters brought up during public comment at the conclusion of the comment period but may not deliberate on any non-agendized item.*
- D. APPROVAL OF AGENDA *(for possible action)*
The Capital Investment Committee may make a motion for a flexible agenda which is defined as taking items on the agenda out of order; combining agenda items with other agenda items; removing items from the agenda; moving agenda items to an agenda of another meeting, or voting on items in a block.
-OR- The Capital Investment Committee may make a motion to accept and follow the agenda as submitted/posted.
- E. REPORTS TO THE COMMITTEE - Reports are intended to inform the Committee and/or the public.
1. **SUBJECT:** Verbal Report Regarding Status of Existing CIP Projects (Requesting Staff Member: Interim Director of Public Works Kate Nelson).
 2. **SUBJECT:** Verbal Report Regarding Current Engineering Staffing Levels (Requesting Staff Member: Interim Director of Public Works Kate Nelson).
- F. CONSENT CALENDAR (for possible action)
1. **SUBJECT:** Approval of the Capital Investment Committee Meeting Minutes for November 21, 2023 **pages 3 - 29**
 2. **SUBJECT:** Approval of the Capital Investment Committee Meeting Minutes for March 4, 2024. **pages 30 - 47**
- G. GENERAL BUSINESS (for possible action)
1. **SUBJECT:** Discussion and Provide Feedback Regarding the Incline Village General Improvement Multi-Year Capital Improvement Project Summary Report (Proposed Fiscal Year 2024-25) (Requesting Staff Member: Interim Director of Public Works Kate Nelson) - **pages 48 - 222**
[VIEW ITEM](#)

Incline Village General Improvement District

Incline Village General Improvement District is a fiscally responsible community partner which provides superior utility services and community oriented recreation programs and facilities with passion for the quality of life and our environment while investing in the Tahoe basin.

893 Southwood Boulevard, Incline Village, Nevada 89451 • (775) 832-1100 • EMAIL: info@ivgid.org

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NOTICE OF MEETING

Agenda for the Board Meeting of April 4, 2024 - Page 2

- H. FINAL PUBLIC COMMENTS - Limited to a maximum of three minutes in duration.
- I. ADJOURNMENT (for possible action)

CERTIFICATION OF POSTING OF THIS AGENDA

I hereby certify that on or before 9:00 AM Monday, April 1, 2024, a copy of this agenda (Capital Improvement Investment Committee Session of April 4, 2024) was delivered to the post office addressed to the people who have requested to receive copies of IVGID's agendas; copies were e-mailed to those people who have requested; and a copy was posted, physically or electronically, at the following locations in accordance with Assembly Bill 213:

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2. IVGID's website (www.yourtahoeplace.com/ivgid/board-of-trustees/meetings-and-agendas)
3. State of Nevada public noticing website (<https://notice.nv.gov/>)
4. IVGID's Recreation Center (980 Incline Way, Incline Village, Nevada)

Persons may request copies of all agenda materials by contacting the District Clerk or by visiting the Administrative Offices at the address listed above.

/s/ Heidi H. White

Heidi H. White

District Clerk (e-mail: hhw@ivgid.org/phone # 775-832-1268)

Capital Improvement Investment Committee: Raymond Tulloch (Chair), Bill Feast, Sarah Hussong-Johnson, Mike Lefrancois, and Jim Novack

Notes: Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent Calendar section; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. Those items followed by an asterisk () are items on the agenda upon which the Capital Investment Committee will take no action. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to call IVGID at 832-1100 at least 24 hours prior to the meeting. **IVGID'S agenda packets are available at IVGID's website, www.yourtahoeplace.com; go to "Board Meetings and Agendas".***

1 INCLINE VILLAGE
 2 GENERAL IMPROVEMENT DISTRICT
 3 CAPITAL IMPROVEMENT/INVESTMENT COMMITTEE
 4
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 8 TRANSCRIPT OF HEARING
 9 PUBLIC MEETING
 10 Via Zoom
 11
 12 Held Via Zoom
 13
 14
 15 Monday, November 21, 2023
 16
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 20
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 22
 23
 24 Reported by: Brandi Ann Vianney Smith
 25 Job Number: IVGID 12

1 APPEARANCES
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 3 **COMMITTEE MEMBERS PRESENT**
 4 RAY TULLOCH, CHAIR
 5 BILL FEAST, MEMBER
 6 JIM NOVACK, MEMBER
 7 SARAH HUSSONG-JOHNSON, MEMBER
 8 MICHAEL LeFRANCOIS, (nonvoting) MEMBER
 9
 10 **ALSO PRESENT**
 11 SERGIO RUDIN, LEGAL COUNSEL
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1 Incline Village, Nevada - 11/21/2023 - 9:00 A.M. 4
 2 -o0o-
 3
 4
 5 CHAIR TULLOCH: It's nine o'clock. Let me
 6 call to order the meeting -- the regular meeting for
 7 Capital Improvement/Investment Committee for Incline
 8 Village General Improvement District for November
 9 21st, 2023.
 10 A. PLEDGE OF ALLEGIANCE
 11 And the first item on the agenda is the
 12 Pledge of Alliance, which is only for in-person
 13 meetings, so we will start with the roll call of
 14 committee members.
 15 B. ROLL CALL OF COMMITTEE MEMBERS
 16 CHAIR TULLOCH: Jim Novack?
 17 MR. NOVACK: Here.
 18 CHAIR TULLOCH: Sarah Hussong-Johnson?
 19 MS. HUSSONG-JOHNSON: Here.
 20 CHAIR TULLOCH: Bill Feast?
 21 MR. FEAST: Here.
 22 CHAIR TULLOCH: And in attendance and
 23 participating, but nonvoting, will be Michael
 24 LeFrancois when he gets the Zoom link. The only
 25 reason he's nonvoting is because he will be

5

1 appointed to the committee, but that needs to be
 2 ratified by the Board. But I've asked Mike to join
 3 us, to participate in the meeting, just as a
 4 nonvoting member.
 5 We'll move on to next item on the agenda,
 6 public comments.
 7 C. INITIAL PUBLIC COMMENTS
 8 MR. DOBLER: Cliff Dobler, 995 Fairway.
 9 I would like to give my comments on item E
 10 1, a list of projects prepared by Ms. Nelson. I
 11 would assume that the list is to provide accurate
 12 and complete information, so let me go down the
 13 list.
 14 The pump track, it was determined in
 15 February, nine months ago, that the Carson bid of
 16 \$727,000 would not be accepted, and the incomplete
 17 work on the expired TRPA permit for the first phase
 18 needs to be completed. When will a new estimate of
 19 costs and schedule be presented?
 20 On the skate park, report states that the
 21 draft RFQ would be presented to the committee today.
 22 Where is it? It's not on the agenda.
 23 The lab equipment expansion, appears that
 24 the committee will be bypassed as contract approval
 25 is set for Board approval on 12/13/2023.

6

1 Water pump station number 1, the report
 2 indicates the project is not started. When will it
 3 be started?
 4 Water main in Alder Avenue, fire
 5 suppression grant request will be done tomorrow. How
 6 much is the request for?
 7 Sewer pump station number 1, only one
 8 peer -- one bid, appears that this committee will be
 9 bypassed again and presented to the Board on
 10 12/13/2023.
 11 Snow making infrastructure replacement,
 12 there is not -- this was not a design and build
 13 contract, but an equipment purchase with
 14 TechnoAlpin.
 15 The Incline Beach facility, according to a
 16 trustee, a site service has not been contracted.
 17 How can design build be advertised without a site
 18 plan?
 19 Snowflake Lodge, just issued contract for
 20 site survey and just reached out to SE Group for a
 21 needs assessment. Why doesn't Bandelin just do that
 22 instead? He knows more about it than anybody.
 23 Mountain Golf Course cart path is in not
 24 on the list. Work in progress was over \$250,000.
 25 Now we get to the effluent pipeline.

7

1 Please explain US Army Corps section 595 fund
 2 increment number 2 for 4.3 million. There is no
 3 record of any request. Apparently a formal project
 4 of environmental assessment prior -- process prior
 5 to solicitation of bids is required. How long will
 6 it take to get the environmental assessment? Why is
 7 the \$1.6-million grant from the Federal EPA
 8 Community Grant Fund not included in the report?
 9 Now we go to the effluent storage tank.
 10 Why is the dollar amount for the grant from the Army
 11 Corps not disclosed? Were the trees actually
 12 removed?
 13 Thank you very much.
 14 MATT: That was our only public comment in
 15 the queue.
 16 CHAIR TULLOCH: Thank you, Matt.
 17 Moving on to item D on the agenda.
 18 D. APPROVAL OF AGENDA
 19 CHAIR TULLOCH: Have we any requests, any
 20 changes required to the agenda?
 21 Hearing no changes, I'll move on to item
 22 E.
 23 E. REPORTS TO THE COMMITTEE
 24 E 1.
 25 CHAIR TULLOCH: Update the committee on

8

1 projected upcoming capital projects during the
 2 period November 22nd, 2023, to March 31st, 2024,
 3 that will be coming to the Capital
 4 Improvement/Investment Committee. Requesting staff
 5 member, interim Director of Public Works Kate
 6 Nelson.
 7 MS. NELSON: Good morning, committee.
 8 Thank you for having me this morning.
 9 So what I prepared for this meeting is
 10 just -- basically I've taken that capital
 11 improvement project list, I've excluded anything
 12 under \$250,000. What you're seeing is all of the
 13 projects with a budget over \$250,000.
 14 I have included the pump track on here
 15 because there are some decisions that need to be
 16 made, and I'm hoping that with this committee, we
 17 can kind of go through those decisions and maybe
 18 help the Board determine what we would like to do
 19 there.
 20 I'm not sure how the best way to go about
 21 this. Whether you want me to go through, line by
 22 line, each project. I'm open to any suggestions at
 23 this point.
 24 CHAIR TULLOCH: I think it would be
 25 helpful for the committee, to get everyone up to

9

1 speed, just let's go through line by line. Before
 2 you do that, Bobby -- I know interim Finance
 3 Director Magee is on, and he also has the new
 4 Assistant Director of Finance.
 5 Bobby, if you would like to just introduce
 6 the new Assistant Director of Finance, and explain
 7 his responsibilities on the CIP as well, that would
 8 be very helpful for the committee and for the
 9 public.
 10 MR. MAGEE: Good morning, Chair Tulloch
 11 and members of committee.
 12 Yes, if Adam Cripps would turn on his
 13 camera for just a moment, I would like to introduce
 14 him. Adam has joined us as the new Assistant
 15 Director of Finance. He's been with us for a couple
 16 of weeks now.
 17 He has -- his initial project was the
 18 priority of the full Board to start working on the
 19 Tyler Enterprise -- used to be called "Munis" --
 20 implementation project. He started on that right
 21 away, and so he will be giving an update to the
 22 Audit Committee on Monday, if anyone wants to tune
 23 in for that.
 24 I just wanted to take a minute to
 25 introduce Adam and let the committee know that from

10

1 the finance perspective, he will be assigned to the
 2 finance portion of capital projects, and so he will
 3 definitely be behind the scenes doing a lot of work
 4 for the committee members here.
 5 MR. CRIPPS: Good morning, committee. I
 6 really appreciate you allowing me to take this time
 7 morning, and I'm looking forward to working on these
 8 things.
 9 I have done some work on this kind of
 10 stuff in the past, so I'm looking forward to seeing
 11 what else I can bring for you.
 12 MR. NOVACK: What is your extension,
 13 please?
 14 MR. CRIPPS: If you don't mind, I would
 15 actually prefer to give you my work cell. That
 16 number is 775-548-6633.
 17 MR. NOVACK: Thank you.
 18 MR. MAGEE: And just so the committee
 19 members know, we tend to be at multiple different
 20 locations at any given time. Cell is probably the
 21 best way to reach either Adam or I.
 22 CHAIR TULLOCH: Okay. Thank you, Bobby.
 23 Welcome aboard, Adam. We look forward to
 24 working with you. I think that will be great to
 25 have some extra focus on the CIP. We have a lot on

11

1 our plate here. Thank you for joining this morning.
 2 Kate, I'll pass it back to you.
 3 MS. NELSON: Okay. We will just start at
 4 the top.
 5 We have the IVGID community dog park.
 6 Currently staff is putting together survey questions
 7 to go back to the Board for approval, I believe.
 8 Engineering, for the most part, is not actively
 9 working on this project. It's being, at this point,
 10 spearheaded by the Dog Park Committee, as well as
 11 the Director of Parks and Recreation.
 12 The pump track --
 13 CHAIR TULLOCH: Just -- in terms of that,
 14 I suspect, given where we are on that, is that
 15 likely or that's unlikely to happen -- there's
 16 likely been an expenditure in this financial year
 17 for the next financial year at the earliest?
 18 MS. NELSON: Yeah. Other than if there is
 19 any staff time, for the staff that tracks their
 20 time, but I don't see any large expenses going out
 21 this year.
 22 CHAIR TULLOCH: Okay. Thank you.
 23 Adam, just worthwhile, keep a note of
 24 where we're going to have -- we've traditionally had
 25 a lot of carryovers. So if you can get up to speed

12

1 on that, that would be very helpful.
 2 MS. NELSON: In regard to the pump track,
 3 do have -- we went through and reinstated the Washoe
 4 County grading permit as well as the TRPA permit.
 5 Those permits are going to expire again, I believe,
 6 within the summer of '24.
 7 Staff would like to rebid this project to
 8 see if we can get more interested parties. When
 9 you -- when we took it out to bid last year, we only
 10 received one bid. It was clearly a non-responsive
 11 bid.
 12 But we're looking to get input from the
 13 committee as to do you want to see it go out to bid
 14 in December? See if we can't get some more
 15 contractors interested in it?
 16 The fund raising, I know that the bike --
 17 I forget the name -- they do have funds waiting to
 18 be expended to finalize this project, however, we
 19 just need to get a responsive bid.
 20 CHAIR TULLOCH: Thank you, Kate. Is this
 21 still the Holman Foundation doing this?
 22 MS. NELSON: Yes.
 23 CHAIR TULLOCH: And -- but -- remind me
 24 again, the last bid was in the hundreds of
 25 thousands, if I recall correctly, but we've only got

13

1 a very small budget on it; is that correct?

2 MS. NELSON: Correct. And we only had one

3 bidder, which does have a large impact. We accept

4 bids, we don't know who's interested or not, and we

5 only have one bidder. They often take advantage of

6 seeing -- putting in a high bid to see what sticks.

7 MS. HUSSONG-JOHNSON: Just a question. It

8 sounds like there is funding available for the

9 project, the Board is supportive, so would there be

10 any reason not to proceed with rebidding in the

11 project?

12 MS. NELSON: I don't see any reason not

13 to. I think we could rebid it in December, try to

14 get some contractors interested, to get them before

15 they're fully booked for the summer, and see how

16 that goes.

17 If we do end up receiving bids that are

18 over budget, then that's a different conversation.

19 MR. NOVACK: What is the budget amount,

20 please?

21 MS. NELSON: IVGID has about \$54,000 in

22 the IVGID budget. But I believe there's somewhere

23 around \$180,000 that is in the -- that's been raised

24 through the bike park folks.

25 MR. NOVACK: And you got a hail Mary bid,

14

1 the only bid you got?

2 MS. NELSON: Um-hum. Yep.

3 MR. LeFRANCOIS: Can we get access to the

4 bidding document?

5 MS. NELSON: I don't know who asked me

6 that question, but yes.

7 CHAIR TULLOCH: Can we get confirmation

8 that there is other money out there? Because, I

9 mean, given the size of the bid that came in, and

10 even if it was a somebody chancing their arm on it,

11 there's a huge gulf, several-hundred-thousand-dollar

12 gulf. Can we -- who is the contact for the

13 foundation? We should reach out to the foundation,

14 find out if that money is actually available before

15 we actually start bidding out?

16 Otherwise, there is no provision for it

17 otherwise.

18 MS. NELSON: Yes. I will reach out to the

19 foundation and get the exact amount that's in that

20 project.

21 CHAIR TULLOCH: Perfect.

22 MS. NELSON: Then --

23 MR. LeFRANCOIS: I was the one who asked

24 about the documents.

25 MS. NELSON: We can send you a copy of

15

1 those, Mike.

2 CHAIR TULLOCH: Is there any opportunities

3 to -- if it does go beyond the budget, is there

4 opportunities to reduce costs without major impacts

5 to the project?

6 MS. NELSON: Well, there is the

7 opportunity to basically finish phase 1 with the

8 irrigation and then making sure all the BMPs are --

9 the final ones are in place. And then, essentially,

10 phase 1 is buttoned up and done.

11 And then you have that phase 2, which is

12 the additional pump track that could be done at a

13 later time.

14 CHAIR TULLOCH: Okay. So the bid -- the

15 current bid was for phase 2?

16 MS. NELSON: Correct. And basically to

17 take the project to completion with the final BMPs

18 in place, the irrigation to keep the soils from

19 washing away and that kind of thing during the

20 active use.

21 CHAIR TULLOCH: Was phase 2 going to

22 extend it or is it adding features?

23 MS. NELSON: It was adding some more

24 features. There's some more permanent features and

25 dirt work that are associated with phase 2.

16

1 CHAIR TULLOCH: Okay. Well, any

2 discussion with the foundation, we should find out

3 if they are -- depending on the funding, whether

4 finishing phase 1, making sure that we're complete,

5 have a completed project to start with is aligned

6 with our funding request.

7 MS. NELSON: Okay.

8 Moving on to the skate park enhancement.

9 So we decided that we wanted to get the committee's

10 input of the RFQ for the Beach House because it's

11 similar to the skate park enhancement.

12 We've received some comments from the

13 committee on the Beach House RFQ, and I imagine

14 there will be some discussion that we'll have today

15 as well, so we'll input those comments into that RFP

16 and then send it out to the committee for further

17 review before we advertise that.

18 CHAIR TULLOCH: This is for the skate

19 park?

20 MS. NELSON: Correct.

21 MR. FEAST: If could just ask. This is

22 partly about the skate park and partly about RFQs in

23 general.

24 So before an RFQ goes out -- and I don't

25 think I've seen any significant detail on the scope

17

1 of work for the skate park yet. Before an RFQ goes
 2 out -- and there's a budget of half a million
 3 dollars, I think -- is there more precise definition
 4 as to what's the non-soft costs project budget that
 5 someone would design and build to? And also, is
 6 there kind of a more definitive, at least rough
 7 scope of work, that would be part of the RFQ?
 8 MS. NELSON: For the skate park
 9 specifically, in talking with the folks that
 10 actually hold the camps for the kids during the
 11 summer, there needs to be some additional
 12 beginner-type features.
 13 We have a certain footprint that we can
 14 utilize. And basically right now at this point,
 15 we're going to say we want to make sure that the
 16 existing skate park is safe, and then we have
 17 these -- this need for beginning features. At this
 18 part of the project where we're soliciting for
 19 qualified individuals, that's basically the scope.
 20 In regards to the soft costs at this
 21 point, we're just estimating that roughly the soft
 22 costs will be about 15 percent of the construction
 23 cost. And then from there, once we are able to nail
 24 down a qualified company, then we can work with them
 25 and determine what their costs will be and see if

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1 they're inline with kind of the standard.
 2 MR. FEAST: My comment would be just not
 3 only on the skate park, but any RFQs the committee
 4 sent for review that the more -- and I know it's
 5 hard. It's not going to be precise at an RFQ level,
 6 but as least as much as they can be definitive in
 7 scope and definition of the true value of what's the
 8 construction and design direction of it, it's going
 9 to be helpful to any potential bidder to kind of
 10 have as much clarity as they can to have true value
 11 of what they're designing to or will be designing
 12 to.
 13 And also whatever accompanying scope of
 14 work that leads to that budget so that it's all
 15 about expectations on both sides of the fence, on
 16 IVGID's side and on the potential bidder's side.
 17 But I would say that about any RFQ that we would be
 18 sending out.
 19 MS. NELSON: And I think that we will be
 20 looking to this committee to help determine some of
 21 the scope of work. We have these plans, say, for
 22 the skate park. We know what's missing.
 23 But is there anything else that you, as
 24 the committee, would like to see, or you don't feel
 25 necessary to include? So that would be kind of the

19

1 feedback we would be looking for from the committee
 2 as well.
 3 MR. FEAST: I'm assuming also the skate
 4 park falls under the purview of Sheila in this case?
 5 She would be the accountable venue management
 6 oversight?
 7 MS. NELSON: Correct.
 8 MR. FEAST: So also as a general kind of
 9 comment and query, when these kind of projects come
 10 up, it's passed through her, is she offered any
 11 perspective input or requirements from her side as
 12 the person accountable for the venue?
 13 MS. NELSON: Yes. We actually met Sheila
 14 and we went with, I believe his name is Cedar, who
 15 runs the camp for the kids in the summer, and we
 16 walked the site just to talk with him to see what
 17 their wants and needs are. That was done over the
 18 summer.
 19 MR. NOVACK: Relative to the bid process
 20 itself for the Beach House, we do a design build.
 21 There is also design bid build. Is there a process
 22 in place where -- in this case in the Beach House,
 23 the design build was expediency, but in the -- is
 24 there a process in place where we decide if it's
 25 design build or designed then bid then build? Is

20

1 there a process in place to make those decisions?
 2 MS. NELSON: It depends on what type of
 3 project it is and whether it leans towards more of a
 4 design bid build or design build process.
 5 The skate park is a good design bid fit
 6 because it's a niche construction. There's only so
 7 many contractors that actually have the expertise in
 8 constructing skate parks, bike parks. There's --
 9 you don't get them every day, so not every
 10 contractor's going to qualify.
 11 CHAIR TULLOCH: If I can follow up on
 12 these comments from my colleagues on the committee.
 13 Yeah, I think we've identified a very important
 14 point. It seems too often in these RFQs we go out
 15 with a just a huge broad brush, without any even
 16 outline design or outline scope. And what seems to
 17 end up happening then is we get bids coming back in
 18 two and three times the budgeted amount and things.
 19 It would certainly be helpful from a
 20 bidder's perspective to have it more -- more
 21 certainty around outlined design. It costs all
 22 these companies a lot of money to put a bid
 23 together, and we end up upsetting bidders who then
 24 have to add extra money in their next bid. And as a
 25 District, we end up not getting things done.

21

1 I would certainly like to see much more --
 2 I understand it can't be totally detailed, but we
 3 seem to lose a lot of time in the process. We go
 4 out with a very broad brush, then we come back and
 5 we want another detail design and go back out to bid
 6 again.

7 There must be a better way of doing that.
 8 I would certainly like to see a lot more accurate
 9 scope of work and outline design in initial RFQ so
 10 we can speed up the process.

11 MS. NELSON: To your point, you know, with
 12 this Capital Improvement/Investment Committee, we
 13 can actually -- we have, say, our list of projects,
 14 we've met with the venue managers. Would the
 15 Capital Improvement/Investment Committee want to see
 16 the venue managers coming forward, talking about the
 17 project, talking about the wants and the needs that
 18 they see? And then from there, the committee is
 19 going to identify the needs and then wants so we
 20 actually are able to put more information into these
 21 RFQs?

22 CHAIR TULLOCH: I'll defer to -- do a poll
 23 of my committee members first. But certainly from
 24 my perspective, I'd certainly like to see more
 25 detail in it.

22

1 Myself, as a consultant, if you're bidding
 2 on a project and it's totally just a very, very
 3 rough outline, what you're bidding on, it's very
 4 difficult to actually put an effective bid together.
 5 So you've got to put a huge risk premium on it.

6 I think from the perspective of being able
 7 to speed up the overall process, it would be very
 8 helpful to have at least an outline design. In the
 9 skate park, we've all -- as I recall, it came
 10 back -- it was a quarter of a million allocated,
 11 then it just came back to the Board, well, we need a
 12 half a million, but we don't know what we're going
 13 to do. And we've lost six, nine months in the
 14 process already.

15 MR. NOVACK: The reason I ask the question
 16 was for the other companies. I work with the --
 17 generally, we set aside an amount of money for the
 18 design only, and that way you've got the advantage
 19 of design build, it's quicker, but you've got the
 20 responsibility then to stay in touch with the
 21 designer and make sure everything's up to speed --
 22 or the design bidder.

23 If you have a design first, then you've
 24 got the company that designs to help you manage the
 25 project, and you do have a definite design.

23

1 That's why I asked the question. I would
 2 be happy to help in any regard in those sort of
 3 things.

4 MR. FEAST: Can I just offer and add, so I
 5 think --

6 And, Bobby, to you and now Adam who is
 7 joining us. Welcome, Adam. I think part of this --
 8 and I know we're talking about the projects in the
 9 here and now. But what I think -- it's already
 10 November, and, Bobby, I'm sure you and Adam are
 11 anticipating the next fiscal budget cycle.

12 Part of what I think we all have to get
 13 ahead of, planning ahead, is when numbers are -- or
 14 when projects are put into the fiscal year budget
 15 through the budget planning process, that's when
 16 there needs to be some level of determinate. Like,
 17 where did the half a million come from? What was
 18 the presumed scope of work at some level? Even a
 19 very rudimentary level that someone made a
 20 determination that a quarter of million or half
 21 a million, or in the case of the Beach House, 4
 22 million was the value going to be put into the
 23 budget.

24 Mike and working with his venue management
 25 team of any venue, along with Bobby and now Adam,

24

1 could be guiding the budget process where whatever
 2 values go into the budget already have at least a
 3 sufficient level of determination of scope of work
 4 and what is in order of magnitude that's realistic
 5 based on -- back to wants and needs.

6 Once it goes in the budget, those wants
 7 and needs already have been determined or it
 8 wouldn't be in the budget. So then it's about,
 9 well, what's the scope, and what's a realistic value
 10 in broad brush terms to define that?

11 I mean, we're talking about is it half
 12 a million? Because to Ray's point, it was a quarter
 13 of a million, it's half a million. Well, that means
 14 that budget number that was originally put in
 15 perhaps didn't have enough rigor behind it to align
 16 with an expected scope of work.

17 So I think, you know, yeah, we're having
 18 to make choices in the here and now on projects that
 19 are on the plate, and where they're going to go and
 20 if they're going to go and how they're going to go,
 21 but it's equally as important that we have to get
 22 ahead of the curve on this in the next fiscal year
 23 budget planning, which is probably looming on the
 24 horizon to avoid exactly what we're talking about
 25 now.

25

1 MR. NOVACK: The other item, if you have
 2 an actual design, it's going to help the trustees as
 3 they sell the project to the community. A design
 4 really helps, people can see it and feel it.

5 MS. HUSSONG-JOHNSON: It's difficult to
 6 speak on these things in generalities. From my
 7 perspective, I think I understood the role of the
 8 committee was to help the Board identify and deliver
 9 capital efficiently in accordance with the Board's
 10 priorities and the District strategic objectives.

11 For example, I know we're talking about
 12 the skate park, but, Kate, you deferred back to the
 13 Incline Beach House project, something like the
 14 Incline Beach House project I think would be
 15 beneficial to the community and to the committee and
 16 the Board to bring to the committee for discussion,
 17 so that you could outline your process and inform us
 18 on the project, what's gone into the scope, being
 19 where the budget numbers come from. I think some of
 20 these we may have to handle uniquely and something
 21 on that scope and scale in order to fully understand
 22 it and then provide valuable input.

23 CHAIR TULLOCH: Bobby, would you like to
 24 comment? I have some additional thoughts, but if
 25 you'd like to make some comments first.

26

1 MR. MAGEE: Sure. What I will suggest is,
 2 through Mr. Bandelin's leadership, we've been
 3 evaluating what this process is going to look like
 4 moving forward. Now that we have Adam on board, the
 5 intent is to vet these processes out and come up
 6 with a better plan on how these things are budgeted,
 7 how we look at these things, and how these things
 8 are brought forward from the finance perspective to
 9 the various committees, interested stakeholders and
 10 ultimately the Board.

11 And I'm not sure I have answers yet, but I
 12 can tell you it is on our agenda.

13 And to some of committee members'
 14 comments, we are absolutely gearing up for the
 15 budget process right now, and it is high on our
 16 radar that these types of activities need to be
 17 looked at and very, very soon.

18 And so we fully intend to engage
 19 Mr. Bandelin in the very near future and start
 20 hashing these types of items out. Because as of
 21 today, I don't have an answer for that.

22 MR. BANDELIN: Yeah. I was actually going
 23 to speak to that little bit in the general business
 24 item, as we talk about the kind of charter of the
 25 committee and moving forward. I just had some

27

1 comments on that. I'll wait until that general
 2 business item so we can finish this particular
 3 report, but have some suggestions for the committee.

4 CHAIR TULLOCH: Okay. I have some
 5 thoughts there as well. Just holding on the
 6 previous ones.

7 Michael, any thoughts?

8 MR. LeFRANCOIS: Nothing to add at this
 9 point.

10 CHAIR TULLOCH: Kate, back to you.

11 MS. NELSON: I'm going to move on to the
 12 lab equipment. It will come in front of the Board
 13 December 13th. This is difficult because we can't
 14 hold all these projects up to get the Capital
 15 Improvement/Investment Committee's input on. We've
 16 gotten the quotes. We followed all of that process
 17 for these pieces of equipment. So if the committee
 18 wants to see what exactly we're buying, why we're
 19 buying it, then I will bring this back to the
 20 committee in December and then take it to the Board
 21 in January, knowing that we will have a price
 22 increase in January.

23 CHAIR TULLOCH: I don't think anyone on
 24 the committee is looking to do that. I think Bill
 25 summed up very well, we're dealing with the here and

28

1 now a little bit, but really our focus must be on
 2 the future.

3 Some of these things are moving forward.
 4 We appreciate you highlighting them here, but I
 5 don't think -- it's not the intention of the
 6 committee to hold these things up.

7 MS. NELSON: This is kind of how we're
 8 approaching it, anyway.

9 Under water pump station 2-1,
 10 improvements, it is not started. We are actually
 11 waiting for the utility master plan to be complete,
 12 so this project may not go forward. That master
 13 plan is going to inform, basically, our to-do list
 14 for next one, five, ten years. That is why that has
 15 not been started.

16 The water replacement on Alder Avenue, we
 17 are filling out the grant application for the Tahoe
 18 Water Fire Suppression Grant funding. I don't know
 19 if the committee's aware, but last year we were
 20 successful in obtaining, I think, a \$280,000-ish
 21 grant through this program for the Crystal Peak
 22 waterline. And we're hoping that we will be
 23 successful again this year.

24 We just signed the contract for Dowel to
 25 do the design of the waterline, so that is moving

29

1 forward.

2 The fire hydrant replacement project --

3 MR. FEAST: If I can interrupt before we

4 get too far down.

5 Back to the utility master plan, I'm not

6 as familiar. Can you just highlight what that's

7 about, please?

8 MS. NELSON: Basically, we hired a

9 consultant to look at our water and our sewer system

10 components and develop a road map for the future.

11 Incline Village is unique in the fact that

12 the majority of their infrastructure has been built

13 at the same time. So normally in a city, you have

14 your city core and then it builds. Incline,

15 basically, was built in the late 60s/70s.

16 They have looked at every pump station,

17 every lift station, the water treatment plant, the

18 waste water treatment plant, our reservoirs. I

19 mean, they've taken a deep dive into our

20 infrastructure. They're also preparing the updated

21 calibrated water and sewer model, which we use when

22 developers come in and say, hey, I'm going to have a

23 new development here. What's it going to do to the

24 water and sewer system?

25 The model hadn't been utilized because

30

1 development has been relatively null in the last few

2 years. So the software that we had, the water and

3 sewer model in was no longer supported, so we asked

4 them to develop a new water model, a new sewer

5 model. We'll take that information and be able to

6 keep it updated with all new capital projects.

7 We'll actually be able to do that work in house.

8 So that's basically a quick rundown of the

9 water and sewer master plan.

10 MR. FEAST: When is the deliverable date

11 for the plan?

12 MS. NELSON: We are extending the date

13 because we haven't -- IVGID hasn't been able to

14 efficiently give them all the information, and they

15 actually had to do some fieldwork that needed to

16 wait until NDOT was done with their project. We

17 have had some delays.

18 I can get the update on the delivery and

19 send it out as just an extension.

20 MR. FEAST: I think that would be

21 important for all of us to understand, because

22 you're talking about a very extensive appraisal of

23 water and sewage for the District that would have a

24 lot of budget ramifications and a lot of long-term

25 planning ramifications.

31

1 It would be great to know when is the

2 deliverable on that master plan, and then what

3 happens, the actionables, coming out of that master

4 plan and how that -- because that sounds like a

5 pretty major -- a potential major planning tool.

6 MS. NELSON: Correct. Yes.

7 So back to the fire hydrant replacement

8 project, Incline has numerous fire hydrants that are

9 no longer able to get replacement parts, they

10 don't -- they're placed too low for the fire

11 department. So we're working on trying to replace

12 those.

13 We're also applying for the Water Fire

14 Suppression Grant on that project as well. We're

15 working in coordination with the Fire District to

16 determine which fire hydrants should be top on the

17 list and go from there.

18 So that's where that one stands.

19 CHAIR TULLOCH: Does that become part of

20 the master plan as well?

21 MS. NELSON: Yes.

22 MR. LeFRANCOIS: If I recall, there's a

23 complex, convoluted agreement with the fire

24 department on who owns the hydrants, who is

25 responsible for maintenance. Are we adhering to the

32

1 guidance in that document?

2 MS. NELSON: That document was actually --

3 it stemmed from, what I understand, a lawsuit

4 between the Fire District and IVGID.

5 Currently, the Fire District is

6 maintaining, or I guess, flowing the hydrants, where

7 IVGID is actually fixing anything that is not

8 working. We do have -- not only do we have public

9 hydrants, but there are private hydrants throughout

10 the District.

11 It is on the to-do list to actually work

12 with the Fire District and get a new agreement in

13 place to actually reflect what's being done.

14 MR. LeFRANCOIS: Thank you.

15 MS. NELSON: The Burnt Cedar water

16 treatment facility emergency generator fuel tank is

17 currently in permitting. This job has been on the

18 books for a while. As you can imagine, it's an

19 aboveground fuel tank on the shores of Lake Tahoe.

20 And then we also have to deal with abandoning the

21 existing underground fuel tank. It's a

22 longer-than-normal permitting process that we're

23 going through.

24 CHAIR TULLOCH: Do we need to do

25 remediation on the existing tank?

33

1 MS. NELSON: Once we get the soil samples
 2 complete, we will know exactly we have to get done.
 3 Currently, the underground tank is within
 4 a confined area of the treatment facility and
 5 there's high voltage lines, so it's very delicate
 6 what we need to do down there. And that will
 7 probably take place in the spring to get those soil
 8 samples done and evaluated.
 9 CHAIR TULLOCH: Okay. Thank you.
 10 MS. NELSON: Moving on to the effluent
 11 pipeline project, this summer we completed GMP1. In
 12 the board packet, we'll have kind of a close-out for
 13 this season's work. We've gotten, I believe, all of
 14 the final invoices in, so we're just kind of
 15 tallying everything. We'll have a season close-out
 16 for GMP1.
 17 We're currently working on negotiating the
 18 contract for GMP2. We will bring that back to the
 19 board on the 13th.
 20 I am also working with the finance
 21 department as well as the State SRF program to get
 22 all of the bond documents completed and in the
 23 packet for approval under resolution for the
 24 remaining funding that SRF has obligated to the
 25 project. I am also working with the Army Corps of

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1 had them bucked up or anything because we will be
 2 utilizing those trees as erosion control, slope
 3 stabilization during the construction of the access
 4 road next season.
 5 The FONSI from the Army Corps was signed
 6 last week. I will have it posted on the website
 7 this week. So that is complete, and we're able to
 8 have Granite go ahead and move forward to bid any
 9 subcontractor work this winter.
 10 CHAIR TULLOCH: This will be a 25 project?
 11 MS. NELSON: Twenty-five percent, yeah.
 12 CHAIR TULLOCH: No. 2025 project.
 13 MS. NELSON: It will start May, 2024, and
 14 we're -- with this prestressed concrete take, it
 15 really needs to be complete in 2024.
 16 Sewer pump station 1 improvements. So,
 17 yes, we did receive one responsive bid. It did come
 18 in under budget, so we will be recommending award at
 19 the Board meeting on the 13th.
 20 I know, Trustee Tulloch, you were involved
 21 in seeing what the project was, actually touring the
 22 facility and seeing what the plan was for that.
 23 CHAIR TULLOCH: That's correct. Just on
 24 that point, I think it would be excellent, some of
 25 these projects coming up, feel free to invite them,

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1 Engineers for additional funding under increment 2,
 2 which increment 1 is the storage tank, increment 2
 3 is adding this pipeline portion of the project.
 4 It is currently with our project manager.
 5 It's been approved from US Army Corps legal
 6 department. She is updating the comments, and then
 7 it will go for signature through the Army Corps.
 8 We're hoping that will come and be
 9 finalized next week, and that is for the \$4.3
 10 million of additional funding that would go toward
 11 increment 2.
 12 CHAIR TULLOCH: So that's pretty much
 13 guaranteed now, absent any forced measure?
 14 MS. NELSON: Correct.
 15 CHAIR TULLOCH: Okay. So if that is
 16 signed next, that will be in the board packet along
 17 with GMP2?
 18 MS. NELSON: Yeah.
 19 For the effluent storage tank project, we
 20 did have -- some trees were cut down this fall to
 21 help expedite next season's early work.
 22 The proposed tank, storage tank is a
 23 prestressed concrete tank, so we really need to have
 24 a complete season to work, to get that constructed
 25 under one season. The trees are down. We have not

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1 investment committee members, to see it on the
 2 ground. I think that would be very helpful in a lot
 3 of instances.
 4 MS. NELSON: Sure.
 5 CHAIR TULLOCH: Just remember that we
 6 can't have more than two at a time.
 7 Is that correct, Sergio?
 8 MR. RUDIN: Yeah, that's correct.
 9 CHAIR TULLOCH: But, yeah, I certainly
 10 invite the Capital Improvement/Investment Committee
 11 members, any of these things coming up, just reach
 12 out to Kate and staff. It's very helpful sometimes
 13 getting a tour of the facilities, what's actually
 14 happening. It can put a lot more clarity on it than
 15 just reading some of the packets.
 16 MS. NELSON: Definitely.
 17 The roof replacement for the wharf, the
 18 building's department is soliciting for quotes for
 19 roof replacements, with the engineering department
 20 supporting that effort. So that's where that
 21 project stands.
 22 Under ski, the Base Lodge walk-in cooler
 23 and food prep kitchen reconfiguration project
 24 finished last week. So that is complete. We will
 25 have a summary of the project in the GM report.

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1 CHAIR TULLOCH: Ski's going to be ready to
 2 go, Mike? Just waiting for snow.

3 MR. BANDELIN: Yep. Hopefully the temps
 4 turn around after today, and then we'll have a good
 5 look at it.

6 MS. NELSON: Under fleet vehicle
 7 replacement for ski, that total budget was broken
 8 into that snowcat purchase, which was approved by
 9 the Board of Trustees, a snowmobile that has been
 10 purchased, and then a side-by-side, which is on hold
 11 because we don't need to buy a side-by-side and then
 12 store it over the winter. That will probably come
 13 back alive late spring.

14 Under the snowmaking infrastructure
 15 replacement project, so ski has TechnoAlpin on board
 16 to do some design and then the construction of
 17 modification of some -- of the pump facility.

18 And, Mike, you can probably explain a lot
 19 better than I can, since you're intimately involved.

20 MR. BANDELIN: Definitely.

21 A update on this particular project, it
 22 was brought in front of Board of Trustees during the
 23 early fall/late summer for a design build
 24 procurement project, as TechnoAlpin designing the
 25 pipe and pipe fitting locations to install new

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1 valves to replace the valving equipment that was
 2 installed in 1999. It's an upgrade to the system.

3 And kind of one of these things, just how
 4 we work with our fiscal year getting started with an
 5 approved capital budget, July 1st, the timing
 6 resulted in this particular project of getting
 7 through the contracts and agreements and coming
 8 before the Board for approval. A lot of the
 9 equipment has been ordered, will be on site during
 10 the winter months, and the final implementation of
 11 the equipment and the changing to the piping per
 12 design will conclude, mostly likely, throughout the
 13 winter and/or, most likely, the spring/early summer
 14 to be able to finish the project within the
 15 fiscal year.

16 MS. NELSON: And moving on to the 2015 ski
 17 area master plan implementation, phase 2, Snowflake
 18 Lodge and activities. Staff met with SE Group, who
 19 was responsible for preparing the master plan,
 20 yesterday. And we talked about kind of where we
 21 stand today and how we're going to move forward.
 22 And I don't --

23 Mike, do you want to take this one away?

24 MS. BRANHAM: Sure.

25 This kind of answers a couple of the

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1 questions from some of the committee. So the -- I
 2 spoke about the particular dollar amount of \$250,000
 3 in our budget presentations on the capital side.
 4 And this is exactly how this project would lay out
 5 so that the project is to replace Snowflake Lodge.
 6 The building was bit in 1966, it has no fire
 7 suppression, the offerings on the food and beverage
 8 side are somewhat limited, we have a gas barbecue
 9 outside, and basically just electric devices to
 10 prepare food on the inside, the seating capacity is
 11 49 on the inside, and then we have that large deck
 12 on the outside.

13 So, the \$250,000 in this particular year
 14 one, and again, I would say maybe getting a little
 15 of a late start but doing the best we can with
 16 bandwidth of staff, that that is set aside for a
 17 survey of the site area. And also kind of a needs
 18 assessment of what the -- we can bring back to the
 19 Capital Improvement/Investment Committee of what the
 20 building should look like.

21 In a nutshell, I would say that the
 22 Capital Improvement/Investment Committee and staff
 23 need to, like, look at a couple of different items
 24 for the footprint of that building, and that would
 25 be, one, is it just for winter use only like it

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1 currently is? What is the square footage if it
 2 expanded to winter and summer? What would the
 3 square footage or the building look like in concept
 4 design if had a need of, say, weddings, summer or
 5 winter? Or what if it's just weddings in the summer
 6 and winter operations?

7 That the idea behind putting design
 8 dollars in a year forward of the actual construction
 9 is to be able to a better understanding how you can
 10 pencil what the dollar amount is in subsequent years
 11 after doing -- after budgeting for design work.

12 CHAIR TULLOCH: If I can follow up on
 13 that. There was a very good comment made in public
 14 comment.

15 I'm concerned we're letting this SE Group
 16 back under the tent again, given the grandiose plans
 17 they came up with last time that were pretty far
 18 fetched. And again, it's building on our earlier
 19 discussions.

20 To me, this would make much more sense if
 21 you're -- if we got some input from you and your
 22 staff that know what you actually need there so we
 23 actually have something, rather than just giving SE
 24 Group another blank check to come up with another
 25 Disneyland or something that's not feasible.

41

1 If the priority is Snowflake Lodge and
2 what you need it for there, wouldn't it just make
3 more sense to have a small group come up with some
4 initial thoughts before we just let consultants
5 loose in it and they have to pare everything back?
6 So we're working on what's actually going to work
7 for you.

8 MR. BANDELIN: Fair comment. We're not
9 engaged with the SE Group. We had a 40-minute
10 conversation on a call yesterday.

11 And I wanted to at least have the SE Group
12 be able to communicate with our engineering staff.
13 And the reason why I set up that call, one, because
14 they have all the secret data of (inaudible)
15 capacity, and that -- how do I say this? Like, if
16 we make the determination of just like staff and the
17 Capital Improvement/Investment Committee and
18 possibly, hopefully, the community as just like an
19 in-kind replacement just for winter only, then, no,
20 I don't think we need to look outside for any
21 consulting.

22 But if we want to look at or at least hear
23 about how there might be opportunities as we're
24 designing and come up with a concept for a building
25 that does other things, then I thought it was fair,

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1 knows that is preposterous, I think.

2 That's why I wanted to make sure we're not
3 led down a direction. If we have some outlines,
4 certainly it's worthwhile using some of the data
5 from them, but I think we need to be careful that we
6 don't just give them any excuse to come up with
7 something, and then when things go wrong, we have to
8 reengage them to find out why things have gone
9 wrong.

10 MR. BANDELIN: Right. So why don't we do
11 this: I'll take that as a future, hopefully soon,
12 agenda item in the Capital Improvement/Investment
13 Committee. We can just have a workshop and talk
14 about Snowflake Lodge.

15 CHAIR TULLOCH: Excellent.

16 I'll pass it to the rest of the committee
17 for comments.

18 MR. FEAST: Just to add a little bit. I
19 would say, Mike, reading between the lines of what
20 you said in your earlier comments about the
21 Snowflake Lodge, it sounds like you and your team on
22 the ground feel like there is some manner of
23 business opportunity that creates revenue stream and
24 opportunities for the community, guests, visitors,
25 that's what I'm hearing you say. Is that true?

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1 as we have kind of a lot of that work done. I'll
2 give you an example, like, we know at least from the
3 study, and I can tell you because I believe it, that
4 if you have a green trail coming down from the top
5 of the Lakeview lift and more people can access the
6 Snowflake Lodge, that takes pressure off an existing
7 size of the main lodge, that would be helpful.

8 So that's part of the conversation that,
9 of course, we can have in house and/or with the
10 Capital Improvement/Investment Committee, but --
11 getting a little long winded -- we're not engaged
12 with the SE Group. We just had a quick phone call
13 conversation yesterday.

14 There's a lot to the -- I just don't want
15 to mess up on the project and want to make sure we
16 kind of talk through all the different variables of
17 what that lodge should be so we're successful in the
18 planning.

19 CHAIR TULLOCH: Absolutely. That's what
20 I'm looking for as well.

21 The reason I bring this up is because SE
22 Group are the ones that tried to tell us last time,
23 we'd make a 30-percent net margin on summer
24 activities from Snowflake Lodge, which is -- anyone
25 that works in the hospitality or food and beverage

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1 MR. BANDELIN: That would be a perception
2 of a consultant, yes.

3 MR. FEAST: Never mind -- put the
4 consultant aside for the moment.

5 You and the team on the ground, if you
6 guys feel there is an opportunity to, not only
7 improve and update the facility, which is clearly
8 aged and out of date, and like you say, all those
9 practical sides of investing in this building, in
10 this infrastructure, but beyond that, there's an
11 opportunity for growth and potential additional use
12 that benefits the community and the people that use
13 Diamond Peak, whether it's in the winter or the
14 summer.

15 If you're going to come back to us in the
16 committee, it would be helpful if there's at least
17 some rudimentary business thought and planning
18 behind what you're going to express to the committee
19 so we understand. If you think, wow, we could
20 generate additional revenue, we can not only update
21 the facility, but we're creating opportunities for
22 revenue production that don't incur significant
23 incremental cost factors beyond building, the
24 structure, you know, whatever it is.

25 I guess I'm leaning toward the business

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1 planning side and opportunity side that you and the
 2 team on the ground would be well suited to be able
 3 to assess, at least in broad-brush form, and say,
 4 wow, we think there's a half a million dollars
 5 revenue stream here we can generate, what's the
 6 return on -- you know, we can come to some
 7 fundamental business conclusions about the
 8 opportunity and the investment.

9 MR. BANDELIN: Understood. And I think
 10 that's what -- if we agendize this particular topic
 11 in some kind of workshop fashion where we can just
 12 have that discussion, I would be happy to at least
 13 have the conversation, so the committee's really
 14 informed of what the lodge might look like in 2025.

15 MS. HUSSONG-JOHNSON: I think your
 16 suggestion, Mike, is a great one to kind of do a
 17 workshop on that particular project. We don't need
 18 to reiterate that any further.

19 But I think that's a similar strategy that
 20 would be great for a couple of these jobs so we
 21 could provide meaningful input and direction.

22 And, Kate, that's kind of what I was
 23 referring to in my previous comment. Many of these,
 24 there is an incredible list of capital that you're
 25 walking us through here today, and I have a lot of

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1 respect for the workload you all are handling right
 2 now.

3 Many of these, we just need to continue on
 4 their path and schedule lab equipment, water line
 5 replacements, fire hydrants, et cetera. But
 6 projects that have a high level of community
 7 interest or involvement, such as the Incline Beach
 8 House, and also have a long history of previous work
 9 and estimates and things of that nature would really
 10 benefit from some agendized support from the
 11 committee so we can help staff be successful in the
 12 delivery of those projects.

13 MS. NELSON: And that kind of is a good
 14 segue, if I may, into the Incline Beach facility
 15 replacement project.

16 You know, we, as staff, really need to
 17 know what the community wants this building to be.
 18 We went to the Board, we got direction on existing
 19 level of service, a design build delivery method.

20 But I think the Incline Beach House would
 21 also benefit from us having a workshop with this
 22 committee, kind of slowing down the process a little
 23 bit to where we can delay the request for
 24 qualifications, we can extend that time out. But
 25 really allow you, as the committee, to have to a

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1 robust conversation on, you know, what does this
 2 facility mean to the community and what is it going
 3 to be?

4 CHAIR TULLOCH: I'll just follow up on
 5 that. I mean, I'm assuming the rest of the
 6 committee have also looked at the results of the
 7 most-recent FlashVote survey from last week as well.
 8 I think there's some important pointers there as
 9 well. It's the closest thing we have at the moment
 10 to a community survey.

11 MS. NELSON: Do you have those results? I
 12 haven't seen those.

13 CHAIR TULLOCH: Yes. Yeah. They came out
 14 last week. It was too late to put in the packet,
 15 unfortunately.

16 MS. JOHNSON: Kate, as I understand, this
 17 is currently -- I looked at the plan of bids, it
 18 looks like it is listed for -- like, it's been
 19 published?

20 MS. NELSON: Right. Yep.

21 MS. HUSSONG-JOHNSON: But I do
 22 recommend -- it does seem like a very aggressive
 23 schedule, and I don't know what drives that
 24 schedule.

25 So there's a lot of background here on

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1 this particular item that I do think -- whether or
 2 not we hold the existing schedule or whether or not
 3 it get's delayed, I will defer to staff as to the
 4 criticality of the schedule that's currently being
 5 published.

6 But I do think your recommendation to
 7 provide some further background would be very
 8 useful. I just went back and read about ten years
 9 of record to try and understand this item. But I
 10 think also hearing that through staff's perspective
 11 and experience would be really, really valuable, for
 12 my knowledge at least, to help advise on this
 13 particular item.

14 CHAIR TULLOCH: Perhaps, just in terms of
 15 that, I can give you some background from the Board.

16 Last year, I believe in the middle
 17 of year, the previous board agreed to 3.5 million
 18 budget to go forward and instructed the staff to go
 19 forward and work on that basis.

20 Earlier this year, staff brought to the
 21 Board a proposal for 5.5 to 6 million, and there was
 22 very clear direction from the Board, approximately
 23 early the first quarter or the start of the second
 24 quarter this year, for staff to go out and get
 25 design and bids, come back with design and bid

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1 proposals with the maximum budget of 4 million.
 2 So this is just for the community's
 3 benefit, the Board has been pushing this for 15, 16
 4 months now in terms of that. And we're now just
 5 going back out for a request for qualifications. I
 6 think it's import to put that in perspective.
 7 There's been very clear direction from the Board on
 8 two occasions so far.
 9 MS. HUSSONG-JOHNSON: And is there an
 10 expectation from the Board what that four million
 11 would provide?
 12 CHAIR TULLOCH: Yes. There was -- we
 13 talked -- there was outlines provided by the Board
 14 of what was required. The six million proposal was
 15 to come up with something rather different from what
 16 had been talked about by the previous board. I
 17 think this is an important part: We've basically
 18 lost a year and a half in the process now.
 19 So -- and then we get -- the community --
 20 we hear from the community, well, the Board is
 21 holding this up.
 22 Well, the Board has been pushing this for
 23 the last year and a half. I think it's important to
 24 take all that into perspective.
 25 MS. HUSSONG-JOHNSON: Yeah. I guess I

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1 understand -- like I mentioned, it's got a lot of
 2 history, and it's hard to accurately weigh in on
 3 ten years of history without some sort of summary.
 4 And I think what heard other committee
 5 members say was that they actually didn't fully
 6 understand the scope of the project that was being
 7 requested for qualifications. And I would echo that
 8 a bit, though I did try to understand that through
 9 getting press documents.
 10 So, detailed discussion on this particular
 11 item would be extremely helpful to provide any kind
 12 of valuable input.
 13 CHAIR TULLOCH: Totally agree. I think it
 14 comes back to my earlier comments that we need to
 15 have clear -- some clear outlines of design, rather
 16 than just going away with, well, we got 3.5 million,
 17 but we want to do something at 7 million.
 18 To me, this is -- and we can cover this
 19 more on the next item and item F 2 as well. But to
 20 me, this is a clear issue, it's a clear breakdown
 21 that we have in the process at the moment.
 22 MR. NOVACK: Is there a pro forma done on
 23 these projects? Because they are ongoing revenue
 24 and expense items included in the -- if we do the
 25 building and now you've got ongoing expense items,

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1 is there a pro forma relative to that?
 2 MS. NELSON: No, we don't have that at
 3 this point in time.
 4 MR. NOVACK: Certainly something maybe the
 5 committee could help you with?
 6 MS. NELSON: Um-hum.
 7 CHAIR TULLOCH: But, yeah, so the RFQ has
 8 gone out now, Kate? What's the next step in the
 9 process?
 10 MS. NELSON: So the next step in the
 11 process is get any feedback from the committee if
 12 you want to see edits to that that's out on the
 13 streets currently. We will wait and see if we have
 14 any questions come back from any interested parties.
 15 And then, you know, it's set to open.
 16 We're basically using that as a weeding
 17 out, trimming down, hopefully, to get
 18 three qualified bidders.
 19 And then from there, we'll issue, like,
 20 phase 2 of the process, which talks about more
 21 in-depth of, here's the building footprint we have
 22 to work with, here are the itemized, basically, the
 23 program of the building that we're looking for. And
 24 basically that comes from the direction we received
 25 at the Board, that we're keeping the level of

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1 service as it is today, that means the kitchen set
 2 up to serve the existing menu that is there today.
 3 We have a need for increased number of
 4 stalls for both men and women's restrooms, increased
 5 storage capacity in the building, those kinds of,
 6 things. So we have those things identified, and
 7 that would be sent out.
 8 Once we select those, hopefully, three
 9 contractors so then they can prepare a presentation,
 10 probably to this committee, or in an identified,
 11 maybe, couple of committee members, and then we
 12 would select the team from there.
 13 If the committee feels like you need more
 14 background information, I know that we provided
 15 quite a bit of information to Bill on the background
 16 of the project, I would be happy to do the same for
 17 the committee members. If we need a workshop or
 18 just offline, just let me know how you want to
 19 proceed with that.
 20 MR. FEAST: Maybe I can just chime in for
 21 a little bit, hearing what Trustee Tulloch is saying
 22 and what Kate and I discussed yesterday with Brie.
 23 I familiarized myself more extensively
 24 with this project, and I can see the challenges in
 25 some of the background and stuff. But here's the

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1 way I would sum it up, in terms of being practical
 2 about where this is headed.
 3 I totally understand that the Board of
 4 Trustees has guided the \$4 million, basically that's
 5 a lid. Ray, if I hear what you're saying, that the
 6 \$4 million is the sum total of the entire project
 7 costs that the Board wishes to spend on the Beach
 8 House. Then as Kate and I and Brie discussed
 9 yesterday, there are certain provisions for soft
 10 costs and such.
 11 So out of that \$4 million, there is some
 12 number that is the actual number to design to, in
 13 terms of what is going to be spent on the building
 14 and infrastructure itself, including the food and
 15 beverage equipment and so forth and so on.
 16 I think from that point of view there
 17 should be clarity to the project team that that's
 18 the number the Board is willing to spend on this
 19 Beach House. Then you have to align to the scope of
 20 work and say, well, back to toilets, back to
 21 provisions to maintain the level of service as it
 22 exists today, and there just needs to be real
 23 clarity.
 24 When that, Kate, successful resource is
 25 selected, that they're starting the process from an

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1 absolute clear point of view that that's the bucket
 2 of money and not exceed that bucket of money, net of
 3 soft costs. Because the soft costs are the soft
 4 costs. They're going to be whatever they're going
 5 to be.
 6 But the building and infrastructure cost
 7 is X, here's the desired design specifications that
 8 we require within that budget, and off they go. And
 9 they design to that number.
 10 And working with you guys in tandem, back
 11 and forth of making adjustments along the design
 12 process pathway, what choices have to be made to
 13 bring it into line for the allotted monies that the
 14 Board has designated.
 15 That's the way I'm kind of (inaudible)
 16 after our discussions earlier on this, that I had
 17 with you and Brie, and now hearing some additional
 18 perspective from Trustee Tulloch and what Sarah's
 19 suggestions. I think that's kind of where this
 20 one's landing, if -- that's kind of my take on it
 21 now, having delved a bit deeper into it over these
 22 past days and reviewing the documents and such.
 23 Would that be a fair assessment in your
 24 view, Kate?
 25 MS. NELSON: Yes.

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1 CHAIR TULLOCH: I think that's good
 2 observation, Bill. I will be very candid as usual,
 3 I think the frustration of the Board is that we know
 4 this is a community priority, the Board and the
 5 previous board have both been pushing very hard to
 6 move this forward. I think to say the \$4 million is
 7 set as a lid to see basically what we come with it,
 8 the Board has still not really seen any -- even any
 9 outline designs on it.
 10 The comment, when it came to the Board
 11 earlier this year, was concern over the lack of
 12 toilet space. If it's case that the -- based on the
 13 current budgeting, that lid does not provide a
 14 sufficient facility, I can't speak for the rest of
 15 the Board, but certainly look at what's there.
 16 Without knowing what is being proposed,
 17 just as the previous came to the Board was just to,
 18 well, we said 3.5 million, but now we're looking for
 19 6, and still no indication of what we've come for
 20 that. I think, I'll be very candid, that's the
 21 frustration of Board members.
 22 We'd like to get this moving forward, but
 23 we need to have something to base the judgment on.
 24 Without something, sort of concrete proposal or some
 25 sort of outline design, it's very difficult to make

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1 that decision.
 2 MR. FEAST: Kate, I think that's where we
 3 kind of landed as we wrapped up yesterday, and just
 4 our phone call was, you know, that's the number,
 5 work with the selected design firm to design to that
 6 number, and then there's something to present that's
 7 qualifiable to the Board and says, here's what
 8 you're going to get for the monies that are provided
 9 based on that.
 10 And then that's either acceptable to the
 11 Board and meets the expectation or it's not. And if
 12 it's not, then there's choices to be made about
 13 additional funding or not additional funding. Or
 14 build what we can afford.
 15 I think that's where the thing's at in
 16 summary, and I would be happy to help Kate or offer
 17 up -- I've looked at this one a bit more closely
 18 than some of the others. I think it all spills into
 19 skate parks and other discussions we're having, as
 20 Sarah has indicated as well. Happy to help on this
 21 one.
 22 I think that's where this one's
 23 practically at.
 24 MS. HUSSONG-JOHNSON: That's very helpful.
 25 Thanks, Bill, I appreciate that background.

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1 So from my understanding, then, that
 2 discussion of -- there is a schedule defined in the
 3 RFQ on page 5 or so that talks about Article 7,
 4 design build selection team schedule, that has a
 5 technical proposal due and interview scheduled.
 6 Is the imagine, Kate, that the firm
 7 themselves would basically propose to the District
 8 during that process what can be built for that
 9 dollar value?
 10 MS. NELSON: Correct.
 11 MS. HUSSONG-JOHNSON: Got it. Okay.
 12 Is there -- would there be a
 13 prioritization prior to that point from the District
 14 provided about these are the must-haves in order of
 15 priority to facilitate that proposal process?
 16 MS. NELSON: Yeah. So, basically the
 17 must-haves, in the way that I see it, is keeping the
 18 existing level of service and making sure that we
 19 have enough restrooms to meet the needs, basically,
 20 all other time other than the 4th of July period.
 21 At that period, that high use period, we will have
 22 probably to bring in porta potties. But for the
 23 majority of the year, it will be able to serve what
 24 the need is.
 25 MS. HUSSONG-JOHNSON: Okay. And please

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1 excuse my -- if I'm asking you to repeat previous
 2 information.
 3 Is there a document that clearly states
 4 and has been agreed to by the Board what those --
 5 that specific priority?
 6 MS. NELSON: I would just refer back to
 7 the meeting minutes of, I think, the July board
 8 meeting is basically what I would rely on as the
 9 direction we received from the Board.
 10 MS. HUSSONG-JOHNSON: Okay. I think for
 11 transparency and to the benefit of the public and
 12 for our ability to support this project, which is a
 13 really important one to the District and it's
 14 received so much press, bringing that back for the
 15 committee and for the Board, not to slow the current
 16 process -- I think you've got a process that's in
 17 place that can continue to proceed.
 18 Because I don't see this having any
 19 measurable schedule impact until February of 2024.
 20 But I think for clarity and transparency, it would
 21 be good to bring this back and kind of establish
 22 that and committing to specific dollar amount that
 23 you've been directed by the Board, the Board has
 24 provided clear direction that this is the maximum,
 25 you know, this is the order of priority that we

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1 understand, and this is how we'll be communicating
 2 to these teams for -- to inform their technical
 3 proposals so that there's no surprises if it comes
 4 back as possibly just restrooms or whatever can be
 5 constructed these days for \$3.5 million -- or \$4
 6 million.
 7 I think we are all familiar with the fact
 8 that it's a very expensive construction environment
 9 right now.
 10 MS. NELSON: I can certainly do that.
 11 MS. HUSSONG-JOHNSON: That's my own
 12 personal recommendation. I'm, of course, only one
 13 of these members here today.
 14 CHAIR TULLOCH: I think, Sarah, it does
 15 highlight a very important point. And I think this
 16 is something for both staff and the Board to reflect
 17 on when we're moving forward in these. Again, we
 18 can does it further on draft 2. I have a lot of
 19 thoughts on that. I think we need to be very clear
 20 on what the expectations are, what the needs and
 21 wants are to avoid this situation where people feel
 22 aggrieved, well, we're not getting what we expected
 23 to get, or why is things costing so much?
 24 I think we need to be very clear moving
 25 forward because, historically, we've just put stuff

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1 in the budget and the longer-range budget, and
 2 particularly at year one, we've put amounts in which
 3 builds expectations and then we find that the
 4 amounts proposed are nowhere near there and then
 5 there's a mismatch of expectations of what we're
 6 actually going to get for the expenditure.
 7 To me, it's this mismatch of expectations
 8 that becomes a huge issue. We need to be realistic
 9 of what we're going to do with the money and what
 10 we're going to get for it.
 11 MR. BANDELIN: Yeah. A comment on that.
 12 This facility replacement project is
 13 really -- we haven't really kind of like really set
 14 the exact charter of the Investment Committee, and
 15 I'll tell you the staff is really excited about this
 16 committee.
 17 In this particular project, replacement
 18 project of a really outdated facility would -- I'm
 19 listening to all the suggestions from the committee
 20 that staff would really like to entertain those
 21 suggestions by making sure this committee is
 22 completely informed and vet this project.
 23 But what if that -- would be the Board's
 24 take on that to make sure that that happens, that
 25 we're -- are we really racing to get in front of the

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1 Board to get this project moving? Or is it more
2 important to kind of set the pathway of this charter
3 for the committee to be able to take this first
4 project and really take our time so we have a good
5 understanding that -- eventually the committee has a
6 complete understanding of working with staff on
7 projects on this or just your take on that question,
8 Ray?

9 CHAIR TULLOCH: Okay. I'll give my
10 personal view, then as the committee.

11 I think this would be an excellent one for
12 on the Capital Improvement/Investment Committee to
13 take the lead on. I think because there's so many
14 variables in it, I think realistically, the timeline
15 we're on now, we're not going to break ground in
16 '24. And we also need to make sure that we have the
17 site survey and understand what the access egress
18 requirements are going to be.

19 I think, unfortunately, if we're being
20 realistic, this project is not going to start
21 breaking ground until '25, would be my best
22 guesstimate.

23 I think it would be a great opportunity to
24 demonstrate to the community and the Board that we
25 can refine this project and refine what the real

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1 Then we went out and got the bids, found the best
2 bid, we're going to finish -- we initially had a
3 million seven in the project, it's going to end up
4 being -- we realized it wasn't enough. We're able
5 to put two five in it, and we're going to get it
6 done for two five.

7 I'm thinking that might be the way to go,
8 because from the trustees' perspective, if they have
9 a complete set of designs that they can share with
10 the community, it makes it a lot easier for them to
11 be able to make decisions. And people can see what
12 they're deciding. And if it's going to cost little
13 bit more, then people can say, oh, well, it costs a
14 little bit more, but look at what we're getting.

15 And then, of course, we can add the pro
16 forma, that's what we're doing, and it works.
17 That's -- I would be happy to help in any way in
18 that regard.

19 CHAIR TULLOCH: Yeah. That is an
20 excellent perspective. That's the gist of typically
21 the direction I come from in these projects as well.

22 To me, it's setting expectations. The
23 worst thing we can do as a board and as a community
24 is spend money and then have -- as I say, have the
25 community disappointed, well, you spent 5 million, 6

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1 requirements are, we can use the survey results, we
2 can use the knowledge we already have to come up
3 with. And if it's a case that, yes, to meet
4 expectations is going to be more money, I think it's
5 a much better way of doing it than just reading a
6 paper to the Board saying, well, you said
7 3.5 million, but we want 6, but we still don't know
8 what we're going to give you for it.

9 I think that was one of the major concerns
10 expressed by the Board in July, when it still only
11 showed three stalls in the restrooms, but almost
12 doubled the price. I think, to me, it's -- should
13 be no surprises by the time it comes to the Board.
14 It gives a better way of actually scoping out the
15 project, back to our earlier discussions.

16 MR. NOVACK: This project and your
17 Snowflake might benefit from -- we're finishing 60
18 kitchens designs, we've got five different kitchen
19 designs, we're in the process of finishing those 60
20 kitchens right there in Incline.

21 And what we did is we found
22 five designers, interviewed them, who had very much
23 experience with kitchens in the condo complex there.
24 We picked the designer, and the designer came and
25 gave us a complete design with estimates of costs.

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1 million on this, and you still haven't got anything.

2 MR. NOVACK: We're putting the trustees in
3 a bad position because you're asking to spend money
4 and you can't tell anybody what you're spending it
5 on, it's a pretty bad position to be in. I'd like
6 to avoid that for you.

7 CHAIR TULLOCH: Absolutely. Yeah. You'll
8 get no argument from me on that.

9 MS. NELSON: So, just a thought, the RFQ
10 that we have out right now for a design build firm,
11 I think it would be beneficial to continue and allow
12 that process to continue, select a group, because
13 that way as we're talking through the committee,
14 we're getting not just engineer's estimates, which
15 nothing against engineers, I am one, those are not
16 accurate estimates when you talk construction.

17 And I think to benefit the Board and the
18 community, we actually need to have real
19 construction estimates, especially because of the
20 construction climate we're in.

21 CHAIR TULLOCH: I agree, Kate. That makes
22 a lot of sense, and we can weave that one into item
23 F 2 as well.

24 I'm conscious of time, if you want to just
25 move on to the expense items of the budget as well.

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1 MS. NELSON: Sure.

2 We've just got three capital expense

3 projects. One is it's a standing expense project,

4 it happens every year. It's basically when NDOT or

5 Washoe County come through and do any work, we have

6 to raise -- lower and raise our valve lids, water

7 valve lids, our manholes. That is this project.

8 As everybody's aware, Q & D came through

9 town this summer, so we're anticipating a -- quite a

10 large bill, that's why we have quite a substantial

11 amount of carryforward there. And then we will

12 receive a bill from Washoe County as well.

13 We have a large payment maintenance

14 project at the utility office. Our upper parking

15 lot and down towards the entrance is basically at a

16 reconstruction phase. As part of that, we're

17 actually going to be doing some pretty substantial

18 drainage improvements as well to alleviate some of

19 the pavement degradation that we saw in the pavement

20 we have.

21 And then we already touched on this one,

22 the utility infrastructure master plan project.

23 With that, that kind of summarizes the

24 list of the projects that are over \$250,000. And

25 then we do still have a laundry list of projects

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1 stage.

2 Any further comment?

3 F. GENERAL BUSINESS

4 Okay. I'm conscious of some of our

5 earlier discussions. I'm also conscious of the

6 time. There's -- we have several hard stops here.

7 I would like to propose that we move first, make a

8 change to the agenda. While I hadn't asked for it

9 before, I would like to suggest we move to item F 2

10 first before F 1. We have Bobby Magee and Adam on

11 here. I think this is important because it leads

12 into -- our earlier discussions also lead into this,

13 how we can discuss options for the Capital

14 Improvement/Investment Committee input into the

15 2023/'24 budgeted capital project list.

16 Do we have any objections to that?

17 Okay. Seeing there's no objections, I'd

18 like to move on to item F 2 first.

19 F 2.

20 CHAIR TULLOCH: Bobby, I would like to

21 request input from yourself and Adam, first, how we

22 can best help you in terms of directing staff in

23 helping them prepare for the capital budget for

24 next year.

25 MR. MAGEE: Thank you.

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1 that fall under that threshold that we are moving

2 through the process.

3 CHAIR TULLOCH: Okay. Thank you. That's

4 been very helpful. I'll apologize to Kate and the

5 committee, this is taking longer than expected, but

6 I think it's been a very worthwhile discussion. I

7 think this has been very helpful.

8 Any other further comments from the

9 committee on this item?

10 MS. HUSSONG-JOHNSON: In light of the last

11 board meeting, I'm curious whether or not the ice

12 rink is proposed for any prioritization as part of

13 this process or is currently included?

14 CHAIR TULLOCH: Well, the only comment I

15 can make on that is the Board has had no approach

16 whatsoever from the foundation. The Board is still

17 unaware of what the foundation is proposing, what

18 the foundation has proposed. And until the Board

19 has received any approach from the foundation, and

20 that's what we discussed at the last board meeting

21 as well, it's -- the Board -- there's been no

22 approach made to the Board in this situation.

23 So until we get some approach from the

24 foundation, something, we know what the situation

25 is, there's not a lot the Board can do at this

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1 What I would suggest is we're going to --

2 and again, we're in the process of designing what

3 this is going to look like for next year. And at

4 this point, I think that Adam and I will be working

5 on creating what the five-year CIP plan looks like,

6 and our intention is to work with Mr. Bandelin and

7 bring forth to the Board some type of a strategic

8 Board retreat to where we can get some direction

9 from the Board, what the priorities are, and then

10 Adam and I have been communicating offline during

11 this board meeting about ways that we can assist the

12 departments with tightening up budget estimates and

13 getting a strong understanding of what the financial

14 needs are.

15 I think that, for the purposes of this

16 committee, what would be helpful is if the committee

17 would make its recommendations to the Board on what

18 some of these priorities are so that we have a

19 better understanding from the full community,

20 invested stakeholders, whomever needs to be

21 involved, on what types of items that we should be

22 prioritizing as we move forward with or budget

23 development process that will ultimately be

24 presented to the full Board.

25 MR. BANDELIN: Yeah. Real quick, thanks

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1 for the opportunity.

2 So we talked about the Beach House a

3 little bit, and now we're just touching on

4 budgeting. And let me provide just a tad bit of

5 homework to the committee. If you have a chance, if

6 I could have you -- it's a pretty good read, it's in

7 the board packet materials from the February 22,

8 2023, meeting, board meeting, a budget workshop on

9 February 22nd of last year.

10 But staff presented a draft financing plan

11 that reflected current revenues, fund balance,

12 grants and debt. And then we also hit on the

13 unfunded projects, and I'll just read you one

14 sentence from this February -- I wish I could tell

15 exactly how it landed, but the draft financing plan

16 reflects reports due appropriations through the use

17 of \$6.4 million in available fund balance, \$4

18 million in outside grants, and \$42.2 million in debt

19 financing over the next five years.

20 So these comments, like, look at the

21 five-year plan.

22 In addition, a total of 14.2 million in

23 project costs are currently unfunded, including some

24 projects like Snowflake Lodge, Ski Way Road

25 reconstruction, and the Incline Beach House.

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1 I think Bobby Magee and Adam and I have

2 been talking about this strategic plan workshop, but

3 I think if we could get with Bobby and Adam and kind

4 of bring to the Capital Improvement/Investment

5 Committee kind of a draft financing plan, looking at

6 the current five-year plan, it'll help us, as staff

7 and the Capital Improvement/Investment Committee, to

8 look at designing the five-year plan, as we know

9 that we really want to concentrate on care and

10 condition and maintenance and infrastructure of

11 current assets the District has, but then helping

12 the Board understand if we need to relook at the

13 current Board priority projects of beach access

14 improvements, the Incline boat ramp, the Incline

15 beach facility, the restaurant down there, the

16 Snowflake Lodge, the admin building, which is not

17 currently in the plan, the tennis courts.

18 I know we have the finance department

19 really looking back at what we've done and trying to

20 catch up. But if we were able to spend a little bit

21 of time prior to coming to the Board to bring to

22 this committee like a draft financing plan, what we

23 have in reserves or fund balances, if you will, to

24 be able to help craft this five-year plan.

25 So I'll make a little plug that we have an

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1 extensive carryover project list. This plan will be

2 talking about priorities directed from the Capital

3 Improvement/Investment Committee or, eventually, the

4 Board, but what's our bandwidth with what can we get

5 done?

6 So, really, what I'm trying to say is I

7 want to alleviate how we present it in front of the

8 Board on the Beach House, which we started in 2017,

9 had extensive staff reports coming to the Board,

10 community surveys and so forth, and here it is,

11 2023. If we had a really good, solid funding plan

12 that the whole committee was aware of, staff was

13 aware of, then we can put these priority projects or

14 make sure that we maintain the current

15 infrastructure, and I think it will just help us.

16 It might take Bobby and Adam a little bit

17 to get up to speed on a draft financing plan for

18 capital, but I think it's really important because

19 it'll help, extremely, this committee showing the

20 Board the work that we've done on the finance plan,

21 and, of course, staff on penciling in projects.

22 CHAIR TULLOCH: Thank you, Mike.

23 Yeah, that's an excellent idea. And

24 that's consistent with the Moss Adams report where

25 it highlighted that we really need to -- the Board

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1 needs to start to address the strategic plan and

2 reviewing that.

3 I think there's a couple of other things

4 you touched on there that I will touch on as well.

5 I think this idea of, yes, rationalizing, being

6 realistic of it, what we can achieve. I mean, if

7 every year we're cutting over 20-, 30 million worth

8 of capital projects, there is something wrong with

9 our process. We need to streamline that and be

10 realistic on what can be done to put things into

11 perspective.

12 I still have some thoughts on the process,

13 but I will throw it over to the committee first to

14 see what --

15 MR. BANDELIN: I'll just make one more

16 comment on that, because there's always these talks,

17 and I think the Chair of the Board actually hit on

18 it a couple of times when I mentioned it during some

19 budget workshops, like, at what point do we have a

20 lot of these Board priority projects or vertical

21 construction of our buildings from the 60s and/or

22 like major dollar amounts of projects, even like

23 asphalt replacement, but a lot of square footage of

24 it.

25 The Capital Improvement/Investment

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1 Committee should probably start working with staff
2 or at least looking at funding, like, what are
3 funding or bonding opportunities for capital
4 investments that might last 20, 30, 40 years?
5 So that's a piece -- we're moving ahead on
6 this Beach House, but, I mean, Bobby will have to
7 tell us what the funding is available, and then
8 there's always that conversation of, like, how do we
9 get outside funding making payments over time versus
10 cash?
11 CHAIR TULLOCH: I think that's an
12 excellent point. It's a case of what's realistic.
13 We've all seen the impacts of what past boards tried
14 to do with the effluent pipeline, and they're always
15 playing catch up and there is a lot of these
16 projects due to that.
17 To Kate's point earlier, so much of the
18 infrastructure was built around the same time, and
19 it's now coming to end-of-life. That's also
20 consistent with all the community surveys that we've
21 had, the most-recent one and the ones prior to that,
22 was a case of the clear primary demand from the
23 community is to maintain the existing facilities
24 first before we start expanding it.
25 What's almost missing, and it becomes hard

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1 map, because when you talk about funding, part of
2 what drives the funding is, well, what are the ages
3 of our assets and categorized as however they should
4 be categorized, whether they be infrastructure,
5 buildings, equipment, whatever it may be, here's
6 where we stand on the depreciation of those assets
7 and where they are in their useful lives, here's
8 reserves that have been set or should be set up to
9 replace them or upgrade them when their useful lives
10 are at an end, and that starts to develop a road map
11 for the existing infrastructure and assets that we
12 have and help plan the funding plan that's necessary
13 to -- and then it's back to bandwidth, what's the
14 appetite? Whether it's a five-year plan or beyond,
15 how much can we literally take on? But at least
16 that's the starting point to me.
17 Bobby, I don't know you -- I know there's a
18 lot on everybody's plate and your community, and
19 it's great that Adam is now on board, but maybe this
20 becomes kind of the genesis of some of this
21 discussion.
22 MR. MAGEE: Yep. For sure. I think you
23 hit the nail on the head there.
24 It's not a matter of not wanting to do it,
25 it's a matter of staffing and staffing capacity.

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1 for Bobby to arrange financing unless we're
2 realistic about what we're actually going to do and
3 what is prioritized, it all sort of ties together
4 like that.
5 These are great points, and, to me,
6 it's -- you're preaching to the choir here. We need
7 to understand what the totality of it is and the
8 expenditure required.
9 MR. FEAST: Yeah. If I could just say,
10 and it's something I touched on with Bobby over the
11 months as we got acquainted. I think the committee
12 and the Board and all of us would benefit -- I mean,
13 any entity like an improvement district such as
14 ourselves or any HOA, any entity that has an array
15 of assets that we have existing -- and we're focused
16 on the existing infrastructure and assets -- I would
17 have thought that the District would have an asset
18 list, the determination of useful lives of these
19 various assets, whether it's equipment, water lines,
20 buildings, whatever they be, and there's a schedule
21 that forecasts -- and planning for reserves of
22 capital to update, upgrade, or replace those assets
23 when the time has come that they've expended their
24 useful lives.
25 I think that could be a necessary road

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1 Adam has been here for just a couple of weeks now,
2 and his first priority has been working on what the
3 full Board set as the finance department priority,
4 which is getting the Tyler Munis system correct.
5 And so that's really where his focus has been the
6 first couple of weeks, because he does have some
7 experience there.
8 In addition to that, though, working in
9 the background, we know that we got to get a handle
10 on some of this stuff. And as Mr. Feast alluded to,
11 he and I have talked about this a little bit
12 offline, creating some type of a matrix that
13 demonstrates what our capital needs are, what
14 unfunded capital needs are, what we have in
15 progress, where these various things are, because
16 just having a list -- a wish list is just not
17 productive for anyone.
18 It's something Mike and I have talked
19 about quite a bit and we're slowly trying to
20 develop. I think eventually we'll get there. It's
21 just, obviously, it never moves at the speed that
22 would make all of us happy, for sure.
23 MR. FEAST: I think a lot of this -- I
24 appreciate what you're saying, Bobby.
25 There's a lot of this that we're talking

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1 about is chicken and egg kind of stuff. We're never
 2 going to make -- we all want breakthroughs, and
 3 we're all patient to a point, but everybody wants to
 4 see movement.

5 I'm just trying to think of ways and offer
 6 alternatives that help drive part of the process
 7 with some of the fundamentals. And I couldn't think
 8 of anything more fundamental than having a bona
 9 fide, data-driven asset list that defines the assets
 10 of the District in whole, their lives, where they
 11 are in their lives, and the replacement values and
 12 determinations of how -- and then choices can --
 13 then this leads to choices.

14 But without that determination, I'm not
 15 sure how the committee or the Board or any one of us
 16 can drive the choice process in a data-driven kind
 17 of way. That's where I've always been coming from
 18 on this.

19 I totally get it, Bobby. I mean, you're
 20 -- there's only so much that can be done. And
 21 Adam's probably going to be drinking from a firehose
 22 as is everyone at the District for a period of time.
 23 I totally am sensitive to that.

24 Perhaps we could be creative, and with
 25 Mike's -- I know Mike gets this as well, are there

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1 assessment and asset conditions? Because I think
 2 the other point was the depreciation life gives us
 3 one indicator, but obviously condition assessment is
 4 important.

5 I had a conversation fairly recently with
 6 a staff member, I said, "Well, we're always told if
 7 this is a six-year replacement, we should replace
 8 them every six years regardless so we know what the
 9 capital plan is."

10 I'm a big proponent of condition
 11 assessment rather than just strict depreciation
 12 lifetimes in terms of that. Perhaps you can give us
 13 a bit more background on what we have on asset
 14 information and condition assessments.

15 MS. NELSON: We do have a fairly robust
 16 GIS system. And this is speaking strictly to the
 17 water the sewer infrastructure. So in that system,
 18 we have as much information there as we know or as
 19 was input.

20 So what we've done is taken that GIS
 21 database and that's what we gave to the consultant
 22 for the utility master plan. They went through and
 23 developed the holes that we don't have. We have --
 24 you can guess the age of pipes based on the
 25 materials that were used. Steel line is very old.

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1 some creative ways to start the process and movement
 2 toward that end? Because back to the budget
 3 process, wouldn't you love to have that in front of
 4 us all as data points to help drive the budget
 5 planning process for, not only the coming fiscal
 6 year, but a true, bona fide five-year plan?

7 MR. MAGEE: If I may, I'd like to address
 8 one thing that Mr. Feast said there. Just for the
 9 committee's edification, before he was named to this
 10 committee, he and I had these conversations a couple
 11 of times about a data-driven approach. I agree with
 12 that a hundred percent.

13 And thank you so much. You said that far
 14 more succinctly than I did. I appreciate you
 15 wrapping that up much nicer than I did.

16 CHAIR TULLOCH: Yeah. Thank you.

17 Coming from a Capital
 18 Improvement/Investment Committee infrastructure and
 19 planning, yes, I totally agree with that.

20 Couple of questions for Kate --
 21 Go ahead, Sarah.

22 MS. HUSSONG-JOHNSON: I have nothing to
 23 add at this point.

24 CHAIR TULLOCH: Kate, can you clarify for
 25 the committee what we have on asset lives and asset

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1 So then you move on to this AC pipe and that kind of
 2 thing.

3 We have that database. It will be,
 4 hopefully, as we move forward, we're always
 5 inputting what we find in the field, whether we fix
 6 a leak and we find what the main is made out of or
 7 what have you. So we have that information. We
 8 have a lot of historical documents of the design
 9 documents of various pipe, pump stations, lift
 10 stations, that kind of thing. So there is an
 11 enormous amount of data that we have. It's just how
 12 good is the data if you garbage in/garbage out, and
 13 that's what we're trying to avoid.

14 I hope that answers the question.

15 CHAIR TULLOCH: That's primarily on the
 16 utility side, Kate. Do we have anything on the
 17 rest, on the other, once we go to the wider district
 18 assets, or is that all --

19 Mike, I see your hand up.

20 MR. BANDELIN: We could put together --
 21 fleet is an easy one. We have all the equipment
 22 pieces that we have in the District, and then we
 23 have them identified by year. They're actually in a
 24 plan, just as you spoke of, on a year replacement or
 25 end-of-year or end-of-life replacement by year.

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1 And then you and I have had a discussion
2 about a condition assessment prior to those being
3 worked on for replacement that would happen in front
4 of the Capital Improvement/Investment Committee,
5 hopefully, some day.
6 I have a pretty good list at ski, which
7 has a lot of capital assets. One, I guess the
8 question is defining, like, what dollar amount
9 should we be looking at for a capital replacement?
10 A whole ski lift or capital replacement on gearboxes
11 or motor replacements of wheel bearings? I have a
12 really good understanding of the ski one.
13 And then we're looking at the other
14 community services venues, as far as like the
15 infrastructure of capital assets that we would have
16 at the golf courses and the beaches and the ball
17 fields, which I know we do, we just have to kind of
18 assemble it.
19 And then, of course, I was viewing this
20 with the engineering team a couple of months ago,
21 they put together a really nice spread of -- which
22 will be very helpful because it's actually quite a
23 bit of dollars, but it's actually an asset list of
24 all the asphalt that we have in the District, which
25 is over a million square feet, I believe.

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1 asset-management specific, but it's, if I recall,
2 built mainly for public works. I don't know if so
3 much ski uses it or how much that translates into
4 golf and some other facilities.
5 Things are in pieces. I think there is
6 some asset management going on, but it's not a
7 comprehensive, district-wide system.
8 MS. NELSON: So I know that we also --
9 once we put an asset in place, for instance, the
10 Slot Peak waterline, we fill out a form and give it
11 to accounting, and that gives them the cost of the
12 asset, the useful life, all that information. So,
13 once it goes to accounting, I don't know where it
14 goes. There is that tracking mechanism as well.
15 But, like Mike and Mike have alluded to,
16 there's a lot of data, and it's spread throughout
17 the District. It probably just needs to come under
18 one roof.
19 CHAIR TULLOCH: Copy. Thank you.
20 MR. NOVACK: For the 22 resorts, we just
21 finished reviewing a five-year plan for each of the
22 22 resorts. And each resort has a five-year plan,
23 it's very fungible. I mean, there are some projects
24 that get delayed or don't need to be done because,
25 although the asset has reached its age, it still

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1 To answer the question, I think we have a
2 bunch of pieces throughout all the District assets.
3 We just need to be able to kind of compile them
4 together.
5 And then we have some old reports that I
6 haven't even shared with Bobby yet, or Adam, that we
7 used to have -- go through annually when the
8 auditors would say "is this asset still in place?"
9 And we had a complete asset list of the entire
10 district that venue managers would update for the
11 auditor. I'll find that and present that to Bobby.
12 We might be a little -- I'll inform the
13 Capital Improvement/Investment Committee that we
14 have a lot of data. It's just not compromised in
15 some sort of format that we can share and have a
16 workshop on of what we would like to see in the
17 cells in an Excel spreadsheet that would say its
18 useful life and then when planed to be replaced.
19 CHAIR TULLOCH: Okay. Thank you.
20 MR. LeFRANCOIS: I'll use Mike's word. I
21 think he said we have "pieces."
22 Like, if I recall, a lot of this asset
23 stuff lives in a lot of places. Kate says there's
24 GIS. Public works used to have, and maybe they
25 still have, a next gen system that is kind of

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1 works. And so what we do every year is we have a
2 review of that, and then we add a year and subtract
3 a year.
4 And if we could do that, I would be happy
5 to volunteer time to help. Show up and spend a
6 couple of days there with anybody. I'm sure some of
7 the other committee members would also. You just
8 need to get everybody in a room and take a look at
9 the list of all the assets. I know everybody's
10 really busy, but, to me, if I was a board member, I
11 can't imagine how you could, as a trustee, manage it
12 without having that whole five years looking right
13 in front of you. It's almost impossible.
14 We couldn't do it with all the 22 resorts,
15 and it would be impossible without something like
16 that. Be happy to help volunteer my time to help
17 put something together.
18 Mike and Bill, I expect you would too, so
19 would Sarah.
20 CHAIR TULLOCH: I think that's correct.
21 It's difficult when we've got data all over the
22 place. Again, we've -- there's been a history of
23 just we've had plans and suddenly new things have
24 cropped up, and, oh, let's build an ice rink or
25 something, as an example, and suddenly all the plans

<p>1 go out the window.</p> <p>2 I think as a district, we need to be more</p> <p>3 disciplined in terms of what we're actually -- if</p> <p>4 we're looking at what our assets are rather than</p> <p>5 just letting things -- because something else</p> <p>6 becomes flavor of the month and then dropping the</p> <p>7 ball on actually maintaining or keeping things in</p> <p>8 the condition while we go for shiny, new objects.</p> <p>9 One of the thoughts I've had, and based on</p> <p>10 our earlier conversations, and one of the</p> <p>11 frustrations as a board member as well when some of</p> <p>12 these proposals come without any real clarity of</p> <p>13 what the proposal encompasses in some case, what the</p> <p>14 scope of it is, what the scope of work is going to</p> <p>15 be, a thought that occurs to me, and I'll throw it</p> <p>16 out there for discussion by the committee, that for</p> <p>17 the capital plan going forward, we should have a</p> <p>18 very clear description that outlines what the want,</p> <p>19 the need is for any of these major capital projects</p> <p>20 and what the deliverables are going to be.</p> <p>21 That should not just be for the next</p> <p>22 financial year, but also for the first out year as</p> <p>23 well. Because we've developed a situation where</p> <p>24 stuff goes into the first out year, and then it's</p> <p>25 taken as gospel that it's there, but with no real</p>	85	<p>1 description of what it is.</p> <p>2 I'd like to throw that out for discussion.</p> <p>3 I would certainly like to see that for the</p> <p>4 coming year, any of these capital projects that are</p> <p>5 going in have very clear deliverables and very clear</p> <p>6 identification of what the need and the scope is</p> <p>7 going to be so we avoid these traps we've fallen</p> <p>8 into with both the skate park and the Beach House.</p> <p>9 Just that's my thought initially.</p> <p>10 MS. HUSSONG-JOHNSON: Yeah. Thank you. I</p> <p>11 agree with you.</p> <p>12 I think the only thing I would caution on</p> <p>13 that is that we need to identify -- sometimes we</p> <p>14 know the scopes and sometimes we don't. And I think</p> <p>15 a clear communication on if something is in a</p> <p>16 planning phase, with a scope to be determined is</p> <p>17 actually a better communication to the public and to</p> <p>18 the members of the community than possibly making</p> <p>19 assumptions about things that we do not know at that</p> <p>20 time. That would be my only contribution to that.</p> <p>21 And, actually, it possibly creates a lot</p> <p>22 of undue working for staff, which may not be</p> <p>23 terribly valuable to folks.</p> <p>24 So I caution, as I run into this in my</p> <p>25 experience, sometimes we try to overly constrain</p>	86
<p>1 things that we don't know yet. So just if the</p> <p>2 deliverable is a scoping or if the deliverable is a</p> <p>3 recommendation to the Board or a planing process,</p> <p>4 being very clear in the communication of that.</p> <p>5 CHAIR TULLOCH: I mean, just to clarify, I</p> <p>6 was thinking more about in terms of if we're</p> <p>7 actually putting projects into next year's capital</p> <p>8 plan, we should have a very clear idea of what the</p> <p>9 actual scope of it is. I mean, if we're putting</p> <p>10 things into next year's capital plan with just TBD,</p> <p>11 it sounds like another instance of carryover.</p> <p>12 MS. HUSSONG-JOHNSON: Well, it's true.</p> <p>13 But sometimes the capital plan, though, does</p> <p>14 include -- for example, I was reading our multiyear</p> <p>15 capital planning policy, that I know is not under</p> <p>16 this particular agenda item, but multiyear capital</p> <p>17 planning does involve planning and scoping. So just</p> <p>18 in an effort to try not -- I think it's important to</p> <p>19 include projects in those phases and setting</p> <p>20 expectations that they're, in fact, multiyear</p> <p>21 efforts, where not all the questions can be answered</p> <p>22 at this point, and that's part of the process.</p> <p>23 CHAIR TULLOCH: Absolutely.</p> <p>24 Other comments from the committee on that?</p> <p>25 What I'm really trying to get to is a</p>	87	<p>1 situation where we can give recommendations to the</p> <p>2 Board and help staff with the planning process so</p> <p>3 there is fairly clear expectations of what is</p> <p>4 actually going to be delivered from these projects</p> <p>5 if we're budgeting for them, rather than just</p> <p>6 putting things into the budget and then carrying</p> <p>7 them over for two or three years.</p> <p>8 I mean, we have a lot of stuff still in</p> <p>9 carryover that's been going through several years.</p> <p>10 MR. BANDELIN: Yep. That's -- here's</p> <p>11 what -- my comment on your suggestion is is, yes,</p> <p>12 staff is more than happy and willing to bring the</p> <p>13 five-year plan, talk about years one and two and</p> <p>14 three and four and five, if necessary, to the</p> <p>15 Capital Improvement/Investment Committee.</p> <p>16 I will tell you, the staff, that we have</p> <p>17 not been very successful for allowing enough time in</p> <p>18 front of the Board because of the items that are on</p> <p>19 the agenda, especially even the last winter where we</p> <p>20 were talking about the effluent export line and</p> <p>21 other projects. Staff would be more than happy to</p> <p>22 have that conversation in a workshop setting where</p> <p>23 we can just go line by line and explain the project</p> <p>24 of what the final deliverable is, what constitutes</p> <p>25 design, what doesn't constitute design. Staff would</p>	88

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1 be actually excited to be able to do that.
2 We're usually always prepared to do that,
3 but -- I don't know how to say this any more
4 elementary -- it seems like we run out of time at
5 budget workshop meetings at the -- during open
6 session to be able to accommodate that.
7 CHAIR TULLOCH: Yeah. Thank you. I
8 agree. Last year in the budget workshops, we never
9 really got to capital and things appearing in the
10 capital plan.
11 That's -- it would be a great help to the
12 Board if we could refine these, rather than just
13 having a \$2 million capital expenditure appear in
14 the plan. And, again, it's also helping the
15 community understand what we're actually going to
16 do.
17 MR. BANDELIN: Right. We spent more time
18 today helping, like, what we want this committee to
19 do in the future and how to be successful than we
20 did talking about capital planning in open session
21 last year.
22 CHAIR TULLOCH: Correct.
23 MR. FEAST: Just to not lay this at the
24 feet of Bobby and Adam, wholly, because we all owned
25 it, have ownership in this, but, historically, the

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1 control, but the rigor that the financial community
2 usually brings to the financial planning process and
3 all its aspects, including capital.
4 MS. HUSSONG-JOHNSON: I have nothing
5 further to add. I agree with everything Bill
6 suggested. Wise contribution.
7 CHAIR TULLOCH: Thank you.
8 Picking up on Mike's comments, and to me,
9 we could probably help this process by having the
10 venue managers put together the plans and come here
11 so we can vet them out and make sure they're thought
12 through and have clear deliverables and scopes. If
13 we could do that prior to going to the Board for the
14 budget process, I think --
15 Mike, you've always been very good about
16 actually informing us in advance of what your
17 requirements are. You're a good role model for
18 that. I'd love to see that more effectively from
19 other venues as well, so we could basically then
20 give -- provide the Board with the information that
21 these are properly thought through, these are
22 realistic to put on the budget this year.
23 What's your thoughts on that? And then
24 I'll pass it to Bobby for his thoughts as well.
25 MR. BANDELIN: Yes. That's usually how

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1 rigor that we're all talking -- in one way or
2 another, we're all talking about bringing structure
3 and rigor to the process.
4 At the end of the day, again, to lay this
5 to Bobby and Adam's feet because we all own this,
6 that's where the rigor -- the rigor usually comes
7 from the financial community. And the definition of
8 how the capital planning process and budget process
9 resides in the financial community to drive and own,
10 at the end of the day, the desired outcome, with all
11 the stakeholders involved in playing their parts,
12 whether it's venue management, Mike in his role as
13 general manager, us as the committee.
14 So I know we're likely going to touch on
15 this when we do talk about the existing policies and
16 capital planning policies and stuff, because I think
17 that's kind of where the link is, we do have a
18 defined array of policies speaking to this, whether
19 we agree with them or not. We all probably have our
20 opinions about the content of those policies and are
21 they appropriate or not appropriate that we can get
22 to in a moment or another time.
23 That's kind of how I see a lot of what we
24 are all saying in a different way. It's about the
25 rigor of the process and -- I don't want to say

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1 staff plans to speak to all items in open session,
2 but that's what I was alluding to.
3 I think the Capital Improvement/Investment
4 Committee, I would like to see going forward with
5 staff, we could just have a workshop setting, be
6 able to show the five-year plan after work's been
7 done on it, so you're not seeing a very beginning
8 draft, but where we're at in the process, ready to
9 present to the Board, would come to the Capital
10 Improvement/Investment Committee, and just talk
11 through.
12 Because when you see -- when the Board or
13 the community sees the plan, it's just the item;
14 it's not the project summary or the justification
15 behind the project.
16 So we have talked a little bit about, in
17 our first capital meeting, those project data sheets
18 that Ms. Nelson shared, that we would be bringing
19 those. We could have a whole packet of items that
20 we can review, depending on the time, of the
21 bandwidth of the committee. But staff would be
22 really engaged in doing that.
23 MR. MAGEE: Yeah. Thank you. I
24 appreciate all of the comments made regarding this.
25 As chair Tulloch knows, we came to the

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1 Board, the finance department came before the Board,
2 and asked for some additional staffing to build out
3 to the budget team so we could undertake these types
4 of activities.

5 So we've been going through that
6 recruiting process. And Adam's been here for a few
7 weeks now, and we are, hopefully, wrapping up the
8 process right now for the budget analyst that will
9 be coming on board in the near future. We're a
10 hundred percent on board with what's being suggested
11 here.

12 I think that we can certainly support the
13 process by working with the departments and creating
14 this matrix that will assist the committee, and
15 ultimately the Board and the public, with providing
16 the types of data-driven analytics that I think we
17 are all suggesting we need. We need a strong,
18 disciplined approach, and we intend to help with
19 that, help push that forward as much as we can from
20 the finance perspective.

21 CHAIR TULLOCH: What's the views of the
22 rest of the committee? This obviously would be
23 additional work for the committee, but I think,
24 personal view, it could be very helpful. It could
25 also be very helpful for staff and give them a less

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1 into play? And it's not all going to happen -- back
2 to expectations. I think not all of this can happen
3 overnight or in the next two weeks or the next
4 two months. But any impact, positive impact we can
5 make to demonstrate to ourselves and to the staff
6 and to the Board, that there's motion, there's
7 momentum, and it's just going to keep getting, you
8 know, it's a building process.

9 So, that's how I would see it.

10 MR. LeFRANCOIS: Yeah. I think there's a
11 lot of good ideas here, and, certainly, things we
12 will continue to improve, help improve the process,
13 and hopefully streamline the project delivery, I
14 guess, is the angle.

15 That's about all I have to add here.

16 MR. NOVACK: Amen to everything that's
17 been said.

18 CHAIR TULLOCH: Thank you.

19 I'm not going to make a motion on it, but
20 what I would sum this up and what I'll take back to
21 the Board as well in my update is that, as a
22 committee, we propose to work with the venue
23 managers, invite the venue managers along to talk
24 through their capital plan and capital proposals
25 prior to the budget workshops so we can actually

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1 onerous environment to talk through things and a
2 safer environment, in some respects, so we can
3 properly evaluate plans, proposals before they go to
4 the Board for final budget and things. And things
5 don't just get dropped in or stuck in without any
6 rigor to it.

7 What's everyone's thoughts on this?

8 MS. HUSSONG-JOHNSON: I think that's an
9 excellent use of the committee. I would welcome the
10 opportunity to provide any value to the process and
11 hopefully streamline the process with the Board and
12 provide greater transparency for the public.

13 CHAIR TULLOCH: Thank you. Yes, that's
14 our objective: to make sure we set our expectations.

15 MR. FEAST: Absolutely.

16 I think we're all saying a lot of the
17 right things at the right way, just, perhaps,
18 differently. I'm feeling like that there's a lot of
19 alignment. There's more alignment than not
20 alignment. I think everybody's -- the endgame is
21 pretty clear to all of us. We're going to have to
22 keep sorting out how to get there.

23 I'm encouraged by all this, personally,
24 and I think we're on the right track. And now it's
25 about how do we execute some of this and bring it

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1 refine them. And then we can help the venue
2 managers with what is finally included in the budget
3 and what's finally put forward to the Board.

4 I think that's, to me, the best summary of
5 it.

6 Bill, to your point, yes, I think we're
7 all in violent agreement, we're all saying the same
8 thing. And I'll be devil's advocate from time to
9 time, don't take any offense to that. I like to
10 trigger thought.

11 Certainly, what I think we all want to see
12 is a more -- a better thought-through plan and a
13 realistic plan to when, if we put something in the
14 budget for next year, the community can expect that
15 we will deliver it; not that we're just putting it
16 in and then it's going to out two or three years,
17 and that it's also aligned with community
18 requirements.

19 Bobby, will that help you in the process?

20 MR. MAGEE: Absolutely. I think that
21 would add a lot of value to our process.

22 CHAIR TULLOCH: Yeah. And being selfish,
23 it might save us doing one-o'clock-in-the-morning
24 meetings as well.

25 MR. MAGEE: Yes.

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1 CHAIR TULLOCH: Mike, are you good with
 2 that? Because, obviously, it's going to take some
 3 time with venue managers to appear and interact with
 4 the committee. Are you good with that?
 5 MR. BANDELIN: Yes. I think -- I might
 6 suggest to the committee that we -- let's pencil out
 7 some regular dates for the Capital
 8 Improvement/Investment Committee to meet, and then
 9 that'll help us with our plan.
 10 To sum it up, we'll work at some point on
 11 a draft finance plan. I would also like to say, as
 12 staff, we should probably visit the capital
 13 carryforward plan to even start with, as our
 14 approach in the future was like -- I don't know if
 15 we have bandwidth to keep adding new projects or
 16 existing maintenance and care and condition of
 17 equipment or assets until -- it would be nice to
 18 have discussion with venue managers in the Capital
 19 Improvement/Investment Committee to start with that.
 20 Which I hope the list gets smaller in the future of
 21 our carryforward list.
 22 CHAIR TULLOCH: Yeah. I think that's
 23 right.
 24 Part of it is to actually go through the
 25 carryforward list and the outstanding project and

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1 see whether they're actually still valid, what we
 2 can take -- what should come off the list, and
 3 what's no longer relevant in terms of that.
 4 If something is sitting out there for
 5 four years as a priority project, it's not a
 6 priority project.
 7 MR. BANDELIN: Agreed.
 8 CHAIR TULLOCH: Okay. Well, thank you for
 9 that.
 10 F 1.
 11 Again, I'm looking at the time, and I'm
 12 conscious that people have hard stops as well. I
 13 would suggest we park item F 1 for the moment and
 14 ask everyone to bring back markups on these
 15 documents for our next meeting. I'll look at
 16 December, and we'll schedule a meeting for December.
 17 I'll work with Mike and the committee to
 18 put regular monthly meetings on over the next
 19 few months so we can support the budget process, if
 20 everyone's good with that. It might even require
 21 some twice-monthly meetings. We'll try to see where
 22 we can get to.
 23 Any objections to that?
 24 Okay. Seeing none, I'll move on to the
 25 next item, which is final public comment.

99

1 G. FINAL PUBLIC COMMENT
 2 MATT: We do not have any currently,
 3 Chair.
 4 CHAIR TULLOCH: Let's just give it a
 5 minute to see if anyone joins in. I'm disappointed.
 6 At least in the Audit Committee we got at least one
 7 waiting to the end.
 8 But I would say, I think -- maybe I've let
 9 it become a little bit unstructured, I think it's
 10 been helpful. It's helped thrashed out, clarify a
 11 whole lot of issues around here. From that
 12 perspective, hopefully the committee's in agreement
 13 with that. I think we've coalesced around a very
 14 good direction here that will actually support the
 15 District going forward, and support the Board and
 16 support the staff, which has got to be the primary
 17 driver. Let's see that we can actually get things
 18 done.
 19 Okay. If we have nobody there, Matt --
 20 MATT: It's still an empty queue.
 21 CHAIR TULLOCH: Okay.
 22 H. ADJOURNMENT
 23 CHAIR TULLOCH: I'll call an adjournment
 24 of the meeting, then, at 11:11, and give you all a
 25 few minutes and your morning back.

100

1 Thank you all very much for your
 2 participation today. It's been excellent. I'd like
 3 to wish you all a happy Thanksgiving to you and your
 4 families. We will in touch shortly with scheduling
 5 the next meeting.
 6 (Meeting ended at 11:12A.M.)
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 23
 24
 25

1 STATE OF NEVADA)
2 COUNTY OF WASHOE) ss.

3

4 I, BRANDI ANN VIANNEY SMITH, do hereby
5 certify:

6 That I was present on November 21, 2023,
7 at the Capital Investment Committee Public Meeting,
8 via Zoom, and took stenotype notes of the
9 proceedings entitled herein, and thereafter
10 transcribed the same into typewriting as herein
11 appears.

12 That the foregoing transcript is a full,
13 true, and correct transcription of my stenotype
14 notes of said proceedings consisting of 101 pages,
15 inclusive.

16 DATED: At Reno, Nevada, this 27th day of
17 November, 2023.

18

19 /s/ Brandi Ann Vianney Smith

20

21 BRANDI ANN VIANNEY SMITH

22

23

24

25

I would like to give my comments and questions on item E.1 a list of projects prepared by Ms. Nelson

I would assume that the list is to provide accurate and complete information.

Pump Track - It was determined in February 9 months ago that the Carson bid of \$727,000 would not be accepted and the incomplete work on the expired TRPA permit for the first phase needs to be completed. When will a new estimate of costs and schedule be presented?

Skate Park - Report states that the draft RFQ would be presented to the CIC TODAY. Where is it?

Lab Equipment Expansion - Appears that this committee will be bypassed as contract approval is set for Board approval on 12-13-2023

Water Pump Station #1 - Report indicates project is not started. When will it be started?

Watermain in Alder Avenue - Fire Suppression Grant request will be done tomorrow. How much is the request?

Effluent Storage Tank - Why is dollar amount for the grant from USACE not disclosed? Were trees actually removed?

Sewer Pump Station #1 - Only one bid. Appears that this committee will be bypassed and presented to board on 12-13-2023

Snowmaking infrastructure Replacement - This was not a design and build contract but an equipment purchase with Techno-alpin.

Incline Beach Facility - According to a Trustee, a site survey has not been contracted. How can design build be advertized without a site plan.

Snowflake Lodge - Just issued contract for site survey and just reached out to SE Group for a "needs assessment". Why not Bandalin instead?

Mountain Golf Course Cart Paths - should be on list - Work in progress and over \$250,000

Effluent Pipeline - Please explain USACE Section 595 funding increment #2 for \$4.3 million. There is no request record. Apparently a formal project environmental assessment process prior to solicitation of public bids is required. How long will that take. Why is the \$1.6 million grant from the Federal EPA Community Grant Fund not included in report?

1 INCLINE VILLAGE
 2 GENERAL IMPROVEMENT DISTRICT
 3 CAPITAL IMPROVEMENT/INVESTMENT COMMITTEE
 4
 5
 6
 7
 8 TRANSCRIPT OF HEARING
 9 PUBLIC MEETING
 10 Via Zoom
 11
 12 Held Via Zoom
 13
 14
 15 Monday, March 4, 2024
 16
 17
 18
 19
 20
 21
 22
 23
 24 Reported by: Brandi Ann Vianney Smith
 25 Job Number: IVGID 26

1 APPEARANCES
 2
 3 **COMMITTEE MEMBERS PRESENT**
 4 RAY TULLOCH, CHAIR
 5 BILL FEAST, MEMBER
 6 JIM NOVACK, MEMBER
 7 SARAH HUSSONG-JOHNSON, MEMBER
 8 MICHAEL LeFRANCOIS, MEMBER
 9
 10 **ALSO PRESENT**
 11 SERGIO RUDIN, LEGAL COUNSEL
 12 HEIDI WHITE, DISTRICT CLERK
 13
 14 -o0o-
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1 Incline Village, Nevada - 3/4/2024 - 3:00 P.M. 4
 2 -o0o-
 3
 4
 5 CHAIR TULLOCH: It's three o'clock. Good
 6 afternoon, everyone. I'd like to welcome you to the
 7 meeting of the Capital Investment Committee for
 8 March 4th, 2024. We'll start with the roll call of
 9 the committee members.
 10 B. ROLL CALL OF COMMITTEE MEMBERS --
 11 CHAIR TULLOCH: Jim Novack?
 12 MEMBER NOVACK: I'm here.
 13 CHAIR TULLOCH: Bill Feast?
 14 MEMBER FEAST: Here.
 15 CHAIR TULLOCH: Sarah Hussong-Johnson?
 16 MEMBER HUSSONG-JOHNSON: Here.
 17 CHAIR TULLOCH: Mike LeFrancois?
 18 MEMBER LeFRANCOIS: Here.
 19 CHAIR TULLOCH: And Chair Trustee Tulloch
 20 here.
 21 First, like to welcome Mike LeFrancois,
 22 delayed entrance to the committee. Thank you for
 23 joining, Mike.
 24 We'll now move on to initial public
 25 comments.

5

1 C. INITIAL PUBLIC COMMENTS

2 MATT: We do have one in the queue

3 currently.

4 MR. DOBLER: This is Cliff Dobler here.

5 I'm going to talk a little bit about the

6 '23/'24 budget and the '24/'25 budget. I know your

7 project today is only on the '23/'24. But anyways,

8 there are 42 projects budgeted other than the sewer

9 pipeline and storage tank for \$12.4 million for

10 '23/'24.

11 The budget for '22/'23, however, excluded

12 the pipeline and storage tank with 13.4 million with

13 only nine projects completed and 53 projects with

14 budgets of 7.2 million, which were carried over into

15 '23/'24. 43 projects were considered in process,

16 four delayed, four canceled, and two were ongoing.

17 Ongoing would be to perpetual project which makes no

18 sense.

19 Almost a staggering 20 million for

20 95 projects are to be completed in this fiscal year.

21 How many have or will be completed? No one knows.

22 Not one closure report has been provided.

23 Two weeks ago, Nelson reported to the

24 Board that four new projects were put into design

25 with no budget approved. A review of the projects

6

1 submitted for Board to approve since July 1st, 2023,

2 eight months, were only nine projects for 2.8

3 million. A couple of the largest ones was the

4 Diamond Peak Base Lodge walk-in cooler, the snow

5 making infrastructure, and a PistenBully.

6 So staff proposes projects in 2024/'25,

7 coming up, excluding the pipeline, would consist of

8 another 68 additional projects for 15.2 million. We

9 can get a chuckle out of the upcoming budget for

10 '24/'25 as the carryovers for the fiscal year which

11 you are now in will be over 20 million, and addition

12 projects in the budget for '24/'25 will be 15

13 million or a total of about \$35 million.

14 IVGID staff, management, and the Board

15 exist in a fantasy land. Let's get serious about

16 this and have the ability to perform to be the

17 priority and only put on the budgets what we think

18 we can accomplish in any one fiscal year.

19 The problem is we're raising money from

20 residents and then stashing it in a cash horde and

21 not spending it, and you're getting so far behind

22 it's almost ridiculous. And I would say somewhat --

23 I don't know what word to use, but fraudulent that

24 you would raise all this money and not be able to

25 perform the projects.

7

1 So why don't we become serious about this

2 and start thinking about what can be accomplished,

3 not what the desires are --

4 (Expiration of three minutes.)

5 D. APPROVAL OF AGENDA

6 CHAIR TULLOCH: Moving on to item D, do we

7 have any changes to the agenda?

8 No changes there. Actually, I've got one

9 confession. I'm looking at general business item G,

10 G 1, where it talks about the '23/'24 budgeted

11 capital project list, that should of course be

12 '24/'25.

13 Sergio, is it okay if I make that change?

14 MR. RUDIN: Yes.

15 E. REPORTS TO THE COMMITTEE

16 E 1. Committee Update on Projected Capital

17 Proposals

18 CHAIR TULLOCH: Item E, E 1. Acting

19 Director Nelson, update the committee on the

20 projected capital proposals coming to the CIC over

21 the next few months.

22 MS. NELSON: I'm going to share my screen

23 here. What I've got here is just a summary. It's a

24 two-page sheet, and there's no rime or reason why

25 it's two pages, it's just the way I was receiving

8

1 the information from accounting.

2 Basically, what we've got is the project

3 description, the budget, any approved carryforward,

4 estimated actuals, encumbrances, and then the

5 estimated available budget.

6 And so on this first item you'll see for

7 adjust utility facilities and NDOT and Washoe County

8 right-of-way. This project is an annual project

9 that is funded. It -- basically when Washoe County

10 or NDOT comes through with any type of a road

11 project, they end up raising and lowering or

12 manholes, our valve covers, and then they will send

13 us a bill. That's why you will see this large

14 amount of carryforward here. We still have not

15 received a bill from NDOT yet for their project that

16 went through town for the last two years, we're

17 anticipating to see that, hopefully, soon.

18 I've done a little bit of color coding on

19 here to make it a little easier to follow. The

20 upcoming projects in green are the ones that we will

21 be focusing on March to June.

22 The project in red is on hold, and that's

23 basically on hold based on the utility master plan

24 that is due to be delivered this week. The

25 consultant has been scheduled to provide a report to

9

1 the Board on April 10th at that board meeting to go
 2 over that utility master plan. And basically that's
 3 going to inform us as to our roadmap for the future,
 4 talking about water and sewer projects throughout
 5 the District.

6 Like I said, the green items are the ones
 7 we'll be focusing on. Crystal Peak Road has been
 8 closed. We've got Alder Avenue that is out to bid
 9 currently. The effluent pipeline, the contractor is
 10 ordering materials. The roof replacement at the
 11 wharf facility, we sent that out to bid. We
 12 received one bid that was over budget, so we are
 13 going to be repackaging that into a base bid and
 14 then bid alternates to see how much of the work we
 15 can actually award. That will be rebid. Sewer pump
 16 station one, the switch gear and long lead items
 17 have been ordered. The other submittals are slowly
 18 coming in for review.

19 The water resource recovery facility
 20 improvements, that includes work on the centrifuges
 21 that are being reconditioned. The first centrifuge
 22 was removed, reconditioned, and replaced. And the
 23 second one is currently being removed, and it's at
 24 the facility being worked on right now.

25 We have additional -- the roadway

10

1 improvements that we'll be working on, preparing
 2 design for the wetland facility, hope to go out to
 3 bid mid-summer for the work to be done in the fall
 4 when it's dryer down there.

5 Of course, got the effluent storage tank.
 6 The Mountain golf cart replacement, that's going to
 7 be finalized in the spring.

8 The dog park, I need to get some input
 9 from Parks and Recreation just on where exactly that
 10 project is. I know that the committee was doing
 11 some work, but I haven't gotten any updates
 12 recently.

13 We've got a fire hydrant replacement
 14 project that we are currently determining which fire
 15 hydrants to start with, and that criteria is
 16 multifold. One is if we can no longer get
 17 replacement parts for the fire hydrant, and then,
 18 two, where the fire hydrant is located and an
 19 approximate damage to Washoe County's pavement. As
 20 we all know, those road cut permits are very
 21 expensive, so we're trying to figure out which
 22 hydrants actually we can't service anymore and where
 23 they are located to try to keep those costs down.

24 Then I did already go over the utility
 25 infrastructure master plan.

11

1 The skate park enhancement, we had it out
 2 to bid. We extended the time because we weren't
 3 seeing any plan holders. We actually received two
 4 bids. Those are being evaluated for responsiveness
 5 by staff, and should go to the Board of Trustees for
 6 recommendation of an approval.

7 The pump track, it doesn't meet the
 8 threshold for this committee, but I just wanted to
 9 update everyone that the private funders are looking
 10 for additional funding so we could actually finish
 11 that project. I think I mentioned this at our first
 12 meeting, we do have work that needs to be done to
 13 close out that TRPA permit. We're trying to work
 14 with the donors and see what we can do to actually
 15 finish that project.

16 The lab equipment should be going back in
 17 front of the Board at the April 10th meeting.

18 The fire hydrant replacement project is a
 19 duplicate, so just ignore that.

20 The snow-making infrastructure replacement
 21 is currently in process. I believe they are
 22 ordering equipment, and then once the ski area is
 23 done for the season, they will be on-site to install
 24 all of that equipment.

25 Mike was going to speak to the Snowflake

12

1 project.

2 MR. BANDELIN: I'll just kind of give you
 3 a little bit of an update on that snow-making
 4 infrastructure replacement project. That's
 5 replacing some steel piping and manifold and vales
 6 to the current system that's operable. Just an
 7 update to be able to make sure we're efficient and
 8 reliable.

9 A lot of the equipment was ordered after
 10 approval from the Board of Trustees for the project,
 11 and we might actually be seeing a container of some
 12 equipment, replacement equipment, within the next
 13 couple of weeks. And we probably will start
 14 dismantling -- we're hauling up job boxes and so
 15 forth on Thursday, so we will be starting to
 16 dismantle some of the components in lieu of
 17 receiving the replacement parts. I would say it's
 18 ongoing and in process.

19 The \$250,000 that you see in the budgeted
 20 line, that was approved by the Board, within the
 21 budget, and that is to be able to start the process
 22 of, I would say, not permitting or entitlements at
 23 this particular time, but engage with a planner to
 24 be able to start the process a little bit more
 25 seamlessly with the Capital Investment Committee on

13

1 providing some -- we have a survey done, but
 2 bringing back -- so the \$250,000 would be able to
 3 get some material to bring back to the Capital
 4 Investment Committee to have a robust discussion on
 5 what we would like the committee to share with us on
 6 funding for that project out in the future.

7 We also want to be able to talk about some
 8 of the other items that would be involved, not only
 9 in just the replacement and the size of Snowflake,
 10 but would that be the time that we go in and do some
 11 regrading. We feel it's very important to have a
 12 green trail coming off the top.

13 And then also look at what was included in
 14 the original 2015, accepted master plan by the Board
 15 of Trustees is improvements to the downhill capacity
 16 on the Lakeview lift.

17 So, hopefully, our plan is, as staff,
 18 would be to get these materials coming your way
 19 probably sometime within the next couple months.
 20 Staff is just hoping for a good, robust discussion
 21 from the Investment Committee on the process, how to
 22 continue and fund the correct amount of
 23 appropriations in the future years for this project.

24 CHAIR TULLOCH: Thank you.
 25 A question: Was that \$250,000, has that

14

1 ever been approved by the Board anywhere or was that
 2 just a budget number?

3 MR. BANDELIN: No. I actually had that
 4 particular number, and I spoke to that number as a
 5 needs assessment. I had it written in the executive
 6 summary through a verbal presentation to the Board
 7 of Trustees. And the \$250,000 is appropriated
 8 within the budget '23/'24 budget.

9 It wasn't added. It's actually in there,
 10 that's why you see that column of "budget."

11 CHAIR TULLOCH: Okay. But there's not
 12 been any proposal put forward so far how it's going
 13 to be spent, how it's going to be used?

14 MR. BANDELIN: That's correct.
 15 Really hoping to -- the staff's real
 16 thought process on this is to incur some expense to
 17 be able to bring back to the Capital Investment
 18 Committee some documents on how we would proceed
 19 with the project.

20 So what we didn't do that you'll see on
 21 the March 6th meeting is we need to put
 22 appropriations in there, but what size is the
 23 building? What might be housed inside the building?
 24 What amenities would be in the building?
 25 The dollar amount that you see, we'd be

15

1 able to do some preliminary design work to be able
 2 to bring something back to the committee, this
 3 committee, to be able to start the conversation
 4 on -- really get some advice from the committee on
 5 what project would really look like in the future,
 6 and possibly how to fund that project of replacing
 7 the Snowflake Lodge.

8 CHAIR TULLOCH: But you're saying -- does
 9 this need to be retitled if it's looking at more
 10 than Snowflake Lodge now, or is just still Snowflake
 11 Lodge?

12 MR. BANDELIN: I would inform the
 13 committee that I would hope that we would at least
 14 be able to hear a story or talk about other items
 15 that would affect the business levels or like kind
 16 of a needs assessment of a building.

17 We're hoping the committee from staff
 18 would be able to provide us: Here's what the
 19 project could look like, and what it involves.

20 Does it involve grading? Does it involve
 21 any equipment change out on Lakeview lift to provide
 22 the downhill capacity? So, really, we don't --
 23 we're hoping the committee can provide us some
 24 direction.
 25 I think that's kind of the object of the

16

1 committee is to be able to take these projects,
 2 years out, what would the funding look like, really
 3 get some good insight from the members of the
 4 committee on what this project should look like, and
 5 how would we deliver it.

6 We don't anticipate just bringing back
 7 \$250,000 worth of material or design to this
 8 committee, but more a small portion of that to be
 9 able to at least have some renditions or narratives
 10 that would talk about a needs assessment.

11 CHAIR TULLOCH: Okay. So it's looking at
 12 more than just Snowflake Lodge, it's going to be a
 13 more general item?

14 MR. BANDELIN: I think the focus would be
 15 on the lodge, but what other things should we do too
 16 while we are planning the project that might assist.

17 The idea behind a green trail coming off
 18 the top, and depending on the size of the building,
 19 that would allow, according to the 2015 plan, more
 20 users to go up to kind of decrease that insufficient
 21 seating capacity that's written in the plan that
 22 Diamond Peak has on a couple carrying capacities,
 23 they have 2,400 visitors that we're 770 seats shy.
 24 Once again, me, specifically, and staff is
 25 really hoping to use the committee on this

17

1 particular project.

2 MEMBER NOVACK: You're talking about

3 building a pro forma based upon certain design

4 characteristics?

5 MR. BANDELIN: I'm hoping we get that type

6 of insight on -- how do I speak to that? As an

7 operator, I don't think when you build a new lodge,

8 say the current building's at 1,050 square feet and

9 has indoor seating capacity of 49 people, I don't

10 think just by double or tripling or whatever the

11 needs assessment would say the size of the building

12 should be would increase the skier visits, which

13 would increase the dollar-per-skier visit in food

14 and beverage.

15 I don't feel that, so I don't know if it's

16 -- I would never sit here on front of this committee

17 and say if we build a bigger building, it's going to

18 provide more revenue, unless it did other things,

19 such as summer or weddings or other things, but at

20 what is the cost to be able to do that?

21 MEMBER NOVACK: Fair enough.

22 MR. BANDELIN: Pardon my elementary

23 narrative, but we just really are hoping to use this

24 committee -- this is an excellent example of how

25 this committee can be the voice of the community and

18

1 the Board to be able to help design and fund and

2 look at this project from a few years out of what

3 the best scenario would be.

4 MEMBER HUSSONG-JOHNSON: I'm listening to

5 your description, and it sounds like there's some

6 input that you're definitely seeking from the

7 committee under the general business 1 item with

8 respect to how we provide input into the '24/'25

9 capital for these specific projects. Is that kind

10 of what I'm hearing in summary?

11 You're just giving us an update of where

12 we are right now, status-wise, and then maybe we

13 talk a little further kind of in the perspective of

14 all the job tallies, take this information and move

15 it forward in a way that the committee can provide

16 some value to the staff and to the Board?

17 MR. BANDELIN: That's correct.

18 Yeah, you're right, that would tie into

19 what we're -- the general business item number 1 is

20 suggesting that we're discussed options how the

21 committee would be directed by the Board of Trustees

22 to be able to assist staff and the community through

23 input on capital improvement projects, such as

24 replacing the 1966 Snowflake Lodge.

25 CHAIR TULLOCH: It sounds like you're

19

1 going to come back to us with something, with some

2 other proposals first?

3 MR. BANDELIN: Yes. What we would like to

4 do is bring back some narratives or some preliminary

5 designs, or maybe the committee could mention a few

6 things now, what would be helpful to be able to see,

7 that would be very well received, if we could just

8 have a quick round table discussion, I'll jot down

9 some notes on what's helpful from the Capital

10 Investment Committee for staff to bring back to have

11 this discussion about the replacement of Snowflake

12 Lodge.

13 CHAIR TULLOCH: I'll just put some

14 thoughts in first. The CIC can certainly help you

15 in terms of that. To be clear, the CIC does not --

16 it's not the responsibility of the CIC to make final

17 decisions on things. We can certainly help you with

18 that.

19 One thing I would say, having just gone

20 through the Beach House building design, 30 percent

21 design comments is please make sure if we're going

22 to for any kind of design, that when we're doing an

23 RFQ, that it would include at least some artistic

24 impressions of what firms are proposing.

25 As I mentioned last week at the board

20

1 meeting, I was extremely disappointed that the three

2 proposals on the Beach House, only one of the

3 three gave an artist rendering of what they expected

4 it to look like. To me, it's impossible to make any

5 decisions without having some sort of idea of what

6 the proposals are going to entail.

7 MR. BANDELIN: Right. And staff heard

8 that, so that's why I'm a little long winded on

9 this. I'll keep saying it, I think the Investment

10 Committee and staff should take the due diligence

11 and the time to be able to get a good understanding

12 on what this project would look like.

13 CHAIR TULLOCH: Absolutely.

14 MS. NELSON: Just to verify, you would be

15 interested in having more of a design contest to get

16 to 30 percent?

17 CHAIR TULLOCH: Yeah. I think before --

18 obviously depending on we decided to do going

19 forward, whether it was a design contest or at least

20 some design impressions first, this is far too

21 important a structure to just move ahead without --

22 cross our fingers, hoping somebody will come up a

23 structure that we like.

24 MEMBER HUSSONG-JOHNSON: I don't want to

25 overstep. I think it would be useful for us to

21

1 understand all the projects on this update, and then
 2 maybe in that next item we can talk about how we can
 3 help staff and the Board provide input or advance
 4 some of these projects.
 5 I think going through the list initially
 6 just gives a good overview for folks like myself
 7 that may not be as familiar with where we are in the
 8 budget right and what's being carried forward, kind
 9 of current status.
 10 CHAIR TULLOCH: Excellent point, Sarah.
 11 Let's move forward and come back to some of these
 12 things in the general business item G 1.
 13 MS. NELSON: I will just pick up there.
 14 The final three projects we have are the
 15 beach access improvement project, which this
 16 actually reflects the RFID pedestrian gate at Burnt
 17 Cedar.
 18 And then we are using a portion of that --
 19 those funds to fund the 30 percent schematic design
 20 at Incline Beach. We've got the Incline Beach
 21 facility, which is moving forward to 30 percent
 22 design, based on the Board's approval last
 23 Wednesday.
 24 And then we have the Ski Beach bridge
 25 replacement of two bridges, and that project is on

22

1 hold. The Nevada Division of Wildlife is currently
 2 seeking grant funds, and they would partner with us
 3 on those bridge replacements.
 4 I would caution you on the accounting side
 5 of this. According to our budget liaison, the
 6 capital improvement projects aren't completely
 7 cleaned up. We're still between two accounting
 8 systems, and so some of the information -- like
 9 right off the bat, I notice that the encumbrance on
 10 the utility infrastructure master plan is not
 11 correct. Currently there should be about 425,000
 12 that has been encumbered.
 13 This, if you look at it, it doesn't look
 14 like much has been done, but like I said, we're
 15 almost towards the end of that project.
 16 So, with that, I don't know if Adam might
 17 have any additional details he wants to talk about
 18 on the accounting side, but this gives you a rough
 19 idea of where we are today.
 20 CHAIR TULLOCH: Adam, do you have any
 21 input?
 22 MR. CRIPPS: Yeah. So with that, and to
 23 Ms. Nelson's point, one of the procedures
 24 for year-end closures is to make sure that these
 25 items are being correctly expensed. That is one of

23

1 the jobs of the accounting staff, and it's one of
 2 the undertakings when we are looking forward to the
 3 year-end close. It is an object, and so when the
 4 other departments can't identify them for us, it
 5 does definitely make it easier, but we go through
 6 line by line to make sure that the correct expenses
 7 are in the correct coding appropriately by project.
 8 CHAIR TULLOCH: Any questions on this
 9 item? No questions, anyone?
 10 MEMBER HUSSONG-JOHNSON: I don't really
 11 have any questions. Thank you to staff for the
 12 updates on project status.
 13 So the estimated available sounds like it
 14 will become the budgeted amount for 2024/2025;
 15 correct?
 16 MR. CRIPPS: I can take that one.
 17 Potential is there to be part of the
 18 carryforward budget. However, it really will depend
 19 on where the year ends, so June 30 to the accounting
 20 team, where we're at in regards to that project.
 21 There are a few moving parts to that, so
 22 it's not as cut and dry as, yes, it is or, no, it's
 23 not. There is collaboration through the departments
 24 and accounting staff to determine whether some of
 25 that should move forward or not.

24

1 MEMBER HUSSONG-JOHNSON: Understood. Fair
 2 enough.
 3 Some will be drawn down between now and
 4 then, some may be considered complete, some may be
 5 carryforward, etc. That's where I think you were
 6 referencing that it's a moving target right now at
 7 present; correct?
 8 MR. CRIPPS: That's correct.
 9 CHAIR TULLOCH: Director Nelson, if I can
 10 just confirm, all these budget numbers, these are
 11 all approved appropriations or are some of these
 12 just actual budget numbers from where the work is
 13 not started?
 14 MS. NELSON: Under "budget," that is
 15 the year one approved budget under the '23/'24
 16 capital budget.
 17 CHAIR TULLOCH: That's not necessarily
 18 been appropriated?
 19 MS. NELSON: That's an Adam question.
 20 MR. CRIPPS: What you're looking at is the
 21 budget line for the '23/'24 fiscal year. Now, with
 22 regards to any appropriation, if there were prior
 23 appropriations where you're carryforward number
 24 would be into play, then that's going to be a
 25 combination of the two. So don't have the

25

1 consolidation of the two lines together, however, it
 2 does show the available in the estimated available
 3 budget.
 4 That's where the numbers do come into
 5 play.
 6 CHAIR TULLOCH: Yeah. But there's no
 7 crossover over here, there's no reference as to
 8 what's actually being appropriated for; is that
 9 correct?
 10 MR. CRIPPS: It would be, so the
 11 combination of the budget and the carryforward.
 12 Yeah, there's no distinguishing line in what you're
 13 seeing here in this presentation that tells you the
 14 combination of the two numbers, no.
 15 CHAIR TULLOCH: Okay. If I'm looking at
 16 some point, the dog park where there's a million
 17 bucks in the budget, but there's never been any
 18 appropriations made for that?
 19 MR. CRIPPS: Well, yeah, the appropriation
 20 would be the million dollars for the dog park for
 21 this fiscal year.
 22 CHAIR TULLOCH: There's never been any
 23 approval of expenditure there yet?
 24 MR. CRIPPS: No, there hasn't been --
 25 well, there's been a very small expenditure that hit

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1 part of the phase of it, and whether it is part of
 2 the capitalization or not, that's the component of
 3 what the accounting team takes a look at.
 4 CHAIR TULLOCH: Okay. Thank you.
 5 Director Nelson, again and also taking
 6 into account some of the comments during public
 7 comment, we're sitting at the moment with 16.5
 8 million of carryover into these projects from
 9 previous years, but only expecting to spend 7.5
 10 million for the rest of the year; is that correct?
 11 MS. NELSON: Yeah. And you can see that a
 12 large portion of that is the effluent pipeline
 13 project and the tank project, so that's almost
 14 11 million right there.
 15 I think if you look at the majority of
 16 projects over 250,000, those are moving well. There
 17 are a number of projects that are less than that,
 18 that's makeup for that difference, and I don't know
 19 if that's a discussion that we have next week or on
 20 Wednesday to talk about all the littler projects
 21 that get -- not necessarily left behind, but a lot
 22 of that is pavement maintenance that can't occur
 23 until later in the spring and summer.
 24 So there is projects that are not done,
 25 but they're still in the process of this fiscal

26

1 that line, and whether it is associated with the dog
 2 park or not, that was kind of back to one of the
 3 prior questions, whether it is an actual expense of
 4 what would be the dog park project, that's one of
 5 the items that accounting does take a look at to be
 6 sure it was appropriately expensed.
 7 CHAIR TULLOCH: Yeah. Because if it's
 8 predesign work, that would not be an expense; is
 9 that correct?
 10 MR. CRIPPS: As far as when it comes to --
 11 so, yeah, if you're looking at an overall project
 12 then -- well, compared with the construction or your
 13 different phases, then yeah, there's a lot -- those
 14 components would be what accounting would separate.
 15 But as far as -- this was just from an
 16 expenditure standpoint period, and so whether if it
 17 is for design and it is not part of what would be
 18 the capital asset upon completion, then it would be
 19 a component that is not capitalized.
 20 CHAIR TULLOCH: Yeah. And that goes back
 21 to some of the Moss Adams reporting where we're
 22 incorrectly capitalizing design work.
 23 MR. CRIPPS: No, no. Understandable.
 24 And this is just a snapshot of if there's
 25 an expenditure associated with just a project in any

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1 year.
 2 CHAIR TULLOCH: Yeah. Understood.
 3 It's unfortunate the way the fiscal year
 4 comes in. It really screws up a lot of our
 5 accounting in a lot of areas. Unfortunately, that's
 6 State of Nevada requirements, so not much we can do
 7 about that.
 8 I'm just more concerned about the
 9 continued carryovers of a lot of things. It's,
 10 again, are we taking on too many projects? Should
 11 we be calling up having some sort of amnesty and
 12 just look at some of these projects to see which
 13 ones are still actually going to go if we carried
 14 them over for two or three years if they're so
 15 relevant?
 16 MS. NELSON: I will have to say that
 17 working with the accounting for this year, we were
 18 given pretty clear direction to if a project has not
 19 been worked on and there is no plans, that project
 20 goes away. If the project was being worked on and
 21 say it's stuck in permitting, then we will re-budget
 22 it for next year.
 23 CHAIR TULLOCH: Absolutely. Yeah. That's
 24 certainly an improvement.
 25 And if I look at something like the water

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1 main replacement in Crystal Peak, so we're going to
 2 be underspent there, there will be money coming
 3 back?
 4 MS. NELSON: Correct. That came in under
 5 budget, so that remaining estimated of that
 6 availability is back in the utility fund.
 7 CHAIR TULLOCH: Excellent. Okay.
 8 Any other questions on this item or move
 9 on to --
 10 MEMBER LeFRANCOIS: I can throw a couple
 11 out there. Yeah, it seems like most of the projects
 12 on this list have seen attention within the
 13 last year or they're just recurring projects where
 14 you're doing the annual work.
 15 A question for Kate with regards to NDOT
 16 is are they on a schedule of invoicing or is it just
 17 kind of wait and see?
 18 MS. NELSON: So far, it's been a wait and
 19 see. We do receive an estimated number based on
 20 their design ahead of time, but we actually don't
 21 get their invoice until they've done their
 22 accounting and it comes through.
 23 MEMBER LeFRANCOIS: Is that work,
 24 effectively, complete?
 25 MS. NELSON: Yes, I believe so.

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1 MEMBER LeFRANCOIS: Next year?
 2 MS. NELSON: Yeah.
 3 MEMBER LeFRANCOIS: The big one?
 4 MS. NELSON: Yeah. Um-hum.
 5 MEMBER LeFRANCOIS: And then on the fire
 6 hydrant replacement project, is that more of a
 7 placeholder in that you're scoping a variety of
 8 hydrants, and those will be scoped as a single
 9 project, or are you going to go around town and do
 10 individual projects?
 11 MS. NELSON: The way we're approaching it
 12 is we're looking at the fire hydrants that we can no
 13 longer repair or fix. And then if those are areas
 14 of, say, Tyner, for instance, that has a low PCI
 15 rating with the county, then that is an ideal
 16 hydrant to replace because we're going to have a
 17 road cut, it's on a poor piece of pavement so we
 18 shouldn't get additional costs there, and then we're
 19 going to replace them.
 20 We have a list of hydrants that need to be
 21 replaced, and we're just going to go through -- we
 22 may package ten at a time and send that out to bid,
 23 but we're still kind of developing the first
 24 go-around on this project, and it is a multiyear
 25 project.

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1 CHAIR TULLOCH: Any other questions from
 2 the committee?
 3 MEMBER FEAST: I do.
 4 Can we go back to the one that includes
 5 Snowflake on it? Just a couple of things I want to
 6 make sure I understand. Diamond Peak, I'm a little
 7 less familiar with some of the other issues.
 8 When the 2015 master plan was completed,
 9 was there any specific recommendations or comments
 10 about Snowflake Lodge, and if so, what were those
 11 and are they still relevant and/or need to be
 12 updated in terms of what the 2015 master plan called
 13 out?
 14 MR. BANDELIN: To answer your question,
 15 there was quite a section on Snowflake Lodge, and
 16 that'll accompany the materials that we bring back
 17 to the Capital Investment Committee in a packet so
 18 we can have those in front of you when we speak to
 19 it. That's a good point.
 20 We referenced Snowflake Lodge with a, I
 21 believe, 9,000 square-foot building, probably larger
 22 than it would be, but it really talked about the
 23 amount of seats that the ski resort is deficient for
 24 its comfortable care and capacity. Even in that
 25 particular plan, there was a cost per square footage

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1 associated with some comps from other mid-mountain
 2 lodges or lodges that were built in the time frame
 3 of the 2015 report, cost per square footage. And
 4 then it talked really more of -- quite a bit of
 5 narrative on exactly what I was speaking to, the
 6 fact that when we do the lodge, is it time to look
 7 at a needs assessment on downhill capacity
 8 improvements for the Lakeview lift, and also there's
 9 a narrative about regrading to make a green trail,
 10 which is currently blue, from the top of Lakeview
 11 lift that is adjacent to the Snowflake Lodge.
 12 I can gather up all of the materials or
 13 you can find it online. I can send the narratives
 14 to you from the SE group that spoke to kind of those
 15 three components around Snowflake Lodge.
 16 MEMBER FEAST: I guess when the time comes
 17 where this is in front of us again, for me at least,
 18 it would be helpful to understand from staff,
 19 yourself, and whoever's part of it to say: Here's
 20 what the 2015 plan indicated. Here's what we
 21 believe is still relevant going forward, and what we
 22 still believe is part of the go-forward plan. And
 23 then what, if anything, changes.
 24 And knowing you're going to adjust and, as
 25 you say, get a revised needs assessment, I guess I

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1 would say. And then the \$250,000 that was budgeted
 2 this fiscal year that we're in right now, at the
 3 time it was approved by the Board, there must have
 4 been some understanding as to what was that 250,000
 5 earmarked for, what was it to accomplish? It would
 6 be helpful to understand that perspective because
 7 we're kind of -- this is one of those budgeted
 8 projects that, for whatever reason, hasn't
 9 materialized, like the dog park and like some of the
 10 others that are on the radar but haven't progressed.
 11 When it comes back for discussion, it
 12 would kind of be helpful, not to regurgitate the
 13 past, but just to have a point of view from
 14 yourselves and management and staff to say: Here's
 15 what we learned previously. Here's what we still
 16 think is relevant. Here's what we envision going
 17 forward.
 18 And then we can all wrestle with that and
 19 try to draw some specific conclusions as to go
 20 forward and how it's going to move and how that
 21 would be constructed.
 22 MR. BANDELIN: Understood, and thank you
 23 for the comment.
 24 CHAIR TULLOCH: I think, just listening to
 25 a lot of this, is it really a case of the 2015 plan

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1 projects like this that we're speaking about at the
 2 lodge.
 3 We know that we have a 1966 building, it's
 4 about the only piece of property that I haven't
 5 touched or maintained besides a couple small
 6 remodels at the ski venue, and so I'm glad we're
 7 getting this much attention in this particular
 8 meeting about what this project might look like, how
 9 it is funded, and to make sure that it meets the
 10 needs of the community and then people that use the
 11 facility that aren't in the community. That we take
 12 our time to work through this project make sure
 13 we're successful.
 14 MEMBER NOVACK: Diamond Peak is not the
 15 only ski area in the community or in the area.
 16 Where does it sit relative to everything else? And
 17 maybe we can use what are goals to where it sits.
 18 In other words, how is it viewed relative to the
 19 other venues in the area, which there are many, and
 20 what is our goal? Where do we want it to sit?
 21 And so that I think would be helpful if we
 22 had that scoped out, and then what we decide to do
 23 from a standpoint of capital improvement should
 24 reach that objective. You, being the operator, you
 25 probably got a better handle on that than anybody.

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1 is way past its sell by, since it kind of focused
 2 heavily on the summer activities which were never
 3 approved? And listening to what you're suggesting,
 4 the needs assessment is almost like a mini revision
 5 to the master plan.
 6 MR. BANDELIN: Well, I don't -- well,
 7 okay, that's a really good comment. I didn't really
 8 lay out, when I spoke to the narrative in the
 9 executive summary about the actual \$250,000 more
 10 than what a needs assessment, so that was my, Mike
 11 Bandelin's, idea to put some appropriations in the
 12 budget to be able to start this project through
 13 hiring a company to do a needs assessment.
 14 At the particular time, we didn't have the
 15 Capital Investment Committee, so now we should
 16 probably use some of the appropriated funding
 17 approved in the budget to be able to bring some
 18 material back to the Capital Investment Committee to
 19 be able to speak through the committee what this
 20 project might look like.
 21 I don't really have any preconceived
 22 notions. I've always been an operator that wants to
 23 do projects with community in mind, so this -- I was
 24 very elated and excited when we formed the Capital
 25 Investment Committee to specifically even help with

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1 It would be helpful if you could share
 2 with us at some point in time just where you think
 3 we are relative to competition, if we want to stay
 4 where we're at, what do we need to do, and if we
 5 want to move somewhere, what else do we need to do?
 6 That would be helpful.
 7 CHAIR TULLOCH: Thank you, Jim. Let's not
 8 stray too far off the agenda.
 9 Director Nelson?
 10 MS. NELSON: I have a couple of comments.
 11 The way that I think Mike and staff has talked about
 12 moving this project forward is not necessarily doing
 13 the needs assessment again, but taking the
 14 information that we have and making sure it's
 15 updated for today. I think the demographics in the
 16 community of Incline has changed from 2015,
 17 especially after COVID. There may be some
 18 additional information that we're not seeing.
 19 And then what we need to do as a committee
 20 is really help to develop that owner's programming
 21 of what the building is going to be, what needs to
 22 be in that building, and that is the owner's
 23 programming. With that information, we can go to
 24 the next step.
 25 But I think it is going to be pretty

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1 important to update that needs assessment just to
 2 make sure that it's reflecting the current
 3 community.
 4 CHAIR TULLOCH: Yeah, with yourself and GM
 5 Bandelin, you're confirming a point I was making.
 6 It's not just necessary of Snowflake Lodge, it's
 7 more of a vision than looking at however
 8 everything's going to fit together, it's really the
 9 project definition. In my experience, the project
 10 definition is really the key part so we don't just
 11 come up with one thing and miss the rest.
 12 I'm assuming when something comes back, it
 13 will be a more holistic view?
 14 MS. NELSON: That's correct.
 15 CHAIR TULLOCH: No further discussion.
 16 Thank for that. It's been very helpful.
 17 My big concern is -- and I'm glad Director
 18 Nelson and Adam's confirmed, we need to be looking
 19 at how often we're carrying these projects forward
 20 and whether they're still realistic. I'm glad to
 21 hear there's some movement on that.
 22 Moving on to the consent calendar.
 23 F. CONSENT CALENDAR
 24 CHAIR TULLOCH: Item F 1, approval of the
 25 Capital Investment Committee meeting minutes for

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1 business Item G 1. Requesting committee member is
 2 myself.
 3 I've put this item on me because I think
 4 the CIC can play an important role in helping
 5 streamline the budget process going forward,
 6 particularly with regard to the capital projects,
 7 with particular regard to actually trimming them
 8 down to make sure that what we put forward is
 9 proposed capital projects are realistic. We're not
 10 just putting forward wish lists and appropriating
 11 funds for projects that are never going to go for
 12 the next two or three years.
 13 Adam, I'd welcome your input first on how
 14 you think whether the committee's going the right
 15 direction here, how best we can help the Board and
 16 finance through this process.
 17 MR. CRIPPS: I know that it is coming up
 18 here in the next couple of days, a new presentation
 19 to the Board. What we've done is taken a step back
 20 to help really identify what the separation is
 21 between something that may be more of what you can
 22 call a "wish list" item versus something that's more
 23 of a priority. We've identified those on our sheets
 24 that will be coming forward in our presentation.
 25 Now, the packet itself is a fairly large

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1 November 21st, 2023. Motion to approve?
 2 MEMBER FEAST: I'd make a motion to
 3 approve them.
 4 CHAIR TULLOCH: Second?
 5 MEMBER HUSSONG-JOHNSON: I'll second.
 6 MEMBER LeFRANCOIS: I have a question if
 7 now is the appropriate time regarding minutes.
 8 CHAIR TULLOCH: Yep. Go ahead.
 9 MEMBER LeFRANCOIS: I don't see that I've
 10 received any minutes. I don't see them posted
 11 anywhere. Am I just totally missing it here, or was
 12 I not quite on the list yet?
 13 CHAIR TULLOCH: Heidi?
 14 MS. WHITE: Hi. I did not receive any
 15 meeting minutes for the previous meeting. They were
 16 probably sent over to Susan Herron, so I do not have
 17 a copy of them currently. I can find them for you.
 18 Can we push the approval of those minutes
 19 to the next meeting, please?
 20 CHAIR TULLOCH: Absolutely. Let's park
 21 that item to the next meeting.
 22 G. GENERAL BUSINESS
 23 G 1. CIC Input Into the '23/'24 Budgeted
 24 Capital Project List
 25 CHAIR TULLOCH: Moving on to general

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1 presentation, but that's by design because we're
 2 also looking at a five-year outlook as well.
 3 What we're trying to do this year is
 4 really focus on what can be done this year,
 5 realistically, and with descriptions as to what the
 6 budget -- what the requested budget would actually
 7 entail. What are we looking forward to within these
 8 budget proposals to move forward and get the Board's
 9 direction on whether they feel the same as what
 10 staff is indicating within the report.
 11 What we're going to do beyond that is then
 12 now take it to the budget cycle to where we can
 13 identify that resources are, in fact, available for
 14 these items. It's a two-punch combo to where, one,
 15 we need to identify what the projects really are --
 16 or what the expectancy of the project is, type of
 17 resources needed for these projects, that way we can
 18 get the input from -- and then it would be the
 19 committee and/or the Board and we can move forward
 20 for budgeting purposes, then to the budgeting
 21 workshop, make sure that the actual resources are
 22 available.
 23 Because we have -- going back to the
 24 two-punch combo, because it is on a list doesn't
 25 make it that it's going to be right to do it

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1 this year, and that's what we're really trying to
 2 identify. If the resources don't exist, then we
 3 have to make sure that we identify that, and then we
 4 can re-approach the Board and/or the committee and
 5 indicate that to everybody.
 6 I hope that gives some insight as to what
 7 we're really looking at this year. It is different
 8 in the sense that we're providing a lot more
 9 information, but by design, so that way we can
 10 really tailor what this upcoming budget and the
 11 future budget years will really need.
 12 CHAIR TULLOCH: That's helpful. I still
 13 come back to my question: How can the committee
 14 best assist you in this process?
 15 I think we've all recognized before we've
 16 been authorizing projects and then we're still
 17 seeing carryovers for two or three years. I don't
 18 see any virtue in continuing down that road. I
 19 think we need to be realistic about the amount of
 20 project work that we can actually undertake as a
 21 district, what is realistic.
 22 And equally making sure that -- my other
 23 key concern is that in the past, we just, shall we
 24 say, sneaked things into the budget for the
 25 out years without any real discussion whether these

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1 are actually, in fact, ongoing and still necessary,
 2 because at that point there is no reason to
 3 carryforward budget or appropriations for three
 4 years for something that won't happen.
 5 And you can run into all kinds of
 6 situations by doing that, thinking that there's this
 7 money that's really budgeted when the activity
 8 that's going isn't really happening. And so then
 9 you do find yourself where it's an overwhelming
 10 list, what's really happening; whereas we can really
 11 focus on what can be done, what is in progress and
 12 then also keep an eye on the future needs of the
 13 District.
 14 MEMBER HUSSONG-JOHNSON: What I hear being
 15 discussed sounds like a budget workshop. I don't
 16 see that currently on the agenda schedule for the
 17 Board. Is that what you're referencing?
 18 MR. CRIPPS: I am. It actually will be
 19 March 6th. It is posted online.
 20 MR. BANDELIN: The entire package with the
 21 five-year capital look for all venues within the
 22 District, all the projects sheets, narrative, how we
 23 built the sheets, all that is posted under the
 24 March 6th Board of Trustees meeting that begins at
 25 3:30 p.m.

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1 things should be there, and then suddenly they're
 2 treated as if they've been a desired project.
 3 Again, I would hope we can start getting
 4 control of that and during this process.
 5 MR. CRIPPS: Then a couple of things like
 6 with regards to the committee itself, I think it can
 7 really help staff identify the priorities.
 8 What you'll see in the sheets there is a
 9 priority number associated with each project, and
 10 it's what staff's ongoing in preparation and what
 11 makes this a priority, but the committee can really
 12 help with that kind of input, deciding whether it's
 13 a community priority and/or really it's an
 14 infrastructure priority. Those are going to be two
 15 separate components but really important on both
 16 ends of the spectrum.
 17 And then another thing with regards to
 18 this carryover -- and Ms. Nelson did elude to it
 19 earlier -- is there was very direct -- the direction
 20 this year is to if it's going to be a project that
 21 will be ongoing, we will re-budget the carryforward.
 22 If it is not a project that will continue in this
 23 next fiscal year, it will not be budgeted.
 24 So the carryforward, for an example, that
 25 number will be reanalyzed to see if those projects

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1 MS. NELSON: I'd like to reiterate that
 2 this is our first go-around of this information
 3 being out there. Correct me if I'm wrong, Adam, but
 4 this is a draft, it's a working document. We are
 5 still putting or final touches on this document.
 6 MR. CRIPPS: That is correct. It is draft
 7 format in the sense that we want to make sure that
 8 the information is presented to the Board. That way
 9 we can really get the direction of what the
 10 priorities are going to be.
 11 We're going to use this workshop to bring
 12 into the budgeting components because we have the
 13 operations and maintenance, we have the personnel,
 14 then, of course, your capital expenditures, which
 15 are pretty heavy expenditures to some of these
 16 departments.
 17 And so this is really to open the door and
 18 really show the Board and show them what the capital
 19 needs and what priorities are in a future
 20 outlook-type of workshop. But in no means is this
 21 the actual budget itself. That's where this
 22 workshop will be coming into play and getting more
 23 better direction in that sense.
 24 CHAIR TULLOCH: Adam, yes, thank you.
 25 Having gone through the budget workshops last year

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1 and having been presented with the CIP plans and the
2 proposed capital plans, usually about one o'clock in
3 the morning after already a seven-hour session.
4 This is an important improvement, and that's one of
5 the reasons I put this item on the agenda.
6 I think the CIC here can help play a role
7 and save a lot of late-night effort for the Board,
8 and also make sure that we're actually refining the
9 program properly.
10 MR. CRIPPS: If I may add to that and to
11 what Kate said that is now going to become, in
12 essence, a living-type of document. It is not going
13 to be like the steadfast, the only thing that we
14 live by, however it does give the committee an
15 opportunity to forward look, and see what will be
16 coming up so let's talk about '25/'26 budget. We'll
17 already have an idea of what we projected to be in
18 that budget, and we'll already have a, basically,
19 big head start in going into the next fiscal year.
20 MEMBER LeFRANCOIS: In regards to the
21 carryforward, it sounds like -- it's been talked
22 about sometime here -- being a little more rigid on
23 what is carried forward.
24 I wanted to get Kate's thoughts on how
25 that might affect certain smaller projects that may

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1 where the concrete is falling and actually falling
2 apart, we can't -- we've had conversations with
3 contractors, they come and looked at it, given us
4 outrageous pricing, and we know that our building's
5 department is capable of doing that work if they had
6 just one other guy.
7 So there's that that we're also looking
8 at, because that the issue is trying to get
9 contractors to come up, and when it's not worth
10 their while, it's really difficult to get the
11 working done.
12 MEMBER LeFRANCOIS: Yeah. Thank you.
13 That's a good perspective.
14 MEMBER FEAST: I looked ahead to the
15 packet of material for the upcoming meeting on
16 Wednesday. Specifically, I was looking at the
17 tables Adam and Kate has labeled "24 of 191 through
18 28 of 191," that's the tables that actually list by
19 area all the various proposed values for the various
20 projects.
21 So part of what I would -- and I haven't
22 studied it in depth, but I did a pretty good
23 overview of what I was seeing in there. I think
24 this process, which starts on Wednesday, is a great
25 pivot point, I guess I would call it, to get

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1 not get the attention they need to get off the
2 ground. Are we looking to hiring those out?
3 I don't know if this is necessarily a
4 problem, but these carryforwards, it's true that
5 they've carried forward for many years in some
6 cases. I see some improvement here with maybe a
7 change in process. Certainly it's not going to
8 solve all the problems. We have construction
9 seasons that don't match up with budget seasons and
10 it's just reality too.
11 My question was more along the lines of
12 what are the changes on your end on delivering these
13 projects that are just going to fall off? Is it
14 going to take five more years to get them back on
15 the budget?
16 MS. NELSON: So we are prioritizing those
17 projects, things that need to get done, we'll
18 probably be outsourcing them.
19 The issue that we have are the small
20 projects, it's hard to get contractors to come up
21 and even look at a project. We are evaluating our
22 staff, actually, to see if an adjustment in
23 staffing, say, under our buildings department, if
24 we're able to bring more of that work in-house. For
25 instance, the Public Works, like the front entrance

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1 alignment with the Board and management and staff on
2 exactly what is going to go into this.
3 I've got a couple of observations about
4 what I saw in those particular tables. In no
5 particular order, the first one is we talked about
6 Snowflake. There's some existing funding for
7 Snowflake in this year's fiscal budget which will be
8 used to kind of kick start or try to progress that
9 project before this fiscal year ends.
10 But in this sheet, there's a replacement
11 for the Snowflake Lodge that doesn't appear till
12 2027 and '28. I guess I would say -- and it's a
13 meaningful value, \$6 million in the fiscal year of
14 '27 and '28. Don't know the determination of that
15 value, and we're in the early days of trying to
16 shepherd that type of project, which it sounds to me
17 like everyone agrees really does need to be
18 addressed.
19 So timing of that one and the placement of
20 values for that one, given that it's a multiyear
21 project might be something that has to get aligned
22 in terms of how big a priority is it, based on we
23 know today at the budget planning process, what are
24 the more-relevant values to capture in '25 budget
25 and then subsequent years.

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1 That one, that's a pretty meaningful
2 project, one that's already under discussion, that
3 what I saw represented in this document seemed to
4 make it less so. So that was one possible alignment
5 I saw.

6 The next one is, for instance, the dog
7 park we mentioned earlier, as Kate rightly called it
8 out on the existing projects that appeared in this
9 for a million dollars, but it doesn't appear at all
10 in this list. I don't know if that means it's
11 already been a determination not to put in the
12 '24/'25 or it carry it forward since nothing's been
13 materially done yet on the dog park.

14 But there's an example where there was a
15 choice and a priority made to put a million dollars
16 in this current fiscal year, and it doesn't appear
17 on this list as kind of a discussion point. Don't
18 know why, but I'm just calling it out as an
19 observation that it doesn't appear.

20 And then the skate park kind of falls into
21 the same, the half a million does appear for the
22 skate park. That one was in this year's fiscal year
23 budget and does appear in the '24/'25 consideration,
24 as I guess what one would call a carryforward.

25 Then lastly, Ray mentioned the Beach House

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1 want to indicate these are going to be the brand-new
2 projects for fiscal year '25 moving forward.

3 Now, I know that you did mention the skate
4 park is in there. That one is one of the components
5 where we're expecting construction to happen down
6 the line there, and it could be one where we wanted
7 to continue to highlight where that activity that is
8 on it so far hasn't really got us anywhere
9 meaningful. Where the Beach House, for example, now
10 we're really taking some meaningful steps where it's
11 a project that's already approved, we're not asking
12 for re-approval on that.

13 That was kind of the thought process going
14 on into this, like, it's not really trying to resell
15 these projects that we've already got approval for
16 and we already have some activity moving forward on.

17 With that, that track of mind, really
18 wanted to try to identify items that were new, in a
19 sense, so that way if anything was an ongoing or has
20 been approved, that is why you won't see a majority
21 of those bigger-ticket items, but it's not that
22 they're not going to continue to be budgeted for.

23 CHAIR TULLOCH: Following up on that. I
24 haven't looked through the board paper yet. What's
25 coming forward at the budget meeting is just the new

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1 earlier, and we begun the process, we're making
2 progress, it's moving ahead, we're going to get a 30
3 percent schematic design, and spend some monies this
4 fiscal year to do so. That also doesn't appear in
5 the '24/'25 budget. The \$4 million appeared in
6 this year's budget, and how we have the Board signed
7 off on getting to the 30 percent schematic design
8 level, but there's no values in '24 or '25 or beyond
9 for the Beach House project.

10 Those are just examples to kind of some of
11 the big headlines that I would offer as observations
12 when I try to align what we know to date and some of
13 which we just discussed versus what's going to be
14 discussed on Wednesday evening at the board meeting.
15 I just wanted to highlight some of those examples,
16 kind of call it and make sure there's alignment on
17 so when the discussions do arise, there's not
18 misalignment on these kind of -- especially some of
19 the big ones that are on everybody's mind.

20 MR. CRIPPS: Thank you for those comments,
21 and I really appreciate you looking into those.

22 To your point with what we're taking a
23 look at, it was, by design, that you're not going to
24 see these prior projects. Think Beach House, I'll
25 use that one to pick on for an example, whereas we

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1 projects.

2 Based on that, how do we then assess
3 whether we're going to have resource capability if
4 we're only looking at proposed new projects as well?
5 What seems to have held us back in previous years is
6 resource availability where budgeting for a whole
7 load of projects that we quite simply don't have the
8 capability of doing all in the same year.

9 Are we going to fall into the same trap
10 this time?

11 MR. CRIPPS: No. I don't anticipate that
12 happening at all, actually. By design, we really
13 want to focus on these coming projects for the
14 '24/'25, that way we can get the Board's direction,
15 the Board's input on really the items that they
16 would like to see.

17 And then through the budget cycle, we have
18 a couple more processes internally. There's going
19 to be a management review to where we're going to
20 sit with the directors, management of the District,
21 to analyze the resources, the availability of
22 resources for these projects. A, the ongoing
23 projects, and, B, these future, upcoming projects.
24 And at the next workshop, you'll have a separation
25 of those projects, the ongoing versus the new

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1 capital projects, and whether the resources are
2 available for them or not.

3 CHAIR TULLOCH: So the ongoing, already
4 approved projects that are ongoing, they will be
5 first priority, they will be first priority for
6 actual resource availability. So then we need to
7 look at -- when we're looking at any new projects,
8 we really need to look at whether -- while it may be
9 a good idea, we need to look at whether they are
10 really feasible or whether our resource availability
11 is going to be pretty much stretched with the
12 existing approved projects.

13 MR. CRIPPS: Absolutely. And so, yes.
14 And to your point, yes. The ongoing projects are
15 prioritized because we can't just stop dead in the
16 middle of a project. We're not going to build a
17 frame and not finish the house just because we want
18 to build another house somewhere else.

19 We're going to really take into
20 consideration what the needs are of the ongoing
21 projects, do the resources exist for those, can they
22 continue forward into these new projects?

23 And so that's why there's a separation
24 for -- and again by design with this packet that is
25 going to be presented to the Board tomorrow, because

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1 facilitate this conversations.

2 I think this, to me, would be a lot more
3 productive, together in our conversation, if
4 information was conveyed in advance of the committee
5 so that we can kind of get our arms around what
6 we're discussing. That would be my first request or
7 general comment.

8 Secondly, I know the purpose of this
9 committee really is to facilitate the delivery of
10 capital with the District -- correct? -- to help the
11 Board and represent the community to facilitate the
12 efficient delivery of capital, one of our main goals
13 here as a group.

14 As I look at the agenda that I'm now aware
15 of for Wednesday on that capital improvement plan,
16 there are a number of projects, and as I noted in
17 the list of projects we just went over that are
18 currently underway that are being moved forward for
19 various reasons and including permitting, I'm
20 thinking of the effluent pipeline and the tank
21 project that was just brought forward to the Board
22 in the last meeting. Of course there's always the
23 ongoing infrastructure projects associated water
24 mains, water infrastructure. It feels as though
25 those projects should be designated in some capacity

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1 we really want to say this is the separation of
2 '24/'25 items so we can really focus on the dollar
3 amounts that we would put in our budget. And then I
4 say that then goes to review again, management
5 level, and then from management level to a workshop
6 to the Board so we can really demonstrate what
7 resources we have and what we can accomplish.

8 CHAIR TULLOCH: We should just move to
9 cancel any new projects until we get control of the
10 ones we actually have.

11 MR. CRIPPS: If necessary, yes, but they
12 will be -- it will be noted which ones do or do not
13 continue forward to the Board workshop. And so that
14 way, you're going to, A, see this extensive list of
15 projects that -- which isn't an ask for, this isn't
16 what's being asked for budget, it's being asked that
17 we can put these in the budget numbers so we can
18 look into that analysis and really find out if these
19 are going to be able to continue to move forward.

20 MEMBER HUSSONG-JOHNSON: I'm just kind of
21 catching up here, and I have some general thoughts.
22 I'm looking at this agenda item that we're
23 discussing now, G 1, and I had reached out to the
24 District Clerk in advance of this meeting to inquire
25 as to whether there was any backup material to

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1 so that there's fairly limited discussion on the
2 delivery of those jobs. It doesn't feel like
3 necessarily a very efficient use of our time.
4 They're ongoing, maintenance-driven or
5 operational-driven capital projects that need to be
6 performed regardless, they happen over multi years.

7 And my experience in the industry,
8 typically we defer to staff on those jobs as the
9 experts in that area and delivery of those projects
10 and doesn't feel like great use of our committee
11 time.

12 So, again, returning to today's agenda
13 item and the discussion of input from the committee
14 into projects, I will certainly be paying attention
15 to the meeting on Wednesday. And then it feels as
16 though a recommendation from the Board as to which
17 projects the committee should be kind of delving
18 into and shepherding through would be really helpful
19 to structure our conversations and allow us to dig
20 in and provide some benefits.

21 Those are just my thoughts.

22 CHAIR TULLOCH: If I can just make a
23 couple of points there. I certainly wasn't going to
24 preempt the Board by presenting this list of
25 projects to the Capital Investment Committee prior

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1 to it going to the Board.

2 I think also the purpose of the committee,

3 you talked about it being to shepherd delivery of

4 projects. No. The purpose of the committee is to

5 try to make sure when proposals are actually going

6 forward to the Board, they're realistic, so we stop

7 the cycle where projects come to the Board, there

8 was issues with them, and then they're bounced back

9 several times.

10 The primary role of the committee is to

11 make sure that projects going forward, by the time

12 we go to the Board, are basically ready to go so

13 there shouldn't be issues there.

14 I mean, the agenda item was really to seek

15 out how best the committee can help the Board,

16 looking for suggestions from staff, and to also

17 bring these forward at the board meeting on

18 Wednesday. I'll come back to that.

19 Adam, I think we've had some reasonable

20 discussion here. I still see some hands up. It's

21 really a question of how best can the CIC help the

22 Board and the finance team be more efficient in

23 actually streamlining these lists of projects.

24 Back to my previous comment: We're not

25 faced with a large list that goes through on a nod

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1 at one o'clock in the morning.

2 MR. CRIPPS: So then I'll go back to where

3 we're really intending on this document to kind of

4 be a living, breathing document where it's going to

5 be rolling, we're going to see new projects come in,

6 projects will fall off. However at the same time,

7 I'd really ask that the committee has their input

8 with staff during these meetings, where staff can

9 realistically say like these are what would be the

10 upcoming projects that we budgeted for this year.

11 We anticipated they were going to be happening

12 within this construction season or this construction

13 season, whether it be the beginning of the

14 fiscal year or the end of the fiscal year.

15 And with knowing that the fiscal year and

16 the construction seasons kind of like overlap and

17 you have two separate ones when you're looking at

18 fiscal year, we can really separate the projects,

19 and, okay, which ones are we really anticipating to

20 see July through September.

21 And then beyond that, okay, now we're to

22 gear up, we're going to begin process or we're going

23 to begin construction and we're looking March,

24 April, May, even into June, and that gives us

25 another timeframe that we can really identify those

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1 projects that those ones will be identified as

2 probably rolling forward for us as well.

3 CHAIR TULLOCH: Following tomorrow night's

4 and Wednesday night's initial assessment by the

5 Board, do you want to bring back to CIC a list of

6 projects to get CIC input to actually streamline it

7 before it goes to the Board a second time?

8 MR. CRIPPS: Yeah. After the Board's

9 consideration and what they're going to review

10 tomorrow, then bringing it back to the CIC -- I

11 would think that analysis on the resources would be

12 beneficial because at that point, we might be

13 reviewing the same list twice, and I don't know that

14 would really benefit anybody.

15 However, after an analysis of the

16 resources, I think at that point it could be

17 beneficial to maybe review with the committee,

18 because with that, we're going to have some

19 meaningful data as to what, really, we would look to

20 move forward with.

21 CHAIR TULLOCH: Okay. You want to get

22 initial feedback from the Board, and based on that,

23 you're then, along with staff, going to do a

24 resource analysis, and you're going to bring back to

25 CIC after so we can go forward to the Board with a

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1 recommendation from both?

2 MR. CRIPPS: Yeah. But with that, I do

3 think that would be a fairly quick turnaround. At

4 that time, you might be doing a special meeting for

5 the CIC, which, as long as everyone understands that

6 part of it, I don't see an issue with it.

7 I really feel like if we're going to

8 revisit the list, which is going to be vetted

9 through with the Board but also with staff, because

10 staff has taken their time to really pay attention

11 to what they're putting as a priority one and

12 looking for this year one list. So it's not that

13 it's really just the wish list.

14 The wish list-type of thought process was

15 really, okay, we'll put this as a way later

16 priority, which is identified in the packet of why

17 these numbering systems exist. And some of them

18 are -- you will able to tell the importance with

19 them and staff will identify their top projects on

20 this. They're not going to go page by page because

21 not every single one of them is a priority and not

22 every single one of them is going to be year one.

23 But with the Board's direction and input,

24 then at that point once the needs analysis is

25 complete -- or the resources analysis is complete,

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1 that's really going to tell us where we can be. Can
 2 we even move forward with these projects?
 3 And at that point, we can be -- let's say
 4 we're teetering on we can only choose one of these
 5 two projects, and I think staff can maybe get the
 6 input of the Capital Investment Committee at that
 7 point which of these projects would be a priority.
 8 MS. NELSON: I would like to suggest that
 9 maybe we set another CIC meeting for maybe the week
 10 of March 18th. I don't know, Adam, is that too soon
 11 or March 25th?
 12 MR. CRIPPS: I would prefer the 25th.
 13 What will happen is we're going to give the
 14 departments the time to enter it in into budget
 15 entry. And then at that point is when budget staff
 16 will lock it up, and we'll start running those
 17 reports so we can the analysis.
 18 MS. NELSON: March 25th/April 1st?
 19 MR. CRIPPS: Around that time, yeah.
 20 We'll also be scheduling our regular workshop to
 21 take to the Board. We'll need to get our first
 22 rendition of our budget over to the State, April
 23 14th, I believe.
 24 CHAIR TULLOCH: April 4th should work.
 25 Schedule for April 4th, and I'm sure there will be

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1 '23/'24, nothing much will get done. Okay? But
 2 because that's a carryforward, it doesn't appear in
 3 the '24/'25 budget. Same way with the dog park and
 4 everything.
 5 Now, a simple way of solving that is you
 6 would go through and say, you know, I've got this \$4
 7 million on the beach building, I'm not going to get
 8 it done this fiscal year, why don't we augment the
 9 budget and take out of that \$4 million 3.6 million,
 10 3.8 million, and then budget it next year.
 11 You see what happens is the game they like
 12 to play at IVGID is they won't get you a carryover
 13 list until September or October, so you'll be
 14 working with data that you don't know what the full
 15 extent on the budget is because you got this
 16 carryover there that will be close to 20 million
 17 bucks.
 18 So an augmentation of the budget would
 19 solve everything. That's what I think you should
 20 do, and of course if I was running the show, I would
 21 do it.
 22 Now, as far as Snowflake Lodge, I think,
 23 real quickly, that 2015 master plan was to do a
 24 summer activity, and the whole focus of Snowflake
 25 Lodge was that we were going to generate these giant

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1 some feedback from the Board as well. I'll extend
 2 the offer to the Board at Wednesday night's meeting,
 3 we'll be discussing this as well.
 4 Adam, we can have some discussion offline
 5 in terms of how best we can facilitate that, and
 6 with Kate. Being totally selfish for the trustees,
 7 I don't want to see a huge list of carryovers,
 8 extended carryovers, approving projects for
 9 next year and finding more carryovers from
 10 subsequent years as well. We've fallen into that
 11 trap for a long time. We've just been authorizing
 12 projects that we have no hope of completing.
 13 I'd like to see a rational list for
 14 next year.
 15 MR. CRIPPS: Understood. And I do have
 16 some concepts that I think will help cure that.
 17 CHAIR TULLOCH: Let's get some time on the
 18 calendar, Adam. We can go through that.
 19 Any other comments?
 20 Hearing nothing else, moving on.
 21 H. FINAL PUBLIC COMMENTS
 22 MR. DOBLER: Cliff Dobler again.
 23 Bill, I wanted to give you some
 24 clarification. What happens like on the beach
 25 building, they put \$4 million in the budget for

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1 revenues off of wedding and funerals and whatever
 2 else. Okay? But that requires a commitment from
 3 the Forest Service, which would be harder to get
 4 because right now, we can not do any summer
 5 activities unless we get a special use permit for
 6 it.
 7 So to go back and refer to something that
 8 was done in 2015 is really ridiculous because it
 9 doesn't apply if we are not going to do summer
 10 activities. Now, as far as I know, that's a dead
 11 issue, but like Bandelin says, if you're not going
 12 to do those summer activities, he has no reason to
 13 believe that tearing down a building and building a
 14 new building will generate anymore revenue during
 15 the wintertime.
 16 Therefore, you first of all have to
 17 decide: What are you serving?
 18 Now, the Board will fight over it, well,
 19 we want to do food and beverage and want to take
 20 tuxedos up there and this and that and all these
 21 wonderful things that we're doing, but the reality
 22 is why don't we stick to what we have and learn how
 23 to do that better and appropriate, rather than go
 24 and creating new business that we have no business
 25 to get into because we can't manage them properly.

1 I think it's good to know that that 2015
 2 plan is irrelevant.
 3 Anyway good luck you guys. Bill, you can
 4 see --
 5 (Expiration of three minutes.)
 6 MATT: That's our only public comment in
 7 the queue.
 8 I. ADJOURNMENT
 9 CHAIR TULLOCH: That case, I'll move to
 10 adjournment of the meeting. Adjourning the meeting
 11 at 4:27. Thank you, everyone, for your time. It's
 12 been a useful meeting. We'll plan for April the 4th
 13 at 3:00 p.m. for the next meeting.
 14 Thank you all.
 15 (Meeting adjourned at 4:27 p.m.)
 16
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 25

1 STATE OF NEVADA)
 2 COUNTY OF WASHOE) ss.
 3
 4 I, BRANDI ANN VIANNEY SMITH, do hereby
 5 certify:
 6 That I was present on March 4, 2024, at
 7 the Capital Investment Committee Public Meeting, via
 8 Zoom, and took stenotype notes of the proceedings
 9 entitled herein, and thereafter transcribed the same
 10 into typewriting as herein appears.
 11 That the foregoing transcript is a full,
 12 true, and correct transcription of my stenotype
 13 notes of said proceedings consisting of 66 pages,
 14 inclusive.
 15 DATED: At Reno, Nevada, this 13th day of
 16 March, 2024.
 17
 18 /s/ Brandi Ann Vianney Smith
 19
 20 BRANDI ANN VIANNEY SMITH
 21
 22
 23
 24
 25

INVOICE

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brandiavsmith@gmail.com
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BILL TO
**Incline Village General Improvement
District**
Susan Herron / Heidi White

775-832-1218
AP@ivgid.org

Invoice Number: IVGID 26

Invoice Date: March 13, 2024

Payment Due: April 4, 2024

Amount Due (USD): \$746.00

Items	Quantity	Price	Amount
Base fee March 4, 2024 CIC meeting	1	\$350.00	\$350.00
Per page fee March 4, 2024 CIC meeting	66	\$6.00	\$396.00

Subtotal: \$746.00

Total: \$746.00

Amount Due (USD): \$746.00

MEMORANDUM

Item G.1.
2024-0306
BOT Item G.2.

TO: Board of Trustees

THROUGH: Mike Bandelin
Interim General Manager

FROM: Bobby Magee
Interim Director of Finance

SUBJECT: Board of Trustees Retreat – Departments on Capital Budgeting and 5-Year Planning.

DATE: March 6, 2024

I. RECOMMENDATIONS

That the Board of Trustees:

1. Review recommended 5-year Capital Improvement Plan; and,
2. Discuss possible revisions to the recommendations and priorities.

II. DISTRICT STRATEGIC PLAN

This action supports Long Range Principle #3, Finance; *“The District will ensure fiscal responsibility and sustainability of service capacities by maintaining effective financial policies for operating budgets, fund balances, capital improvement and debt management.”*

- *Comply with State and Federal regulations.*
- *Develop and maintain a long-term plan to sustain financial resources.*

III. BACKGROUND

Overview

Each year Incline Village General Improvement District Finance Department begins the development of the upcoming fiscal year budget in stages. Capital planning, a major component of each year’s budget, lays the foundational framework for not only the upcoming fiscal year, but also future years. Through a collaborative effort with the other departments in the District, the Finance Department has compiled a list of capital projects to present to the Board for its consideration. Through these considerations, staff can then move forward in the budgeting process in order to present to the Board the available resources, which will coincide with the upcoming expenditure plan.

VI. FINANCIAL IMPACT AND BUDGET

The recommended actions will not have any impact to the current fiscal year budget.

V. ALTERNATIVES

The Board could choose not to provide direction with regard to project priorities, which could lead to misalignment of budget with Board priorities.

IV. ATTACHMENTS

1. 2024.02.28 - Capital Budget Book

5 Year Capital Improvement Outlook



Fiscal Year 2024-25 Budget Cycle

**Incline Village General Improvement
District**



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Introduction

This document includes the Five-Year Capital Plan as requested by departments for Fiscal Years 2024-25 through FY 2028-29 for the Incline Village General Improvement District (IVGID). The Capital Budget, which provides funding for improvements with a useful life of at least three years, includes General Fund capital projects and restricted funds capital projects.

A capital improvement or capital project is defined as the purchase or improvement of a District asset, including construction or rehabilitation that provides an asset for the District's use or, in the case of an existing asset, increases the value of the public asset or extends its useful life. Capital improvements are made to improve the value of District assets and are relatively large expenditure items, compared to operating budget items.

A five-year Capital Improvement Program (CIP) is a plan for capital investment in IVGID's future through improving District streets, utilities infrastructure, recreation facilities, parks, and beaches, all of which enhance the delivery of services and the quality of life in Incline Village. The CIP will ultimately coordinate the financing and timing of improvements to maximize the value to the public.

How to Use this Document

The FY 2024-25 Capital Improvement Plan (CIP) includes requested capital projects for FY 2024-25 through FY 2028-29 by each department. Each project is listed separately. A description of each field on the individual project page is listed below with a short description.

1. Title – This is the title of the capital project requested for the five-year CIP.

2. Descriptive picture of the project – The picture allows the reader to understand the asset being improved or replaced. Many pictures are missing due to the short turnaround time of the project. These photos will be updated as we finalize the capital budget.

3. Project Number – Finance will add the project number during the final stage of the capital budget request. If the project is new, the project number will be listed as "TBD" as the numbering system is being reviewed and improved.

4. Department – The department shown is the controlling department of the asset.

5. Division – This is a sub-unit of the department and is more specific to where the asset is used.

6. Project Manager – This is the staff person responsible for the project. If this project is being managed by a different department, the name listed is the other department or staff person if available. Public Works will be managing construction projects on behalf of departments, so they have been listed as the project manager in those cases. Fleet projects will be managed by the fleet services manager.

7. Project Category – This field is the reason the capital project is necessary. This gives the reader the understanding of why the capital project has been requested. The options are:

- a. Hazard Elimination- to eliminate or reduce definite and immediate health and safety hazards.
 - b. Legal Mandates- to comply with a court order or other specific legal directive (consent decree, etc.).
 - c. Regulatory Compliance- self-initiated improvement in compliance with a federal, state, or local rule or regulation affecting capital assets.
 - d. Project Completion- to finish phased projects with related and already committed or expended funding.
 - e. Prevent Failure- to systematically, and according to schedule, improve assets that would fail if not improved periodically.
 - f. Extend Useful Life- to improve an asset by making a capital investment to increase the asset's service life.
 - g. Cost-Benefit Justified- to make a capital investment that is supported by benefits equal to or greater than the cost of investment (e.g., benefits may be in jobs, revenue, cost savings, matching funds, etc.).
 - h. Service Betterment- to accommodate growth in service demand, or to otherwise increase the quality of service provided by the capital asset.
8. Priority – This field gives the user the priority of the project based on the timing of the requested project:
- a. Priority 1 projects- projects already funded or required to be funded in FY 2024-25 based on staff evaluation.
 - b. Priority 2 projects- projects that need to be funded in either FY 2024-25 or FY 2025-26 and are a department priority to complete.
 - c. Priority 3 projects- projects that staff request to be funded in the five-year capital plan and are a priority to complete.
 - d. Priority 4 projects - projects that would be a 'nice to have' project but are lower priority given funding and other project priorities.
9. Description of Project – Use this field to give a detailed description of the project including the scope of the project and any details of what the project entails. This is the 'what' of the project.
10. Purpose of Project – Use this field to give a reason why the project is necessary. The purpose should relate to the category chosen in the previous field. This information is to justify why the project is necessary and include the expected outcome of the project.
11. Expenditure Phase – This section of the file details the type of expenditure for the project and includes:
- a. Design/Engineering – costs to develop the project including preliminary drawings, construction drawings for the bid and other preconstruction expenses.

- b. Construction – costs related to the project itself to improve the asset.
- c. Equipment – costs for motorized and nonmotorized equipment for the project (the project could be just for equipment).
- d. Other/Staffing – any billable staff costs related to the project including inspections and staffing working directly on the improvement of the asset (there should be an offsetting reimbursement in the operating budget).

12. Funding Source – This field identifies the fund used to the project as part of the IVGID budget. There are four rows in this section of the spreadsheet.

Next Steps

This document is a tool to discuss capital needs on a departmental basis with the IVGID Board and staff are available to answer any questions. The Finance Department is compiling funding availability and will discuss options with department staff and the Board as the upcoming fiscal year budget is finalized.



Incline Village General Improvement District Multi-Year Capital Improvement Project Summary Report Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
General Fund						
<i>Accounting/Information Systems</i>						
Fleet / Vehicle Replacement - Admin		33,000		30,000		63,000
Wireless Equipment Replacement and Maintenance					90,000	90,000
Network Hardware Replacement and Maintenance			95,000		240,000	335,000
Server Storage and Computing Hardware	275,000	75,000				350,000
Total Accounting/Information Systems	275,000	108,000	95,000	30,000	330,000	838,000
<i>General and Admin</i>						
Admin Printer Copier Replacement - 893 Southwood Administration Building					35,000	35,000
New Administration Building			1,000,000	10,000,000		11,000,000
Total General and Admin	-	-	1,000,000	10,000,000	35,000	11,035,000
Total General Fund	275,000	108,000	1,095,000	10,030,000	365,000	11,873,000
Utilities						
<i>Public Works Shared</i>						
Fleet / Vehicle Replacement - PW Shared	446,000	741,700	877,000	31,000	104,000	2,199,700
Replace Public Works Front Security Gate				80,000		80,000
Utilities System and Plant Control Upgrades (SCADA)		250,000	500,000			750,000
Large Format Printer Replacement					29,000	29,000
HHW Prefab Chemical Storage Building	120,000					120,000
Total Public Works Shared	566,000	991,700	1,377,000	111,000	133,000	3,178,700
Water						
Watermain Replacement - Ponderosa Ranch Road	800,000					800,000
Watermain Replacement - Future		800,000	900,000	900,000	900,000	3,500,000
R6-1 Tank Road Construction	130,000					130,000
R2-1 Reservoir Roof Replacement			340,000			340,000
R-2 Interior Tank Rehabilitation		130,000				130,000
Fire Hydrant Replacement Project	260,000	270,000	280,000	290,000		1,100,000
Water Reservoir Coatings and Site Improvements	175,000	175,000	175,000	220,000	220,000	965,000
Water Pumping Station Improvements	105,000	110,000	110,000	115,000	120,000	560,000
Burnt Cedar Water Disinfection Plant Improvements	160,000	1,600,000				1,760,000
SCADA Management Servers/Network - BCDP	100,000					100,000
LIMSs Software		60,000				60,000
BCWDP Emergency Generator Fuel Tank	300,000					300,000
Replace Commercial Water Meters, Vaults, and Lids	40,000	40,000	40,000	40,000	40,000	200,000
WPS Generator Fuel Tank Protection			75,000			75,000
BCWDP Production Meter 24"	65,000					65,000
Residential Water Meter Replacements	400,000	300,000	150,000	150,000		1,000,000
Total Water	2,535,000	3,485,000	2,070,000	1,715,000	1,280,000	11,085,000
Sewers						
Fleet / Vehicle Replacement - Sewer		225,000	190,000	-	-	415,000
Effluent Pipeline Project	19,000,000	10,783,500				29,783,500



Incline Village General Improvement District Multi-Year Capital Improvement Project Summary Report Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
SPS#1 Pump Station & Generator Bldg Roof Replacement		280,000				280,000
Sewer Pumping Station Improvements	105,000	110,000	112,000	115,000	120,000	562,000
Sewer Pumping Station 14 Improvements			120,000	440,000		560,000
Water Resource Recovery Facility Improvements	500,000	440,000	190,000	200,000	1,200,000	2,530,000
Wetlands Effluent Disposal Facility Improvements	50,000	55,000	225,000	115,000	120,000	565,000
Sewer Main Rehabilitation	105,000	550,000	340,000	350,000	360,000	1,705,000
SCADA Management Servers/Network - WRRF		100,000				100,000
Replace & Reline Sewer Mains, Manholes and Appurtenances	70,000	70,000	70,000	70,000	70,000	350,000
Effluent Repairs on NDOT Highway	100,000	100,000				200,000
Total Sewers	19,930,000	12,713,500	1,247,000	1,290,000	1,870,000	37,050,500
Total Utilities	23,031,000	17,190,200	4,694,000	3,116,000	3,283,000	51,314,200
Internal Service						
<i>Fleet</i>						
Fleet / Vehicle Replacement - Fleet			20,000			20,000
Total Fleet	-	-	20,000	-	-	20,000
<i>Buildings</i>						
Fleet / Vehicle Replacement - Bldgs.	21,200	45,000	-	45,000	42,000	153,200
Total Buildings	21,200	45,000	-	45,000	42,000	153,200
Total Internal Service	21,200	45,000	20,000	45,000	42,000	173,200
Community Services						
<i>Championship Golf</i>						
Fleet / Vehicle Replacement - Champ Course	195,300	171,000	344,800	227,000	351,000	1,289,100
Championship Golf Cart Barn Siding Replacement	165,000					165,000
Driving Range Nets				110,000		110,000
Championship Course Bunkers		180,000	185,000	190,000		555,000
Cart Path Replacement - Champ Course	195,000	187,500	55,000		55,000	492,500
Driving Range Improvements				37,000		37,000
Championship Golf Course Electric Cart Fleet and GPS					620,000	620,000
Replace Icemaker Championship Golf Course Cart Barn			11,970			11,970
Grille Furniture				35,200		35,200
Grille Patio Table and Chairs		58,227				58,227
Material Storage Bins			275,000			275,000
Practice Green Expansion				35,000	190,000	225,000
Range Ball Machine Replacement	20,000					20,000
Pavement Maintenance of Parking Lots - Champ Course & Chateau			615,000			615,000
Total Championship Golf	575,300	596,727	1,486,770	634,200	1,216,000	4,508,997
<i>Mountain Golf</i>						
Wash Pad Improvements			100,000			100,000
Mountain Course Fuel Tank Replacement	100,000	500,000				600,000
Irrigation System Replacement					1,000,000	1,000,000
Mountain Course 58 Cart Fleet		491,200				491,200



Incline Village General Improvement District Multi-Year Capital Improvement Project Summary Report Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
Fleet / Vehicle Replacement - Mount. Course	277,000		94,000	108,000	16,500	495,500
Total Mountain Golf	377,000	991,200	194,000	108,000	1,016,500	2,686,700
Facilities						
Fleet / Vehicle Replacement - Facilities			40,000			40,000
Resurface Patio Deck Replace Railings Replace Rock Facia - Chateau		27,500				27,500
Chateau Community Room Ceiling and Beam Refurbishing		25,000				25,000
Upgrade Chateau Community Room Lighting Control Module			25,620			25,620
Portable Bars		18,375				18,375
Catering Ceremony Chairs			16,000			16,000
Replace Banquet Serviceware	75,000				72,000	147,000
Banquet Tables		10,000		35,090		45,090
Carpet Replacement at the Chateau					55,500	55,500
Paint Exterior Chateau				52,500		52,500
Furniture for Chateau				14,850		14,850
Landscape Improvements at Aspen Grove				19,800		19,800
Total Facilities	75,000	80,875	81,620	122,240	127,500	487,235
Ski						
Fleet Vehicle Replacement - Snow Grooming Machines	550,000			575,000		1,125,000
Fleet Vehicle Replacement - Ski Shuttle Bus	185,000	185,000				370,000
Fleet Vehicle Replacement - Ski Snowmobile	20,000	20,000	22,000	22,000	22,000	106,000
Fleet Vehicle Replacement - FWD Tram Truck		85,000				85,000
Ski Way and Diamond Peak Parking Lot Reconstruction		-	480,000	6,300,000		6,780,000
Ski Lodge Facilities - Install Kitchen Grease Interceptor		300,000				300,000
Replace Ski Lodge Facility Equipment- Electrical Entrance	175,000					175,000
Diamond Peak Fuel Storage Facility		750,000				750,000
Ski Lodge Facilities - Resurface Concrete Deck	90,000				90,000	180,000
Replace Main Lodge/Snowflake Lodge Dining Furniture and Fixtures		54,000				54,000
Replacement of Main and Snowflake Lodge Kitchen Equipment		20,000				20,000
Crystal Express Ski Lift Maintenance and Improvements			250,000		500,000	750,000
Lakeview Ski Lift Maintenance and Improvements				210,000		210,000
Lodgepole Ski Lift Maintenance and Improvements		150,000			200,000	350,000
Red Fox Ski Lift Maintenance and Improvements	75,000					75,000
Snowmaking Infrastructure Replacement	100,000		200,000			300,000
Replace Ski Rental Equipment	300,000		160,000		310,000	770,000
Replace Ski Rental Machinery	40,000					40,000
Replace 1966 Snowflake Lodge				6,000,000		6,000,000
Total Ski	1,535,000	1,564,000	1,112,000	13,107,000	1,122,000	18,440,000



Incline Village General Improvement District Multi-Year Capital Improvement Project Summary Report Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
Parks						
Fleet / Vehicle Replacement - Parks	46,000		147,100	82,000	118,000	393,100
Replace Playground - Ridgeline Park			250,000			250,000
Aspen Grove Flatscape and Retaining Wall Enhancement and Replacement		250,000				250,000
Storage Container shed/buidling replacement			20,000			20,000
Preston Field Retaining Wall Replacement	500,000					500,000
Ridgeline fields at Incline Park bleacher replacement			75,000			75,000
Skate Park Enhancement	500,000					500,000
Central Irrigation Controller Upgrade	60,000					60,000
Replace Playgrounds - Preston		500,000				500,000
Fencing Repair Ridgeline Park and Preston Field	45,000	22,000	10,000	10,000		87,000
Erosion Control projects					40,000	40,000
GPS Field Striper	30,000					30,000
Parks Furnishings	20,000	10,000	10,000	10,000	10,000	60,000
Parks Pavement Maintence	15,000	50,000	30,000	28,000	58,000	181,000
Total Parks	1,216,000	832,000	542,100	130,000	226,000	2,946,100
Tennis						
Reconstruct Tennis Courts 5 thru 7	2,500,000					2,500,000
Reconstruct Tennis Courts 3 thru 4		1,500,000				1,500,000
Reconstruct Tennis Courts 1 and 2	10,000		1,500,000			1,510,000
Resurface Tennis Courts 8-9-10-11(Pickleball courts)		19,000	-			19,000
Ball Machines for Tennis Center			17,000			17,000
Total Tennis	2,510,000	1,519,000	1,517,000	-	-	5,546,000
Recreation Center						
Fleet / Vehicle Replacement - Recreation		45,800	35,000			80,800
Recreation Center Pavement Maintenance	40,000	13,000				53,000
Rec Center Exterior Wall Waterproofing & French Drain - Xeroscape		77,000				77,000
Recreation Center & Tennis Parking Lot Reconstruction and BMPs			1,450,000			1,450,000
Replaster Recreation Center Pool	200,000					200,000
Pool Facility Deck/Floor Re-coat and ceiling improvements	38,000					38,000
Pool Starter block replacement	48,000					48,000
Diving Board replacement	40,000					40,000
Replace Bird Netting		17,720				17,720
Fitness Equipment	57,200	51,300	58,700	63,760	65,000	295,960
Recreation Center Printer Copier Replacement 980		25,000				25,000
Incline Way HVAC System Replacement	1,035,000	1,035,000				2,070,000
Cardio Strength Room Downstairs Flooring		60,000				60,000
Electronic Key Entry		130,000				130,000
Pool Sub Structure Investigation	50,000					50,000
Reseal Ceiling in Natatorium	50,000					50,000
Total Recreation Center	1,558,200	1,454,820	1,543,700	63,760	65,000	4,685,480
Total Community Services	7,846,500	7,038,622	6,477,190	14,165,200	3,773,000	39,300,512



Incline Village General Improvement District Multi-Year Capital Improvement Project Summary Report Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
Beaches						
Fleet / Vehicle Replacement - Beaches	54,000					54,000
Beaches Retaining Wall Enhancement and Replacement	55,000					55,000
Storage Container Replacement				40,000		40,000
Snack Bar Furnishings- picnic tables		28,000		22,000		50,000
Ski Beach Boat Ramp Improvement Project	150,000					150,000
Ski Beach Bridge (2) Replacement	170,000					170,000
Burnt Cedar Beach Eastern Stormwater Improvements		190,000				190,000
Beach Furnishings	20,000	20,000	20,000	20,000	20,000	100,000
Central Irrigation Controller Upgrade	30,000					30,000
Third Creek Fence Redesign and Replacement	15,000					15,000
Ski and Incline Beach Landscape Enhancement	15,000					15,000
Beach Access Improvements	400,000					400,000
Reconstruct Pavement - Ski Beach					350,000	350,000
Reconstruct Pavement, Incline Beach			500,000			500,000
Pavement Reconstruction - Burnt Cedar Beach				835,000		835,000
Replace Playgrounds - Beaches	400,000		200,000			600,000
Replace Ski Beach Entrance Gate			50,000			50,000
Incline Beach Access Project	1,650,000					1,650,000
Pavement Management Beaches	65,000	18,000	19,000	20,000	77,000	199,000
Total Beaches	3,024,000	256,000	789,000	937,000	447,000	5,453,000
Grand Total	34,197,700	24,637,822	13,075,190	28,293,200	7,910,000	108,113,912

Summary Capital Budget- General Fund

Project No. All
Department 10 General Government
Division
Project Manager
Project Category
Priority



Description of Project	Summary of all Requested Projects
Purpose of Project	

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	0	0	1,000,000	0	0	1,000,000
Construction	0	0	0	10,000,000	0	10,000,000
Equipment	275,000	108,000	95,000	30,000	365,000	873,000
Other/Staffing	0	0	0	0	0	-
TOTAL	275,000	108,000	1,095,000	10,030,000	365,000	11,873,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
100 General Fund	275,000	108,000	95,000	30,000	365,000	873,000
400 Internal Services Fund	0	0	1,000,000	10,000,000	0	11,000,000
	0	0	0	0	0	-
	0	0	0	0	0	-
TOTAL	275,000	108,000	1,095,000	10,030,000	365,000	11,873,000

Fleet Vehicle Replacement

Project No.	Rolling Stock
Department	12 Financial Administration
Division	100 General Manager
Project Manager	Fleet Services Manager
Project Category	Prevent Failure
Priority	Priority 3 - Fund in 5 year plan



Description of Project	There are no planned replacements for the FY 2024-25 Budget. Please refer To the Fleet Services Plan for further details.						
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Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.						
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Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		33,000		30,000		63,000
Other/Staffing						-
TOTAL	-	33,000	-	30,000	-	63,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
100 General Fund		33,000		30,000		63,000
						-
						-
						-
TOTAL	-	33,000	-	30,000	-	63,000

Wireless Equipment Replacement and Maintenance

Project No.	1213CE1501
Department	10 General Government
Division	130 Information Services
Project Manager	Dir Info Systems & Technology
Project Category	Prevent Failure
Priority	Priority 1- Required



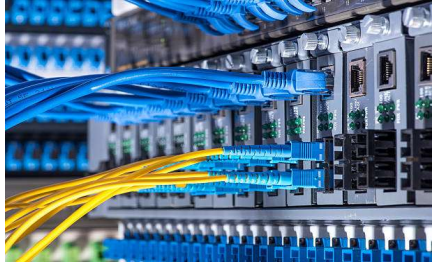
Description of Project	This project is to replace and or maintain District Wi-Fi equipment. In 2015 new Wi-Fi equipment was installed to provide segregation of public and business usages. In FY23 all equipment including the access points was upgraded with an expected 5-8 year usable lifespan.						
Purpose of Project	Wi-Fi is currently provided at all venues for operational and business usage needs as well as to the general public free of charge.						
Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL	

Design/Engineering							-
Construction							-
Equipment					90,000		90,000
Other/Staffing							-
TOTAL	-	-	-	-	90,000		90,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL	
100 General Fund					90,000		90,000
							-
							-
							-
TOTAL	-	-	-	-	90,000		90,000

Network Hardware replacement and maintenance

Project No.	1213CE2102
Department	10 General Government
Division	130 Information Services
Project Manager	Dir Info Systems & Technology
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	This project is for the ongoing replacement of end of life network hardware and associated support contracts.						
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Purpose of Project	The district operates several Local Area, Wide Area, and Wireless networks. This project allows the replacement and or upgrade of end of life network hardware that operate these networks as well as any associated support contracts.						
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Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment			95,000		240,000	335,000
Other/Staffing						-
TOTAL	-	-	95,000	-	240,000	335,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
100 General Fund			95,000		240,000	335,000
						-
						-
						-
TOTAL	-	-	95,000	-	240,000	335,000

Server Storage and Computing Hardware

Project No.	1213CO2606 (123131505) - Old PJ #??
Department	10 General Government
Division	130 Information Services
Project Manager	Dir Info Systems & Technology
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	Replacement and Maintenance of Server storage and computing equipment, including any license and support fees across the Districts 2 Data Centers. This project will also include any associated backup storage and or access equipment.						
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Purpose of Project	The equipment in this project operates all onsite hosted software and systems for the District's business operations.						
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Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	275,000	75,000				350,000
Other/Staffing						-
TOTAL	275,000	75,000	-	-	-	350,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
100 General Fund	275,000	75,000				350,000
						-
						-
						-
TOTAL	275,000	75,000	-	-	-	350,000

Admin Printer Copier Replacement Admin Bldg.

Project No.	1099OE1401
Department	10 General Government
Division	100 General Manager
Project Manager	Dir Info Systems & Technology
Project Category	Prevent Failure
Priority	Priority 3 - Fund in 5 year plan



Description of Project	Replacement of the large format color copier located at IVGID's Administration Building. It provides processing for all Executive and Board of Trustees items. It is used for color copying for Community Communications. This copier should be replaced every five to eight years which is the industry standard. This CIP is for the cost of the copier only and does not include monthly maintenance charges, which is part of the District's comprehensive maintenance plan.
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Purpose of Project	Board Correspondence are required to be available in print format to the public, this printers capacity and industrial specifications are critical to maintaining this ability.
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Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment					35,000	35,000
Other/Staffing						-
TOTAL	-	-	-	-	35,000	35,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
100 General Fund			-		35,000	35,000
						-
						-
						-
TOTAL	-	-	-	-	35,000	35,000

New Administration Building

Project No.	New
Department	11 Executive
Division	970 Shared Expenses
Project Manager	Engineering Manager
Project Category	Extend Useful Life
Priority	Priority 4 - Unfunded Project



Description of Project	This is still the original building.						
Purpose of Project	Growing staff, Stairways cannot be used due to not being up to code, not ADA accessible						
Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL	
Design/Engineering			1,000,000				1,000,000
Construction				10,000,000			10,000,000
Equipment							-
Other/Staffing							-
TOTAL	-	-	1,000,000	10,000,000	-		11,000,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL	
400 Internal Services Fund			1,000,000	10,000,000			11,000,000
TOTAL	-	-	1,000,000	10,000,000	-		11,000,000

Summary Capital Budget- Public Works Shared

Project No.	All
Department	20 Public Works/Utilities
Division	
Project Manager	
Project Category	
Priority	



Description of Project	Summary of all Requested Projects					
Purpose of Project						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	-	-	-	-	-	-
Construction	-	250,000	500,000	80,000	-	830,000
Equipment	566,000	741,700	877,000	31,000	133,000	2,348,700
Other/Staffing	-	-	-	-	-	-
TOTAL	566,000	991,700	1,377,000	111,000	133,000	3,178,700

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
	566,000	991,700	1,377,000	111,000	133,000	3,178,700
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	566,000	991,700	1,377,000	111,000	133,000	3,178,700

Fleet Vehicle Replacement

Project No.	Rolling Stock
Department	20 Public Works/Utilities
Division	900 Equipment Maintenance
Project Manager	Fleet Services Manager
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	Seven pieces of equipment are planned to be replaced as part of the FY 2024-25 Budget. Items include a 2001 Peterbilt bin truck, three pickup trucks (2003, 2005 and 2009 model years), a 2012 snowplow, a 2004 3/4 ton service truck and a 2018 sander/spreader. Refer To the Fleet Services Plan for further details.
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	446,000	741,700	877,000	31,000	104,000	2,199,700
Other/Staffing						-
TOTAL	446,000	741,700	877,000	31,000	104,000	2,199,700

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	446,000	741,700	877,000	31,000	104,000	2,199,700
						-
						-
						-
TOTAL	446,000	741,700	877,000	31,000	104,000	2,199,700

Replace Public Works Front Security Gate

Project No.	2097BD1702
Department	20 Public Works/Utilities
Division	940 Building Maintenance
Project Manager	Buildings Superintendent
Project Category	Prevent Failure
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project is to replace the aging front security gate at the Public Works. The gate was installed in 2004.
Purpose of Project	The purpose of the project is to replace aging equipment.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction				80,000		80,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	-	80,000	-	80,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	-			80,000		80,000
						-
						-
						-
TOTAL	-	-	-	80,000	-	80,000

Utilities System and Plant Control Upgrades (SCADA)

Project No.	New
Department	20 Public Works/Utilities
Division	930 Engineering Operations
Project Manager	TBD
Project Category	Prevent Failure
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project is to replace and upgrade aging and non-repairable hardware and software for the Supervisory Control And Data Acquisition (SCADA) System.
Purpose of Project	The purpose of the project is to replace aging equipment.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		250,000	500,000			750,000
Equipment						-
Other/Staffing						-
TOTAL	-	250,000	500,000	-	-	750,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund		250,000	500,000			750,000
						-
						-
						-
TOTAL	-	250,000	500,000	-	-	750,000

Large Format Printer Replacement

Project No.	2097OE1205
Department	20 Public Works/Utilities
Division	990 Administration & Overhead
Project Manager	Associate Engineer
Project Category	Service Betterment
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project will replace the large format printer/scanner/copier OCE 320 that was purchased in 2013. The service life is approximately 10 years, however the equipment is in good working order and does not need to be replaced at this time (2/24/24).
Purpose of Project	The purpose of this project is to replace the large format printer/scanner/copier (OCE 320).

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment					29,000	29,000
Other/Staffing						-
						-
TOTAL	-	-	-	-	29,000	29,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund		-			29,000	29,000
						-
						-
						-
TOTAL	-	-	-	-	29,000	29,000

HHW Prefab Chemical Storage Building

Project No.	NEW
Department	27 Solid Waste
Division	990 Administration & Overhead
Project Manager	Public Works Program Coordinator
Project Category	Regulatory Compliance
Priority	Priority 1- Required



Description of Project	This project is to replace the current steel container that has outlived its useful life and does not have a fire suppression system. The new building would be a prefabricated 2 hour rated chemical storage building that would be self contained for the purpose of supporting the HHW program.
Purpose of Project	The purpose of project is to replace the Household Hazardous Waste (HHW) storage container that has well exceeded its useful life. This container was adapted from the parks department with the intent to store items collected during HHWs collection events. HHW includes collection of paints, aerosols, flammable, combustible, corrosive, e-waste, etc.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	120,000					120,000
Other/Staffing						-
TOTAL	120,000	-	-	-	-	120,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	120,000					120,000
						-
						-
						-
TOTAL	120,000	-	-	-	-	120,000

Summary Capital Budget- Water

Project No.	All
Department	22 Water
Division	All
Project Manager	
Project Category	
Priority	



Description of Project	Summary of all Requested Projects					
Purpose of Project						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	177,500	120,000	-	-	-	297,500
Construction	1,740,000	2,895,000	1,785,000	1,450,000	1,160,000	9,030,000
Equipment	605,000	410,000	260,000	265,000	120,000	1,660,000
Other/Staffing	12,500	60,000	25,000	-	-	97,500
TOTAL	2,535,000	3,485,000	2,070,000	1,715,000	1,280,000	11,085,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	2,535,000	3,485,000	2,070,000	1,715,000	1,280,000	11,085,000
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	2,535,000	3,485,000	2,070,000	1,715,000	1,280,000	11,085,000

Water Main Replacement - Ponderosa Ranch Road

Project No.	TBD
Department	22 Water
Division	240 Transmission
Project Manager	Senior Engineer
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	The project includes full replacement of the existing 6-inch steel watermain with a new 8-inch PVC pipeline. This will include the replacement existing service laterals to individual properties and necessary appurtenances for connection and operation; this also includes replacement of existing fire hydrants with additional, new fire hydrants to meet current NLTFPD FH standards. Project area is along Ponderosa Ranch Road between the intersections at Tunnel Creek Road and Sweetwater Road.
Purpose of Project	This project is a continuation of the multi-year program to replace 1960's era thin-wall steel watermains and other deficient watermains. This section of waterline has had increasing numbers of failures over the last few years and has outlived it useful life and has caused numerous hours of repairs, overtime for IVGID Public Works maintenances crews, and boil water notices for customers served by this watermain.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	800,000					800,000
Equipment						-
Other/Staffing						-
TOTAL	800,000	-	-	-	-	800,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	800,000					800,000
						-
						-
						-
TOTAL	800,000	-	-	-	-	800,000

Water Main Replacement - Future Years

Project No.	2299WS1803
Department	22 Water
Division	240 Transmission
Project Manager	Senior Engineer
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	For future projects. This project is a continuation of the multi-year program to replace 1960's era thin-wall steel water mains and other deficient water mains. Replacement criteria is twofold: Replace those water mains with the most leaks and in streets with aging pavement. We also work closely with the North Lake Tahoe Fire Protection District to determine areas of low fire flow, which may indicate a need for increased capacity in that area. There is approximately 6 miles of old steel water mains remaining in the system. Our watermain replacement strategy involves meeting with Washoe County prior to each budget year and jointly agreeing on streets to be paved and water mains to be replaced. This project budgets to replace approx. 6 miles of pipeline in 15 years at \$1,500,000 per mile. Without additional escalators, that is \$9,000,000 in 15 years or \$600,000 per year. Adjustments have been made to allow for the trend of a high year then low year of work scheduled.
Purpose of Project	Our overall goal is to replace deficient water mains that cause additional crew time being spent on waterline leak repairs, limit damage to Washoe County roadways, and provide adequate fire flows. The original water mains installed in much of Incline Village in the 1960's were thin-walled steel. These pipes are now failing repeatedly and need replacement. Washoe County has high pavement penalty costs for replacing water mains in newly paved streets. Replacing water mains in newly paved streets or streets with an excellent pavement condition could increase project costs by up to 50% due to pavement cut penalties.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		800,000	900,000	900,000	900,000	3,500,000
Equipment						-
Other/Staffing						-
TOTAL	-	800,000	900,000	900,000	900,000	3,500,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	-	800,000	900,000	900,000	900,000	3,500,000
						-
						-
						-
TOTAL	-	800,000	900,000	900,000	900,000	3,500,000

R6-1 Tank Road Construction

Project No.	2299WS1804
Department	22 Water
Division	210 Supply
Project Manager	Senior Engineer
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project is for improvements to an aging and only partially improved road to Water Reservoir 6-1 off of Lunar Ct. The existing roadway is approximately 2,300 square feet of steep paved roadway and 2,700 square feet of unpaved roadway. There are no BMP's in place. The Project proposes an asphalt roadway construction for the entire length and makes related stormwater improvements.
Purpose of Project	This Water Reservoir sees regular inspections and the steep access road is eroding and not compliant with TRPA regulations. An improved roadway would allow for safer year-round access and mitigate environmental concerns. Most of the 13 existing reservoir access roads around the district have been paved however of the unpaved roads, R6-1 is difficult to maintain without a hardened asphalt surface. Other unpaved access roads presently maintained include R6C-1, R4-1, R8B-1, R5-3A and R5-3B.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	17,500					17,500
Construction	100,000					100,000
Equipment						-
Other/Staffing	12,500					12,500
						-
TOTAL	130,000	-	-	-	-	130,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	130,000					130,000
						-
						-
						-
						-
TOTAL	130,000	-	-	-	-	130,000

R2-1 Reservoir Roof Replacement

Project No.	2299DI2205
Department	22 Water
Division	210 Supply
Project Manager	District Project Manager
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	The R2-1 Reservoir roof needs to be replaced
Purpose of Project	The R2-1 Reservoir overflowed when the Burnt Cedar pumps broke down. The overflow pipe could not handle the intake of water and the roof buckled. Over time, snow and ice has done further damage to the roof. It has been coated, but the coating will no longer adhere.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction			315,000			315,000
Equipment						-
Other/Staffing			25,000			25,000
						-
TOTAL	-	-	340,000	-	-	340,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund			340,000			340,000
						-
						-
						-
						-
TOTAL	-	-	340,000	-	-	340,000

R-2 Interior Tank Rehabilitation

Project No.	2299DI2206
Department	22 Water
Division	210 Supply
Project Manager	District Project Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	The R2 Reservoir interior needs to be re-coated						
Purpose of Project	The R2 Reservoir has the original interior coating						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering		20,000				20,000
Construction		110,000				110,000
Equipment						-
Other/Staffing						-
						-
TOTAL	-	130,000	-	-	-	130,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund		130,000				130,000
						-
						-
						-
						-
TOTAL	-	130,000	-	-	-	130,000

Fire Hydrant Replacement Project

Project No.	IF24200300
Department	22 Water
Division	240 Transmission
Project Manager	TBD
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	This project is to replace original fire hydrants from the 1960s throughout the District. Some of the fire hydrants are no longer able to be repaired because replacement parts are no longer made. Many of these hydrants no longer meet code for access.
Purpose of Project	The purpose of the project is to replace aging fire hydrants that have outlived their useful life.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	260,000	270,000	280,000	290,000		1,100,000
Equipment						-
Other/Staffing						-
						-
TOTAL	260,000	270,000	280,000	290,000	-	1,100,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	260,000	270,000	280,000	290,000	-	1,100,000
						-
						-
						-
TOTAL	260,000	270,000	280,000	290,000	-	1,100,000

Water Reservoir Coatings and Site Improvements

Project No.	2299DI1204
Department	22 Water
Division	210 Supply
Project Manager	Utility Maintenance Specialist
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	The District owns 13 potable water reservoirs in Incline Village and Crystal Bay. The reservoirs (tanks) store from 170,000 to 1,000,000 gallons of water. Tank heights range from 20-50 feet and diameters range from 33-68 feet. The first reservoirs were constructed in 1962 with the last one built in 1996. The reservoirs are coated on the outside with a dark green weather resistant paint. These tanks need to be re-coated based on weathering of paint, graffiti and the overall appearance. The interiors are cleaned, video inspected every 5 years with the last inspection taking place in 2019. Typically the epoxy interior coating lasts 20-25 years. These tanks are built into the hillside in many cases with steep embankments and no retaining wall to keep the soil, rocks, etc. away from the tank. Periodically these sites need to be cleared of debris to protect the exterior coating and allow access around the structure for maintenance including painting. The tank re-coating has increased in cost due to the fact that the tanks have been coated so many times, the paint is no longer adhering to the coated surface. Each tank is now being sand blasted to bare metal and re-coated. The prior coatings have lead paint and have to be mitigated during sand blasting.
Purpose of Project	The 13 steel water storage reservoirs throughout the District need to be re-coated (internal and external) to extend their life expectancy. These tanks get pitted and rust from exposure to the elements. We patch paint over the exterior problem areas and any graffiti. In addition, these tanks need to look aesthetically pleasing because they are mostly located in residential areas. The schedule is based on need. The coating work is performed by an outside contractor. Site improvements will be prioritized as needed such as rock and debris removal. Spot coating repairs on the interior of tanks are also performed by dive companies specializing in that work.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	175,000	175,000	175,000	220,000	220,000	965,000
Equipment						-
Other/Staffing						-
TOTAL	175,000	175,000	175,000	220,000	220,000	965,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	175,000	175,000	175,000	220,000	220,000	965,000
						-
						-
						-
TOTAL	175,000	175,000	175,000	220,000	220,000	965,000

Water Pumping Station Improvements

Project No.	2299DI1102
Department	22 Water
Division	220 Pumping
Project Manager	Engineering Manager
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	The District owns thirteen water pumping stations in Incline Village and Crystal Bay to transport clean potable water to water reservoirs that supply the homes and businesses in the District. They were generally constructed between 1962 and 1975 with one exception of the new water pumping station 4-1 and 5-3 at Ski Way. The water pumping stations pumping capacity ranges from 75 gallons per minute to 6,000 gallons per minute. The water pumping stations are generally masonry block buildings with metal roofs that contain the mechanical and electrical equipment to pump water to the eight major pressure zones to serve the 8,000+ water customers. The equipment in each station includes pumps, motors, motor soft starts, variable frequency drives, telemetry equipment, motor control cabinets, automatic transfer switches, emergency generators, fuel tanks, surge anticipator valves, zone valves, isolation valves, instrumentation equipment, communication equipment, piping, and other miscellaneous equipment. Our mission is to maintain the excellent condition and reliability of our aging infrastructure to provide safe potable water. Public Works has identified the needed replacement of pumps, motors, and soft starts at Water Pumping Stations 4-2.
Purpose of Project	This project funds the annual replacement of equipment listed above at the water pumping stations. Staff performs inspections and maintenance on water pumping stations and plans future major upgrades as equipment reaches the end of its useful life. The age of the equipment, the number of hours of operation and other equipment analyses, such as vibration testing, dictate replacement or rehabilitation of the equipment to maintain this reliability to provide continuous service of potable water to our customers. The forecast contains staff's best projection of the work to be performed.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	105,000	110,000	110,000	115,000	120,000	560,000
Other/Staffing						-
TOTAL	105,000	110,000	110,000	115,000	120,000	560,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	105,000	110,000	110,000	115,000	120,000	560,000
						-
						-
						-
TOTAL	105,000	110,000	110,000	115,000	120,000	560,000

Burnt Cedar Water Disinfection Plant Improvements

Project No.	2299DI1401
Department	22 Water
Division	210 Supply
Project Manager	Engineering Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	The Burnt Cedar Water Disinfection Plant produces one billion gallons of potable drinking water for the 8000+ customers in Incline Village and Crystal Bay. The delivery of potable water to our customers is the most important mission of the Public Works Department. The two main federal water regulations that regulate the District's water system is the Surface Water Treatment Rule (SWTR 1989) and the Long Term 2 Enhanced Surface Water Treatment Rule (LT2 2006). The Plant contains raw water pumping, ozone system for disinfection for virus inactivation, the ultraviolet system for giardia and cryptosporidium inactivation, chlorine dosing for residual disinfection in the distribution, and treated water pumping. Associated with these processes are communication equipment, electrical equipment, instrumentation equipment, valving, standby electrical generation, chemical dosing, etc. The plant has been in existence since 1961 with the most recent major upgrade completed in 2012 to achieve compliance with LT2.
Purpose of Project	This project is for on-going capital replacement of equipment and facilities at the water disinfection plant. This project also includes a possible extension of the water intake pipeline. EPA and State Regulations may require an extension of the raw water intake to the water plant where it is deeper and farther from the shore and creek mouths where it will be less influenced by disturbances from storms. This project also includes the potential abandonment of the old water intake line in Crystal Bay owned by IVGID since 1978. This project funds mechanical, electrical, civil, and control system improvements.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	160,000	100,000				260,000
Construction		1,500,000				1,500,000
Equipment						-
Other/Staffing						-
TOTAL	160,000	1,600,000	-	-	-	1,760,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	160,000	1,600,000	-	-	-	1,760,000
						-
						-
						-
TOTAL	160,000	1,600,000	-	-	-	1,760,000

SCADA Management Servers/Network - BCDP

Project No.	2299CO2101
Department	22 Water
Division	210 Supply
Project Manager	Director of IT
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	Replacement of end of life SCADA management hardware, associated operating system licenses, and support costs. The SCADA masterplan may alter the type of hardware and software required.
Purpose of Project	The district operates a water treatment and distribution facility. This facility is controlled and monitored by a SCADA control server system. This project allows the replacement and or upgrade of the hardware, software, and services associated with these systems.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	100,000					100,000
Other/Staffing						-
TOTAL	100,000	-	-	-	-	100,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	100,000					100,000
						-
						-
						-
TOTAL	100,000	-	-	-	-	100,000

LIMs Software

Project No.	2299CO2203
Department	22 Water
Division	210 Supply
Project Manager	TBD
Project Category	Cost-Benefit Justified
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Water and Wastewater Laboratory Data Software
Purpose of Project	Currently water and wastewater sampling requirements are tracked on paper. This software program that will track, monitor and build reports for our laboratory data, operational data, regulatory data, and sampling schedules. Our current way to manage laboratory data is through notebooks, Excel, Op-10, Nexgen, and Outlook. None of these methods alone is sufficient. A LIMS system would combine these programs for into one place. (The exception being the Nexgen data entry for reports and Outlook for emails.) There is the ability to tie the LIMS into SCADA for better data management. This program will be used to generate reports to the state and federal regulatory agencies.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment						-
Other/Staffing		60,000				60,000
TOTAL	-	60,000	-	-	-	60,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	-	60,000	-	-	-	60,000
TOTAL	-	60,000	-	-	-	60,000

BCWDP Emergency Generator Fuel Tank

Project No.	2299DI1707
Department	22 Water
Division	210 Supply
Project Manager	Principal Engineer
Project Category	Hazard Elimination
Priority	Priority 1- Required



Description of Project	This project replaces the underground diesel fuel storage tank at the Burnt Cedar Water Disinfection Plant. The new diesel fuel storage tank will be above ground.
Purpose of Project	The purpose of this project is to replace an aging underground diesel fuel storage tank.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	300,000					300,000
Equipment						-
Other/Staffing						-
						-
TOTAL	300,000	-	-	-	-	300,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	300,000					300,000
						-
						-
						-
						-
TOTAL	300,000	-	-	-	-	300,000

Replace Commercial Water Meters, Vaults, and Lids

Project No.	2299DI1103
Department	22 Water
Division	200 Service Revenue
Project Manager	Collection/Distribution Supervisor
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	The District owns and maintains 85 commercial water meters installed in heavy duty meter vaults and 26 pressure reducing valve stations. This project will continue the replacement of these commercial water meters and PRV vaults and/or lids. The current useful life of a commercial meter is 20-50 years dependent on use, pressure and flows. Vault life can be approximately the same time period depending on location, traffic and the elements. These meters, vaults and lids have been put on our replacement list by priority but the list can change from year to year depending on the needs. These meters are in various configurations ranging in size from 4 to 10 inch. In coming years there will be continued replacement needed for meters, vaults and lids.
Purpose of Project	Replacement of the commercial water meters will increase accuracy in meter reading and increase revenue. As meters age, they become less accurate and will measure water usage below actual, as is required by AWWA standards. Commercial water meters can last 20-50 years. Typically old meters are not worth repairing because parts are unavailable and newer meters meet the water demand profiles of our customers. Many meter vaults and lids are also in disrepair and need replacement for public and crew safety reasons and ease of accessibility for testing. This project allows for radio reading of all the commercial and residential meters combined. This project is programmed to replace the meter, vaults, and lids using a just-in-time approach to maximize use prior to failure.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	40,000	40,000	40,000	40,000	40,000	200,000
Equipment						-
Other/Staffing						-
TOTAL	40,000	40,000	40,000	40,000	40,000	200,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	40,000	40,000	40,000	40,000	40,000	200,000
						-
						-
						-
TOTAL	40,000	40,000	40,000	40,000	40,000	200,000

WPS Generator Fuel Tank Protection

Project No.	2299DI2204
Department	22 Water
Division	220 Pumping
Project Manager	Utilities Maintenance Specialist
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Provide snow and ice protection for the standby generator fuel tank and related appurtenances.
Purpose of Project	In the past snow and ice have slid off of the pump station roofs and caused damage to the generator fuel tank and related appurtenances, i.e. vent and delivery piping.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering			-			-
Construction			75,000			75,000
Equipment						-
Other/Staffing						-
						-
TOTAL	-	-	75,000	-	-	75,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund			75,000			75,000
						-
						-
						-
						-
TOTAL	-	-	75,000	-	-	75,000

BCWDP Production Meter 24"

Project No.	2299DI2207
Department	22 Water
Division	210 Supply
Project Manager	Engineering Manager
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	Replacement of existing water meter at the Burnt Cedar Water Distribution Plant. This would replace a meter that is not able to be read any longer. It will assist in providing a more accurate measure of water produced and distributed from the water treatment plant.
Purpose of Project	The existing meter has outlived its useful life and can no longer be read. This meter will provide IVGID with a more accurate record of water produced at the plant.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	65,000					65,000
Equipment						-
Other/Staffing						-
						-
TOTAL	65,000	-	-	-	-	65,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	65,000					65,000
						-
						-
						-
						-
TOTAL	65,000	-	-	-	-	65,000

Residential Water Meter Replacements

Project No.	2299DI2603
Department	22 Water
Division	240 Transmission
Project Manager	Utility Superintendent
Project Category	Prevent Failure
Priority	Priority 1- Required



Water Meter Register

Description of Project	Replace all residential water meters and electronic read equipment. As the residential meters reach the end of their useful life we will look at replacement with new meter and electronic technology. Meter life is approximately 30 years based on average use to stay within AWWA standards. The electronic components were replaced in 2006-2008 and have another 20 years of life. We expect the electronics and meter to be replaced in the 2026-2028 time frame. The meters were installed in 1996 and 1997 CIP projects. The new electronic data gathering capabilities would have to be evaluated and proven capable of reading both the commercial and residential meters.
Purpose of Project	Project cost currently estimated to be approximately \$1,150,000 dollars. As the meter components and electronics age, they will become less dependable with increasing failures and the read inaccuracies will fall out of the AWWA standards. We are currently seeing approximately 100 meters dying every month. With the backlog in supply, we are looking to place a larger than planned order in FY 25 to be able to keep up with and get ahead of the required replacements.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	400,000	300,000	150,000	150,000		1,000,000
Other/Staffing						-
						-
TOTAL	400,000	300,000	150,000	150,000	-	1,000,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	400,000	300,000	150,000	150,000		1,000,000
						-
						-
						-
						-
TOTAL	400,000	300,000	150,000	150,000	-	1,000,000

Summary Capital Budget - Sewer

Project No.	All
Department	25 Sewer
Division	All
Project Manager	
Project Category	
Priority	



Description of Project	Summary of all Requested Projects					
Purpose of Project						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	70,000	150,000	230,000	125,000	205,000	780,000
Construction	18,830,000	11,183,500	762,000	1,100,000	1,605,000	33,480,500
Equipment	-	325,000	190,000	-	-	515,000
Other/Staffing	1,030,000	1,055,000	65,000	65,000	60,000	2,275,000
TOTAL	19,930,000	12,713,500	1,247,000	1,290,000	1,870,000	37,050,500

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	4,146,500	12,713,500	1,247,000	1,290,000	1,870,000	21,267,000
980 Long Term Debt Fund	15,783,500	-	-	-	-	15,783,500
Grants	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	19,930,000	12,713,500	1,247,000	1,290,000	1,870,000	37,050,500

Fleet Vehicle Replacement

Project No.	Rolling Stock
Department	25 Sewer
Division	990 Administration & Overhead
Project Manager	Fleet Services Manager
Project Category	Extend Useful Life
Priority	Priority 1- Required



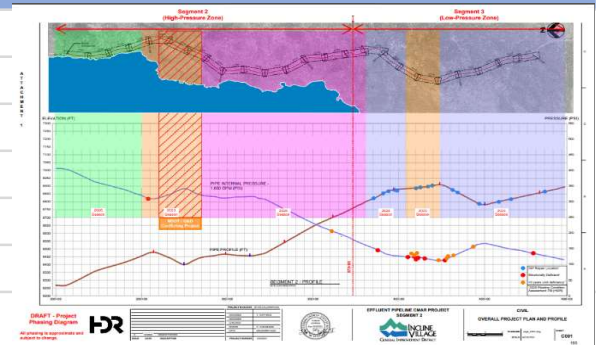
Description of Project	There are no planned vehicle replacements in the FY 2024-25 Budget. Refer To the Fleet Services Plan for further details.
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		225,000	190,000			415,000
Other/Staffing						-
TOTAL	-	225,000	190,000	-	-	415,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	-	225,000	190,000	-	-	415,000
						-
						-
						-
TOTAL	-	225,000	190,000	-	-	415,000

Effluent Pipeline Project

Project No.	2524SS1010
Department	25 Sewer
Division	240 Transmission
Project Manager	Engineering Manager
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	The Effluent Pipeline Project will be a multi-year pipe replacement project. GMP 1 work was completed in the 2023 construction season. The remaining +/- 25,000 LF of pipeline will be replaced in 2024, 2025, and 2026. 2024: Sta. 381+00 to 496+96 2025: Sta. 293+00 to 381+00 and 244+00 to 250+00 2026: Sta. 200+00 to 244+00
Purpose of Project	The District currently owns, operates and maintains a 21-mile pipeline that exports treated wastewater effluent out of the Lake Tahoe Basin. This pipeline was installed in 1970 as part of the regional effort to protect Lake Tahoe's water quality by requiring all wastewater effluent to be exported out of the basin. Various repair projects have previously replaced many sections of the effluent pipeline; Segment 2 is the original welded steel, high-pressure discharge pipe exiting the pump station and remaining low pressure jointed steel transmission pipeline within the Tahoe Basin running south towards Spooner Summit. A condition assessment completed on Segments 2 and 3 confirmed pipe deficiencies throughout Segment 2 and ongoing pipeline failures/leaks are increasing in frequency. The pipeline has exceeded its design life and is failing structurally and urgently requires replacement.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	18,000,000	9,783,500				27,783,500
Equipment						-
Other/Staffing	1,000,000	1,000,000				2,000,000
TOTAL	19,000,000	10,783,500	-	-	-	29,783,500

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	3,216,500	10,783,500				14,000,000
980 Long Term Debt Fund	15,783,500					15,783,500
Grants						-
						-
TOTAL	19,000,000	10,783,500	-	-	-	29,783,500

SPS#1 Pump Station & Generator Bldg. Roof Replacement

Project No.	2599DI2209
Department	25 Sewer
Division	220 Pumping
Project Manager	District Project Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	The existing roof at SPS #1 and generator building needs to be replaced.
Purpose of Project	The existing roof at SPS #1 and the generator building are flat foam roofs and they have deteriorated over time. Both roofs need to be redesigned and reconstructed

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering		40,000				40,000
Construction		225,000				225,000
Equipment						-
Other/Staffing		15,000				15,000
						-
TOTAL	-	280,000	-	-	-	280,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund		280,000				280,000
						-
						-
						-
						-
TOTAL	-	280,000	-	-	-	280,000

Sewer Pumping Station Improvements

Project No.	2599DI1104
Department	25 Sewer
Division	220 Pumping
Project Manager	Engineering Manager
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	The District owns 18 sewer pumping stations in Incline Village and Crystal Bay to transport raw sewage to the WRRF on Sweetwater Road. The stations were constructed in the 1960s and 1970s and have provided reliable service. The stations range from serving just a few houses to pumping almost half of the sewage flow in the District. The large sewer pumping stations are generally masonry block unit buildings and the small stations are below grade metal structures (dry well can and wet well). The stations contain the mechanical and electrical equipment to pump sewage to the WRRF from the 8000+ sewer customers. The equipment in the station includes pumps, motors, grinders, odor scrubbers, motor soft starts, variable frequency drives, telemetry equipment, motor control cabinets, automatic transfer switches, emergency generators, fuel tanks, check valves, isolation valves, instrumentation equipment, communication equipment, piping and other miscellaneous equipment. Our mission is to maintain the excellent condition and reliability of our aging infrastructure to collect and pump sewage to the WRRF and to protect the environment.
Purpose of Project	This project funds the annual replacement of the equipment listed above at the sewer pumping stations. Staff performs inspections and maintenance on sewer pumping stations and plans future major upgrades as equipment reaches the end of its useful life. The age of the equipment, the number of hours of operation and other equipment analyses such as vibration testing dictate replacement or rehabilitation of the equipment to maintain this reliability to provide continuous service. The forecast contains the staff's best projection of the work to be performed.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	105,000	110,000	112,000	115,000	120,000	562,000
Equipment						-
Other/Staffing						-
TOTAL	105,000	110,000	112,000	115,000	120,000	562,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	105,000	110,000	112,000	115,000	120,000	562,000
						-
						-
						-
TOTAL	105,000	110,000	112,000	115,000	120,000	562,000

Sewer Pumping Station 14 Improvements

Project No.	2599DI1701
Department	25 Sewer
Division	220 Pumping
Project Manager	Engineering Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	There are two sewer pumping stations in series (SPS 14A and SPS 14B) located on North Lake Circle in Crystal Bay. SPS 14A pumps to SPS 14B which then pumps to the force main located in SR-28 in Crystal Bay at the corner of North Lake Circle. The flow then proceeds through District's sewer system to the WRRF. The stations were originally part of the Crystal Bay General Improvement District and came under ownership of IVGID in 1995 as part of the merger agreement. The stations have a capacity of 55 gallon per minute and nominally serve less than 100 residences.
Purpose of Project	The two sewer pumping stations were installed in 1977. The equipment has reached the end of its service life and we are performing a higher frequency of repairs to keep it in service. This project will investigate the replacement options, design the preferred option and complete construction.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering			105,000	20,000		125,000
Construction				400,000		400,000
Equipment						-
Other/Staffing			15,000	20,000		35,000
						-
TOTAL	-	-	120,000	440,000	-	560,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund			120,000	440,000	-	560,000
						-
						-
						-
						-
TOTAL	-	-	120,000	440,000	-	560,000

Water Resource Recovery Facility Improvements

Project No.	2599SS1102
Department	25 Sewer
Division	230 Treatment
Project Manager	Utility Superintendent
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	The District's water resource recovery facility (WRRF) treats all of the raw sewage from the communities of Incline Village and Crystal Bay. The original treatment plant was built in 1962 and went through many upgrades as the community grew in size. The current plant configuration is largely the same from the major renovation in 1992 that replaced most equipment and processes. The plant is rated to treat 2.14 MGD by the State of Nevada. The plant has preliminary treatment, aeration, sedimentation, disinfection, and solids dewatering processes to treat the raw sewage. Each of these processes consist of electrical, mechanical, instrumentation, and communication equipment. The plant also has odor control, chemical storage, fuel storage, overflow ponds, effluent storage reservoir, emergency generator, and other miscellaneous structures. Future upgrades will be informed based on the 2024 Utility Masterplan.
Purpose of Project	The majority of equipment and processes at the WRRF are 25+ years old. The WRRF has sufficient capacity and redundancy that has kept the operating hours low for a number of pieces of equipment. Some equipment is run 24/7 necessitating frequent replacement. It is planned to upgrade network servers, firewalls, and communications equipment for improved cybersecurity, pump, and motor installs, and meters and sensors. The planned improvements will be informed by the 2024 Utility Masterplan.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	50,000	50,000	50,000	50,000	150,000	350,000
Construction	440,000	380,000	130,000	140,000	1,025,000	2,115,000
Equipment						-
Other/Staffing	10,000	10,000	10,000	10,000	25,000	65,000
TOTAL	500,000	440,000	190,000	200,000	1,200,000	2,530,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	500,000	440,000	190,000	200,000	1,200,000	2,530,000
						-
						-
						-
TOTAL	500,000	440,000	190,000	200,000	1,200,000	2,530,000

Wetlands Effluent Disposal Facility Improvements

Project No.	2599SS1103
Department	25 Sewer
Division	230 Treatment
Project Manager	Utility Maintenance Specialist
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	The District owns and maintains 900 acres of land in Douglas County for the disposal of WRRF effluent, at the discharge of the effluent export pipeline. The facility was constructed in 1983 as a beneficial reuse project by creating wetland cells for wildlife habitat. The effluent is distributed through the various cells via channels and pipes for transportation, evaporation and percolation. The property also contains a large area of warm water springs that is kept separate from the effluent cells. The underlying geology of the site poses challenges as the alkali dissolves causing short circuiting of flows from cell to cell. There is an extensive system for the wetland cells and surrounding levees to protect the facility from flooding. There is a road network of over 10.5 miles within the wetlands facility, with an additional 4.5 miles of levees, a control building and infrastructure for controlling the flow of effluent to and between cells.
Purpose of Project	The levees and roadways need to be maintained and resurfaced due to years of wear and tear as well as sub-grade subsidence. With the continued subsidence along levees and roadways we are installing barriers in the levees and roadways to reduce and/or eliminate the short circuiting of underground water between cells. With the facility being 37 years old, there are infrastructure improvements that need to be addressed in order to keep the facility in good working order such as replacement of piping, valves, vegetation control, invasive weed mitigation, junction boxes, flow control boxes, master inflow meter and sample locations.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering			35,000	15,000	15,000	65,000
Construction	45,000	50,000	175,000	90,000	95,000	455,000
Equipment						-
Other/Staffing	5,000	5,000	15,000	10,000	10,000	45,000
						-
TOTAL	50,000	55,000	225,000	115,000	120,000	565,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	50,000	55,000	225,000	115,000	120,000	565,000
						-
						-
						-
						-
TOTAL	50,000	55,000	225,000	115,000	120,000	565,000

Sewer Main Rehabilitation

Project No.	2599SS1203
Department	25 Sewer
Division	240 Transmission
Project Manager	Senior Engineer
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	This project includes the replacement and rehabilitation of sewer mains, manhole and appurtenances. Sections of sewer line, manholes and air relief valve rehabilitation have been identified for replacement. In addition to regular maintenance, sewer rehabilitation projects help the District to stay in compliance with Nevada Department of Environmental Protection (NDEP) permits and avoid sanitary sewer overflows. The District maintains approximately 1,800 manholes, 100 miles of gravity mains, 32 miles of force main and 79 air relief valves. A priority list has been developed by Public Works staff and the 2024 Utility Masterplan.
Purpose of Project	Line blockages and ground water intrusion increases the District's operating costs and puts the District at risk of violating its (NDEP) permit and potentially incur fines. Typically older clay sewers exhibit poor performance and are likely candidates for blockages and increased maintenance activities mainly due to root intrusion. There are manholes throughout the service area that require rehabilitation to prevent groundwater intrusion, which can also cause the concrete structure to deteriorate and to possibly collapse. By keeping close track if line blockages, customer complaints and closed circuit television (CCTV) inspection results, a priority list has been established for replacement or relining of sewer mains and manholes. The priority is based on a score, flow, proximity to streams and/or the lake. Older air release valves (arv's) can be difficult to access and unsafe to work on. Parts for these valves are obsolete. By repairing faulty mains and manholes, we also reduce the potential for sewer overflows in storm events while reducing the flows to the wastewater treatment plant. This works in conjunction with a strong preventative maintenance program of line cleaning and CCTV work. Extensive sewer main rehabilitation work was done in 2014 by CIPP lining and future projects are planned for anticipated failures as pipes age. ARV replacements are ongoing by IVGID crews.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	10,000	50,000	30,000	30,000	30,000	150,000
Construction	85,000	480,000	290,000	300,000	310,000	1,465,000
Equipment						-
Other/Staffing	10,000	20,000	20,000	20,000	20,000	90,000
TOTAL	105,000	550,000	340,000	350,000	360,000	1,705,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	105,000	550,000	340,000	350,000	360,000	1,705,000
						-
						-
						-
TOTAL	105,000	550,000	340,000	350,000	360,000	1,705,000

SCADA Management Servers/Network - WRRF

Project No.	2599CO2105
Department	25 Sewer
Division	230 Treatment
Project Manager	Director of IT
Project Category	Regulatory Compliance
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Replacement of end of life SCADA management hardware, associated operating system licenses, and support costs. The estimated equipment cost may change upon completion of the SCADA Masterplan.
Purpose of Project	The district operates a sewer treatment and collection facility. This facility is controlled and monitored by a SCADA control server system. This project allows the replacement and or upgrade of the hardware, software, and services associated with these systems.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		100,000				100,000
Other/Staffing						-
TOTAL	-	100,000	-	-	-	100,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund		100,000				100,000
						-
						-
						-
TOTAL	-	100,000	-	-	-	100,000

Replace & Reline Sewer Mains, Manholes and Appurtenances

Project No.	2599SS1203X
Department	25 Sewer
Division	240 Transmission
Project Manager	Senior Engineer
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	This project includes the replacement and rehabilitation of sewer mains, manhole and appurtenances. Sections of sewer line, manholes and air relief valve rehabilitation have been identified for replacement. A priority list has been developed by Public Works staff. In addition to regular maintenance, sewer rehabilitation projects help the District to stay in compliance with Nevada Department of Environmental Protection (NDEP) permits and avoid sanitary sewer overflows. The District maintains approximately 1,800 manholes, 100 miles of gravity mains, 32 miles of force main and 79 air relief valves.
Purpose of Project	There are manholes throughout the service area that require rehabilitation to prevent groundwater intrusion, which can also cause the concrete structure to deteriorate and to possibly collapse. By keeping close track if line blockages, customer complaints and closed circuit television (CCTV) inspection results, a priority list has been established for replacement or relining of sewer mains and manholes. The priority is based on a score, flow, proximity to streams and/or the lake. Older air release valves (arv's) can be difficult to access and unsafe to work on. Parts for these valves are obsolete. By repairing faulty mains and manholes, we also reduce the potential for sewer overflows in storm events while reducing the flows to the wastewater treatment plant. This works in conjunction with a strong preventative maintenance program of line cleaning and CCTV work. ARV replacements are ongoing by IVGID crews. The priority list will be informed by the 2024 Utility Masterplan.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	10,000	10,000	10,000	10,000	10,000	50,000
Construction	55,000	55,000	55,000	55,000	55,000	275,000
Equipment						-
Other/Staffing	5,000	5,000	5,000	5,000	5,000	25,000
TOTAL	70,000	70,000	70,000	70,000	70,000	350,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	70,000	70,000	70,000	70,000	70,000	350,000
						-
						-
						-
TOTAL	70,000	70,000	70,000	70,000	70,000	350,000

Effluent Repairs on NDOT Highway

Project No.	2599SS2208
Department	25 Sewer
Division	240 Transmission
Project Manager	Utility Superintendent
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	Emergency repair to the effluent export line including asphalt repair on NDOT Highway.
Purpose of Project	The effluent export pipeline has outlived the useful life and is experiencing more frequent failures. Pipeline repairs will be made by Utility Staff or Contractor depending on the situation. Since the majority of the pipeline is located within the NDOT Right-of-Way, damage to the roadway surface often requires an outside contractor to perform the repair of the asphalt surface and/or pipeline repairs as well.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	100,000	100,000				200,000
Equipment						-
Other/Staffing						-
						-
TOTAL	100,000	100,000	-	-	-	200,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
200 Utilities Fund	100,000	100,000				200,000
						-
						-
						-
						-
TOTAL	100,000	100,000	-	-	-	200,000

Summary Capital Budget- Internal Service Fund

Project No. All
Department 10 General Government
Division
Project Manager
Project Category
Priority



Description of Project	Summary of all Requested Projects
Purpose of Project	

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	-	-	-	-	-	-
Construction	-	-	-	-	-	-
Equipment	21,200	45,000	20,000	45,000	42,000	173,200
Other/Staffing	-	-	-	-	-	-
TOTAL	21,200	45,000	20,000	45,000	42,000	173,200

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
400 Internal Services Fund	21,200	45,000	20,000	45,000	42,000	173,200
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	21,200	45,000	20,000	45,000	42,000	173,200

Fleet Vehicle Replacement

Project No.	Rolling Stock
Department	51 Fleet
Division	900 Equipment Maintenance
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	There are no planned replacements for the FY 2024-25 Budget. Please refer To the Fleet Services Plan for further details.
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment			20,000			20,000
Other/Staffing						-
TOTAL	-	-	20,000	-	-	20,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
400 Internal Services Fund		-	20,000			20,000
						-
						-
						-
TOTAL	-	-	20,000	-	-	20,000

Fleet Vehicle Replacement

Project No.	Rolling Stock
Department	53 Buildings
Division	900 Equipment Maintenance
Project Manager	Fleet Services Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project funds the replacement of a 2003 Genie scissor lift and a 2004 equipment trailer in the Buildings Internal Service Operation. Please see the fleet plan for further details.
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	21,200	45,000		45,000	42,000	153,200
Other/Staffing						-
TOTAL	21,200	45,000	-	45,000	42,000	153,200

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
400 Internal Services Fund	21,200	45,000	-	45,000	42,000	153,200
						-
						-
						-
TOTAL	21,200	45,000	-	45,000	42,000	153,200

Summary Capital Budget- Championship Golf

Project No.	All
Department	31 Championship Course
Division	All
Project Manager	
Project Category	
Priority	



Description of Project	Summary of all Requested Projects					
Purpose of Project						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	-	-	65,000	35,000	-	100,000
Construction	360,000	367,500	1,065,000	190,000	245,000	2,227,500
Equipment	215,300	229,227	356,770	409,200	971,000	2,181,497
Other/Staffing	-	-	-	-	-	-
TOTAL	575,300	596,727	1,486,770	634,200	1,216,000	4,508,997

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund	575,300	596,727	1,486,770	634,200	1,216,000	4,508,997
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	575,300	596,727	1,486,770	634,200	1,216,000	4,508,997

Fleet Vehicle Replacement

Project No.	Rolling Stock
Department	31 Championship Course
Division	420 Course Maintenance
Project Manager	Fleet Services Manager
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	The FY 2024-25 fleet replacement plan includes replacing a 2017 Toro force debris blower, two 2015 Carryall Club Cars, a John Deere fairway aerator, a 2017 deep tine aerator and three 2017 Toro aerators. Refer To the Fleet Services Plan for further details.
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	195,300	171,000	344,800	227,000	351,000	1,289,100
Other/Staffing						-
TOTAL	195,300	171,000	344,800	227,000	351,000	1,289,100

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund	195,300	171,000	344,800	227,000	351,000	1,289,100
						-
						-
						-
TOTAL	195,300	171,000	344,800	227,000	351,000	1,289,100

Championship Golf Cart Barn Siding Replacement

Project No.	3144BD2101
Department	31 Championship Course
Division	940 Building Maintenance
Project Manager	Public Services
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	This project is to repair and improve the Championship Golf Cart Barn. The siding will be replaced with a suitable material for snow country.
Purpose of Project	The siding on the Champ Golf Cart Barn has reached the end of its useful life.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	165,000					165,000
Equipment						-
Other/Staffing						-
TOTAL	165,000	-	-	-	-	165,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund	165,000					165,000
						-
						-
						-
						-
TOTAL	165,000	-	-	-	-	165,000

Driving Range Nets

Project No.	3143GC1201
Department	31 Championship Course
Division	430 Driving Range
Project Manager	Director of Golf
Project Category	Hazard Elimination
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project involves replacement of the nets surrounding the driving range. Both residents and visitors utilize the driving range prior to playing a round of golf or just to practice.					
Purpose of Project	The nets wear out over time and need to be replaced to ensure a top practice experience for our customers, as well as to ensure the safety of people on the golf course and the neighboring homeowners.					

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment				110,000		110,000
Other/Staffing						-
TOTAL	-	-	-	110,000	-	110,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund				110,000		110,000
						-
						-
						-
TOTAL	-	-	-	110,000	-	110,000

Championship Course Bunkers

Project No.	3141GC1202
Department	31 Championship Course
Division	420 Course Maintenance
Project Manager	Grounds Superintendent - Golf Courses
Project Category	Service Betterment
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project involves removal of the existing sand in the Championship Course bunkers, checking the existing drainage in the bunker, installing a liner on the soil subgrade of the bunker, and replacing with new sand. The old sand will be stockpiled and put through our screener to clean as best as possible and reused on the golf course as topdressing sand or for special projects. The work would be completed over a 3 year span, utilizing in house staff and some contracted help.
Purpose of Project	The purpose of this project is to replace existing sand contaminated with soil, tree debris, and rocks coming up from the subsurface. Liners are now very common in bunker construction and renovation in keeping the bunker sand clean as well as in helping to prevent washouts inside the bunker after heavy rains or snow melt. Industry guidelines established by the Allied Associations of Golf put the life cycle of bunker sand at 5 - 7 years. When this project is started in fall 2025 the existing sand will be 9 years old.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		180,000	185,000	190,000		555,000
Equipment						-
Other/Staffing						-
TOTAL	-	180,000	185,000	190,000	-	555,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund		180,000	185,000	190,000		555,000
						-
						-
						-
TOTAL	-	180,000	185,000	190,000	-	555,000

Cart Path Replacement - Champ Course

Project No.	3141LI1202
Department	31 Championship Course
Division	420 Course Maintenance
Project Manager	Engineering
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project involves the replacement of the cart paths at the championship golf course. The project requires the old cart path to be removed, ground leveled, and then resurfaced. This project will affect the daily operations of the golf course and possible green fee revenue.
Purpose of Project	The purpose repair the current unacceptable conditions of the cart paths. It will also lower the impact on the golf carts and the maintenance vehicles that use the paths to maneuver around the golf course which will save on vehicle maintenance costs. The replacement of cart path will also enhance the experience of residents and guest and create more revenue by increasing the allocation of rounds played.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	195,000	187,500	55,000		55,000	492,500
Equipment						-
Other/Staffing						-
TOTAL	195,000	187,500	55,000	-	55,000	492,500

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund	195,000	187,500	55,000	-	55,000	492,500
						-
						-
						-
TOTAL	195,000	187,500	55,000	-	55,000	492,500

Driving Range Improvements

Project No.	3143GC1202
Department	31 Championship Course
Division	430 Driving Range
Project Manager	Director of Golf
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	This project involves replacement of the hitting mats and other accessories on the driving range.
Purpose of Project	The purpose of this project is to replace the hitting mats on a 4 year rotation, as they wear out and are no longer a superior hitting surface after 4 years of use. The bag stands and dividers are also checked for wear and replacement at this time.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment				37,000		37,000
Other/Staffing						-
TOTAL	-	-	-	37,000	-	37,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund				37,000		37,000
						-
						-
						-
TOTAL	-	-	-	37,000	-	37,000

Championship Golf Course Electric Cart Fleet and GPS

Project No.	3141LV1898
Department	31 Championship Course
Division	440 Golf Carts
Project Manager	Director of Golf
Project Category	Service Betterment
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project would replace the existing golf cart fleet with new golf carts based on their estimated useful life.
Purpose of Project	The purpose of this project is to replace the fleet golf carts at their estimated useful life. If the carts are still in good condition, this project may be delayed.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment					620,000	620,000
Other/Staffing						-
						-
TOTAL	-	-	-	-	620,000	620,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund					620,000	620,000
						-
						-
						-
						-
TOTAL	-	-	-	-	620,000	620,000

Replace Icemaker Championship Golf Course Cart Barn

Project No.	3144FF1702
Department	31 Championship Course
Division	400 Course Services
Project Manager	Director of Golf
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project would replace the existing ice maker at the Championship Course.
Purpose of Project	The purpose of this project is to replace the current ice making machine with a new machine. This machine will be fully depreciated and ready for replacement by FY 2026-27.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment			11,970			11,970
Other/Staffing						-
						-
TOTAL	-	-	11,970	-	-	11,970

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund			11,970			11,970
						-
						-
						-
TOTAL	-	-	11,970	-	-	11,970

Grille Furniture

Project No.	3153FF1801
Department	31 Championship Course
Division	530 Food & Beverage
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	13 tables with 55 chairs and 5 matching barstools for the Grille restaurant.
Purpose of Project	The Grille furniture under goes heavy and frequent use. Chairs and tables need to be replaced on a regular basis (approx. 5yr) to ensure guest satisfaction and safety.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment				35,200		
Other/Staffing						-
						-
TOTAL	-	-	-	35,200	-	-

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund				35,200		35,200
						-
						-
						-
						-
TOTAL	-	-	-	35,200	-	35,200

Grille Patio Table and Chairs

Project No.	3153FF2604
Department	31 Championship Course
Division	530 Food & Beverage
Project Manager	Executive Chef
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Replacement furniture for Grille patio. Replacing six 4-person tables, two 2-person tables and one 8-person table. Includes replacing 34 chairs with the addition of 2 more chairs for a total of 36 chairs. Also includes 9 replacement umbrellas and bases. Waiting commercial pricing, using preliminary online for Sister's Bay Furniture, pricing 4-person table \$1463ea, total 8ea. One 8-person table \$4268ea and 36 chairs at \$860ea. 11 total umbrellas and bases at \$1255ea. Sister's Bay Furniture provides the highest quality commercial grade, all-weather recycled plastic lumber tables and chairs.
Purpose of Project	Replacing the worn, old, outdated, unsafe and damaged patio furniture at The Grille. The new furniture will maximize the seating capacity of our patio, increasing our seating capacity by 6 total seats without adding additional square footage. Utilizing high end, commercial grade furniture that is both aesthetically pleasing and structurally sound with allow for prolonged longevity of the patio furniture and reinforce an upscale environment and elevated experience for our guests. While there are arguably other, cost effective "patio furniture" options, the reliability, strength, style and comfort is unmatched with Sister's Bay Furniture.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		58,227				58,227
Other/Staffing						-
TOTAL	-	58,227	-	-	-	58,227

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund		58,227				58,227
						-
						-
						-
TOTAL	-	58,227	-	-	-	58,227

Material Storage Bins

Project No.	
Department	31 Championship Course
Division	420 Course Maintenance
Project Manager	Grounds Superintendent - Golf Courses
Project Category	Service Betterment
Priority	Priority 3 - Fund in 5 year plan



Description of Project	To construct a protected material (sand, mulch, soil, compost) storage and dumpster area. The structure would have 4 storage bins and a slot for the green waste dumpster along the west side of the Championship maintenance facility. Each bin would be fifteen feet wide and 18-25 feet deep as space allows. The North end of the proposed area would have a spot for the dumpster with a ramp along the side to allow equipment to dump directly into the dumpster. Structure would consist of concrete walls along three sides of each bin, a stick built tin roof high enough to accommodate dump trucks, and roll-up doors along the west side.
Purpose of Project	The purpose of this project is to protect purchased materials from contamination by wind and weather, to provide a dedicated space for green waste to be dumped, and to prevent spillover between material piles. This project will greatly enhance organization and efficiency for the maintenance staff. It will also serve as winter storage for equipment that is currently sitting outside. The Championship Course maintenance yard is very small for the operation of a high end golf course, and since there are no good areas to store materials on the golf course, better space organization is needed to accommodate the functioning of the operation.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction			275,000			275,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	275,000	-	-	275,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund			275,000			275,000
						-
						-
						-
TOTAL	-	-	275,000	-	-	275,000

Practice Green Expansion

Project No.	
Department	31 Championship Course
Division	410 Course Operations
Project Manager	Grounds Superintendent - Golf Courses
Project Category	Service Betterment
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project involves expansion of the Championship Course practice green and creation of some dedicated parking spots for golf carts waiting to proceed to #1 tee.
Purpose of Project	The Championship Course practice green is very small relative to the amount of play and size of tournaments, clinics, and junior camps that we host. The turf quality suffers due to the high traffic experienced over a small area. This project would also allow for widening of the cart path near the practice green, which is very congested most of the day.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering				35,000		35,000
Construction					190,000	190,000
Equipment						-
Other/Staffing						-
						-
TOTAL	-	-	-	35,000	190,000	225,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund				35,000	190,000	225,000
						-
						-
						-
						-
TOTAL	-	-	-	35,000	190,000	225,000

Range Ball Machine Replacement

Project No.	3143GC2002
Department	31 Championship Course
Division	430 - Driving Range
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project would replace the golf ball dispenser machine.						
Purpose of Project	The purpose of the project is to keep the range ball dispenser in operational condition by replacing the unit as needed.						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	20,000					20,000
Other/Staffing						-
TOTAL	20,000	-	-	-	-	20,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund	20,000					20,000
						-
						-
						-
TOTAL	20,000	-	-	-	-	20,000

Pavement Maintenance of Parking Lots - Champ Course & Chateau

Project No.	3141LI1201
Department	31 Championship Course
Division	420 Course Maintenance
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project repaves the parking lot at the Championship course and around the Chateau building.
Purpose of Project	The purpose of project is to maintain the course's parking lot.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering			65,000			65,000
Construction			550,000			550,000
Equipment						-
Other/Staffing						-
						-
TOTAL	-	-	615,000	-	-	615,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund			615,000			615,000
						-
						-
						-
						-
TOTAL	-	-	615,000	-	-	615,000

Summary Capital Budget- Mountain Golf

Project No. All
Department 32 Mountain Course
Division
Project Manager
Project Category
Priority



Description of Project	Summary of all Requested Projects.
Purpose of Project	The purpose of these projects is to improve the Mountain Golf Course.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	100,000	-	10,000	-	-	110,000
Construction	-	500,000	90,000	-	1,000,000	1,590,000
Equipment	277,000	491,200	94,000	108,000	16,500	986,700
Other/Staffing	-	-	-	-	-	-
TOTAL	377,000	991,200	194,000	108,000	1,016,500	2,686,700

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund	377,000	991,200	194,000	108,000	1,016,500	2,686,700
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	377,000	991,200	194,000	108,000	1,016,500	2,686,700

Wash Pad Improvements

Project No.	3241GC1502
Department	32 Mountain Course
Division	420 Course Maintenance
Project Manager	Director of Golf (Vacant)
Project Category	Regulatory Compliance
Priority	Priority 3 - Fund in 5 year plan



Description of Project	Construct a recycled water wash pad system and dedicate wash pad at the Mountain Golf maintenance building. These facilities prevent contaminants from entering groundwater or drainage ways in the vicinity of our current wash area. The project also includes reconfiguration of the wash pad so that more than one person at a time can clean equipment.
Purpose of Project	Recycled washwater systems conserve water and improve any discharge water quality to acceptable levels. This project would also provide a safer dedicated location for employees when washing equipment. These systems are very efficient and will increase overall productivity by spending less time at the wash area.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering			10,000			10,000
Construction			90,000			90,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	100,000	-	-	100,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund		-	100,000			100,000
						-
						-
						-
TOTAL	-	-	100,000	-	-	100,000

Fuel Tank Replacement

Project No.	New
Department	32 Mountain Course
Division	420 Course Maintenance
Project Manager	Director of Golf (Vacant)
Project Category	Prevent Failure
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project is to replace the underground fuel storage tanks at Mountain Golf with new appropriately sized above-ground tanks. These tanks have reached the end of service and in 2017/18 over \$10,000 has been spent in repairs for water intrusion in to the fuel compartments.
Purpose of Project	The fuel tank at Mtn Golf is reaching the end of its useful life and needs to be replaced. Additionally, transitioning the MTN Golf Cart fleet to electric will significantly reduce the fuel needs at Mtn Golf. This will allow the new fuel tank to have less volume than the existing below-grade fuel tank.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	100,000					100,000
Construction		500,000				500,000
Equipment						-
Other/Staffing						-
TOTAL	100,000	500,000	-	-	-	600,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund	100,000	500,000				600,000
						-
						-
						-
TOTAL	100,000	500,000	-	-	-	600,000

Irrigation System Replacement

Project No.	3241GC1404
Department	32 Mountain Course
Division	420 Course Maintenance
Project Manager	Grounds Superintendent - Golf Courses
Project Category	Prevent Failure
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project replaces the current irrigation system. Full system replacement is budgeted in FY 2028-29 based on 30 year useful life, but will be evaluated in the next two years to determine the actual life cycle of the existing system. The current irrigation system was installed in 1998.
Purpose of Project	The purpose of this project is to replace the existing in-ground pipe/wire system, along with all irrigation components (sprinklers, valves, controllers, etc.) due to failure and worn out components. The Allied Associations of Golf have a recommended service life of 30 years for golf course irrigation systems.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction					1,000,000	1,000,000
Equipment						-
Other/Staffing						-
						-
TOTAL	-	-	-	-	1,000,000	1,000,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund	-			-	1,000,000	1,000,000
						-
						-
						-
TOTAL	-	-	-	-	1,000,000	1,000,000

Golf Cart Fleet Replacement

Project No.	3241LV1899
Department	32 Mountain Course
Division	440 Golf Carts
Project Manager	Director of Golf (Vacant)
Project Category	Prevent Failure
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project replaces the 58 cart fleet with new carts.					
Purpose of Project	The purpose of this project is to replace the existing cart fleet at the Mountain course.					

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		491,200				491,200
Other/Staffing						-
TOTAL	-	491,200	-	-	-	491,200

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund		491,200				491,200
						-
						-
						-
TOTAL	-	491,200	-	-	-	491,200

Fleet/Vehicle Replacement

Project No.	See Fleet Services Capital Plan
Department	32 Mountain Course
Division	420 Course Maintenance
Project Manager	Director of Golf (Vacant)
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	This project is the summary fleet replacement plan for the Mountain Golf Course. Detailed vehicle replacement information is found in the overall Fleet Services Replacement Plan.
Purpose of Project	The purpose of this project is to maintain the District's fleet within life cycle to prevent failure and costly repairs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	277,000	-	94,000	108,000	16,500	495,500
Other/Staffing						-
TOTAL	277,000	-	94,000	108,000	16,500	495,500

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
320 Golf Sub-Fund	277,000	-	94,000	108,000	16,500	495,500
						-
						-
						-
TOTAL	277,000	-	94,000	108,000	16,500	495,500

Summary Capital Budget- Facilities

Project No. All
Department 33 Facilities
Division
Project Manager
Project Category
Priority



Description of Project	Summary of all Requested Projects
Purpose of Project	

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	-	-	-	-	-	-
Construction	-	49,300	22,500	56,800	45,000	173,600
Equipment	75,000	28,375	58,500	49,940	72,000	283,815
Other/Staffing	-	3,200	620	15,500	10,500	29,820
TOTAL	75,000	80,875	81,620	122,240	127,500	487,235

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund	75,000	80,875	81,620	122,240	127,500	487,235
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	75,000	80,875	81,620	122,240	127,500	487,235

Fleet Vehicle Replacement

Project No.	Rolling Stock
Department	33 Facilities
Division	
Project Manager	Fleet Services Manager
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	There is no replacement of fleet equipment budgeted in the FY 2024-25 Budget. Please refer To the Fleet Services Plan for further details.
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment			40,000			40,000
Other/Staffing						-
TOTAL	-	-	40,000	-	-	40,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund		-	40,000			40,000
						-
						-
						-
TOTAL	-	-	40,000	-	-	40,000

Resurface Patio Deck Replace Railings Replace Rock Facia - Chateau

Project No.	3350BD1302
Department	33 Facilities
Division	500 Chateau
Project Manager	Buildings Superintendent
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	This project is the on-going recoating of the epoxy coating on the Chateau exterior deck. Normal wear and tear has degraded the initial coating. The District is currently standardizing the type of coating used in high traffic areas like decks and patios. The neogard epoxy coating compound is applied and adheres to the floor surface and wears much better than other products that have been used. It maintains the integrity of the floor, handles use much more efficiently, and allows years between recoats.
Purpose of Project	The general purpose of this project is to improve our facilities through required maintenance and remodel improvements that directly or indirectly reflect on our guest experience. This project is designed primarily to maintain the value of the Chateau asset and customer service.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		24,300				24,300
Equipment						-
Other/Staffing		3,200				3,200
TOTAL	-	27,500	-	-	-	27,500

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund		27,500				27,500
						-
						-
						-
TOTAL	-	27,500	-	-	-	27,500

Chateau Community Room Ceiling and Beam Refurbishing

Project No.	3350BD1808
Department	33 Facilities
Division	500 Chateau
Project Manager	Buildings Superintendent
Project Category	Prevent Failure
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project will Remove failing acoustic ceiling, replace with a more durable product, and re-spray the ceiling. The beams re-paint in existing color and paint all metal connections in black.
Purpose of Project	The purpose of this project is because the acoustic ceiling is beginning to fail and come off in certain areas. When replaced, we need to use a more durable product. The beams will remain the same color. The metal structural brackets painted black are more in line with current design and will add a depth to the room and highlight the open trusses.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		25,000				25,000
Equipment						-
Other/Staffing						-
TOTAL	-	25,000	-	-	-	25,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund		25,000				25,000
						-
						-
						-
TOTAL	-	25,000	-	-	-	25,000

Upgrade Chateau Community Room Lighting Control Module

Project No.	3350BD1702
Department	33 Facilities
Division	500 Chateau
Project Manager	Buildings Superintendent
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	The lighting control module was installed when the Chateau was constructed. The module regulates functions of the light banks in all three Community Rooms, either separately or together. It allows the user to dim, brighten or shut off the lights. The module failed and replacement parts were located and installed, however, the current system is no longer manufactured and parts will soon be unavailable. Replacement will allow the continued functions that guests and staff expect in a multi use facility.
Purpose of Project	The general purpose of this project is to improve our facilities through required maintenance and remodel improvements that directly or indirectly reflect on our guest experience. This project is designed to maintain the value of the Chateau Community Center asset and customer service.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction			22,500			22,500
Equipment			2,500			2,500
Other/Staffing			620			620
						-
TOTAL	-	-	25,620	-	-	25,620

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund			25,620			25,620
						-
						-
						-
						-
TOTAL	-	-	25,620	-	-	25,620

Portable Bars

Project No.	3350FF1603
Department	33 Facilities
Division	530 Food & Beverage
Project Manager	Sales and Events Coordinator
Project Category	Cost-Benefit Justified
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	2 Portable bars
Purpose of Project	The bars that we currently have were bought when the building was remodeled in 2004. At 11 years old they are showing wear and tear that is typical of any large heavy equipment that is moved regularly. The edges are broken, the top stained, there are scratches in the sides. They do not roll straight. The shelves that hold the product are broken.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		18,375				18,375
Other/Staffing						-
TOTAL	-	18,375	-	-	-	18,375

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund		18,375				18,375
						-
						-
						-
TOTAL	-	18,375	-	-	-	18,375

Catering Ceremony Chairs

Project No.	3352FF1003
Department	33 Facilities
Division	520 Catering
Project Manager	TBD
Project Category	Cost-Benefit Justified
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project will purchase 300 White Folding Resin Ceremony Chairs
Purpose of Project	The existing inventory of folding ceremony chairs need to be replaced due to wear and tear from regular use.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment			16,000			16,000
Other/Staffing						-
TOTAL	-	-	16,000	-	-	16,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund			16,000			16,000
						-
						-
						-
TOTAL	-	-	16,000	-	-	16,000

Banquet Serviceware Replacement

Project No.	3352FF1104
Department	33 Facilities
Division	520 Catering
Project Manager	Sales and Events Coordinator
Project Category	Cost-Benefit Justified
Priority	Priority 1- Required



Description of Project	On-going replacement at the Chateau of 450 count Silverware, 300 count China, and 300 count plate covers all with a 6 to 8year life span
Purpose of Project	Through normal wear and tear the Banquet Serviceware requires replacement and replenishment. Plate covers must ordered in conjunction with the China to insure the proper fit and functionality. Typically old China and Silverware is retained and used for off site events.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	75,000				72,000	147,000
Other/Staffing						-
TOTAL	75,000	-	-	-	72,000	147,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund	75,000				72,000	147,000
						-
						-
						-
TOTAL	75,000	-	-	-	72,000	147,000

Banquet Tables

Project No.	3352FF1704
Department	33 Facilities
Division	520 Catering
Project Manager	Sales and Events Coordinator
Project Category	Cost-Benefit Justified
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	25- 6'x30" Rectangular Banquet Tables 5- 30"x42" tall cocktail tables, 5-36" round tables, 30-72" Round tables					
Purpose of Project	Our banquet tables are used nonstop. They have exceeded their anticipated life cycle. They are no longer under warranty. The edges are broken and a potential safety hazard as the Laminate tends to splinter. The edges are breaking and no longer holding the skirting clips.					

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		10,000		35,090		45,090
Other/Staffing						-
TOTAL	-	10,000	-	35,090	-	45,090

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund		10,000	-	35,090	-	45,090
						-
						-
						-
TOTAL	-	10,000	-	35,090	-	45,090

Carpet Replacement at the Chateau

Project No.	3350BD1103
Department	33 Facilities
Division	500 Chateau
Project Manager	Buildings Superintendent
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project is for the on-going replacement of the carpet in the Chateau. The normal life cycle for a high use venue is 5/6 years. The carpets have been maintained on a regular basis which has extended the life but wear spots will inevitably show as well as stains and permanent damage.
Purpose of Project	The general purpose of this project is to improve our facilities through required maintenance and remodel improvements that directly or indirectly reflect on our guest experience. This project is designed primarily to maintain the value of the Chateau asset and customer service.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction					45,000	45,000
Equipment						-
Other/Staffing					10,500	10,500
						-
TOTAL	-	-	-	-	55,500	55,500

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund					55,500	55,500
						-
						-
						-
TOTAL	-	-	-	-	55,500	55,500

Paint Exterior Chateau

Project No.	3350BD1506
Department	33 Facilities
Division	500 Chateau
Project Manager	Buildings Superintendent
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	The exterior paint on the Chateau Community Center was applied in the Spring of 2015. Many parts of the facility are beginning to fade with conditions and age. Touch up paint and repairs to the siding have maintained the overall appearance of the Facility. However as more touch up is completed different shades of the paint become visible due to and weathering of the existing paint. By repairing the damaged siding and painting the entire faculty it improves the appearance and further protects the exterior.
Purpose of Project	The general purpose of this project is to improve our facilities through required maintenance and remodel improvements that directly or indirectly reflect on our guest experience. This project is designed primarily to maintain the value of the Chateau Community Center asset and customer service.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction				37,000		37,000
Equipment						-
Other/Staffing				15,500		15,500
						-
TOTAL	-	-	-	52,500	-	52,500

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund				52,500		52,500
						-
						-
						-
						-
TOTAL	-	-	-	52,500	-	52,500

Furniture for Chateau

Project No.	3350FF1801
Department	33 Facilities
Division	500 Chateau
Project Manager	Food and Beverage Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Purchase leather couch, 2 easy chairs, 2 additional chairs for the entrance, coffee table, end table, table lamp, floor lamp, desk, benches and trash receptacles for hallway.
Purpose of Project	<p>The leather furniture and tables are worn out. The leather is stained and showing signs of wear. Despite the fact that the furniture is on a regular schedule to be treated it is still showing signs of wear. The desk is broken and oversized for the space. The furniture is not representing the experience we want to present to the public.</p> <p>The foyer furniture is used all the time. Our local groups use that area for small meetings. It is an overflow area for weddings. Golfers use it while waiting for Tee times. Visitors use it while waiting for transportation. During meetings it is used as a small office space. We rent the furniture to our weddings to be placed in front of the fireplaces. Wedding couples use it to create an intimate setting and to fill the space on smaller weddings.</p> <p>When we buy new a couch and chairs we will store the old furniture use for our rental furniture. By using the older set for rentals it will minimize movement of the furniture and prolong the life of the new couch and chairs. We will also use the old chairs in the golf shop to give golfers an area in front of the TV to wait for Tee times.</p> <p>The new desk will be moveable so that we are able to use the foyer as a multiuse area. Right now it is impossible to make the foyer look like anything other than an extension of the office.</p>

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment				14,850		14,850
Other/Staffing						-
TOTAL	-	-	-	14,850	-	14,850

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund				14,850		14,850
						-
						-
TOTAL	-	-	-	14,850	-	14,850

Landscape Improvements at Aspen Grove

Project No.	3351LI1807
Department	33 Facilities
Division	510 Aspen Grove
Project Manager	Sales and Events Coordinator
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Replace the sod at Aspen Grove in high traffic areas within the fenced-in area.
Purpose of Project	<p>The turf in Aspen Grove has been a challenge to maintain for several reasons: heavy usage from events and weddings; competition between turf roots and tree roots for water and nutrients; and soil that is less than ideal for growing top quality turf. Consistent shade from the aspen trees also presents a barrier to optimum turf growth.</p> <p>IVGID Staff and outside experts agree that the best solution moving forward would be to strip about 8,000 square feet of the existing turf. Soil tests of the existing soil will be taken and an amendment package applied to provide the soil with the nutrients it is currently lacking. Additional topsoil will be brought onsite to mix with existing soil and the area will then be prepped, rototilled, and regraded for proper drainage. Finally new sod will be installed on the improved and amended soil bed.</p> <p>According to the outside expert the lack of ideal growing conditions for turf at Aspen Grove will require that the sod be replaced every 8-10 years.</p>

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction				19,800		19,800
Equipment						-
Other/Staffing						-
TOTAL	-	-	-	19,800	-	19,800

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund				19,800		19,800
						-
						-
						-
TOTAL	-	-	-	19,800	-	19,800

Summary Capital Budget - Ski

Project No.	All
Department	34 Diamond Peak Ski Resort
Division	
Project Manager	
Project Category	
Priority	



Description of Project	Summary of all Requested Projects
Purpose of Project	The purpose of these projects is to invest in the Diamond Peak Resort area to make the ski experience the best it can be for the customer.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	-	-	480,000	-	-	480,000
Construction	265,000	1,050,000	-	12,510,000	90,000	13,915,000
Equipment	1,270,000	514,000	632,000	597,000	1,032,000	4,045,000
Other/Staffing	-	-	-	-	-	-
TOTAL	1,535,000	1,564,000	1,112,000	13,107,000	1,122,000	18,440,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	1,535,000	1,564,000	1,112,000	13,107,000	1,122,000	18,440,000
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	1,535,000	1,564,000	1,112,000	13,107,000	1,122,000	18,440,000

Fleet Vehicle Replacement - Snow Grooming Machines

Project No.	Rolling Stock
Department	34 Diamond Peak Ski Resort
Division	690 Property, Parking & Transportation
Project Manager	Fleet Services Manager
Project Category	Prevent Failure
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project consists of the procurement of snow grooming machines for the FY 2024-25 Budget, replacing the 2014 grooming vehicle.
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	550,000			575,000		1,125,000
Other/Staffing						-
TOTAL	550,000	-	-	575,000	-	1,125,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	550,000	-	-	575,000	-	1,125,000
						-
						-
						-
TOTAL	550,000	-	-	575,000	-	1,125,000

Fleet Vehicle Replacement - Ski Shuttle Bus

Project No.	Rolling Stock
Department	34 Diamond Peak Ski Resort
Division	690 Property, Parking & Transportation
Project Manager	Fleet Services Manager
Project Category	Service Betterment
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project replaces the 2010 Shuttle bus for the FY 2024-25 Budget.					
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.					

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	185,000	185,000				370,000
Other/Staffing						-
TOTAL	185,000	185,000	-	-	-	370,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	185,000	185,000	-	-	-	370,000
						-
						-
						-
TOTAL	185,000	185,000	-	-	-	370,000

Fleet Vehicle Replacement - Ski Snowmobile

Project No.	Rolling Stock
Department	34 Diamond Peak Ski Resort
Division	690 Property, Parking & Transportation
Project Manager	Fleet Services Manager
Project Category	Service Betterment
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project replaces a snowmobile every budget year to keep the equipment safe and functional.
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	20,000	20,000	22,000	22,000	22,000	106,000
Other/Staffing						-
TOTAL	20,000	20,000	22,000	22,000	22,000	106,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	20,000	20,000	22,000	22,000	22,000	106,000
						-
						-
						-
TOTAL	20,000	20,000	22,000	22,000	22,000	106,000

Fleet Vehicle Replacement - FWD Tram Truck

Project No.	Rolling Stock
Department	34 Diamond Peak Ski Resort
Division	690 Property, Parking & Transportation
Project Manager	Fleet Services Manager
Project Category	Service Betterment
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project replaces a tram truck in the FY 2025-26 Budget.
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		85,000				85,000
Other/Staffing						-
TOTAL	-	85,000	-	-	-	85,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	-	85,000	-	-	-	85,000
						-
						-
						-
TOTAL	-	85,000	-	-	-	85,000

Ski Way and Diamond Peak Parking Lot Reconstruction

Project No.	3469LI1805
Department	34 Diamond Peak Ski Resort
Division	690 Property, Parking & Transportation
Project Manager	TBD
Project Category	Prevent Failure
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project replaces the 1999 ski way asphalt road and parking lots including approximately 306,000 sq. ft. of pavement.
Purpose of Project	The purpose of this project is to replace the degrading condition of the asphalt as it is near the end of its useful life. Staff will note that the funding amount stated is unclear at this time as design and engineering have not been performed to identify the correct application of base and asphalt. The project speaks only to an in kind replacement and does not include pedestrian safety and traffic calming initiatives.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering			480,000			480,000
Construction				6,300,000		6,300,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	480,000	6,300,000	-	6,780,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	-		480,000	6,300,000		6,780,000
						-
						-
						-
TOTAL	-	-	480,000	6,300,000	-	6,780,000

Ski Lodge Facilities - Install Kitchen Grease Interceptor

Project No.	TBD
Department	34 Diamond Peak Ski Resort
Division	690 Property, Parking & Transportation
Project Manager	TBD
Project Category	Regulatory Compliance
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project adds a sufficiently sized grease interceptor to the main lodge kitchen waste water outlet. The scope of this project is significant as the grease interceptor will be placed sub surface in the upper parking lot including the excavation for the tank, the inlet piping and the exit line to connect to existing waste water piping on Ski Way.
Purpose of Project	The purpose of this project to be in compliance with the Districts plan to increase the amount of grease interceptors throughout the community completing upgrades to minimize grease entering into the District's waste water system.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		300,000				300,000
Equipment						-
Other/Staffing						-
TOTAL	-	300,000	-	-	-	300,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	-	300,000	-	-	-	300,000
						-
						-
						-
TOTAL	-	300,000	-	-	-	300,000

Replace Ski Lodge Facility Equipment - Electrical Entrance

Project No.	34BD2101
Department	34 Diamond Peak Ski Resort
Division	690 Property, Parking & Transportation
Project Manager	TBD
Project Category	Prevent Failure
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project replaces the electrical entrance disconnects to the ski venue lodge facility. The current electrical entrance service is original equipment from 1966 when the Lodge was contracted. The scope of this project replaces the service entrance with new equipment through a electrical design engineering firm.
Purpose of Project	The purpose of the project is to provide care and condition to existing facilities through maintenance and or in this case a replacement project that would prevent failure of the equipment.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	175,000					175,000
Equipment						-
Other/Staffing						-
						-
TOTAL	175,000	-	-	-	-	175,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	175,000					175,000
						-
						-
						-
						-
TOTAL	175,000	-	-	-	-	175,000

Diamond Peak Fuel Storage Facility

Project No.	3464ME1802
Department	34 Diamond Peak Ski Resort
Division	630 Slope Maintenance
Project Manager	TBD
Project Category	Regulatory Compliance
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project replaces the 6,000 gallon fuel storage tank located in the upper parking lot of the venue. The Tank is used to refuel snow grooming equipment and other off season heavy equipment. The ski venue also maintains a 2,000 gallon gas storage tank located at the mid mountain maintenance shop. The project would replace both tanks with one divided wall tank that dispenses gasoline and diesel fuel. The project also updates the tank federal and state required monitoring systems.
Purpose of Project	The purpose of the project is to replace the equipment on a periodic replacement cycle. The existing fuel tanks were replaced in 1998 and are currently in need of updated monitoring equipment to remain in compliance with county and state regulations. The ski venue reports an annual through put of fuel in the amount of 70,000 gallons and 3,000 gallons of gasoline.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		750,000				750,000
Equipment						-
Other/Staffing						-
TOTAL	-	750,000	-	-	-	750,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	-	750,000				750,000
						-
						-
						-
TOTAL	-	750,000	-	-	-	750,000

Ski Lodge Facilities - Resurface Concrete Deck

Project No.	3469LI1805
Department	34 Diamond Peak Ski Resort
Division	690 Property, Parking & Transportation
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	The scope of this project is maintenance on the epoxy coating on the concrete deck at the ski venue main lodge.
Purpose of Project	The purpose of the project is to perform periodic maintenance to the concrete surface every 5 years.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	90,000				90,000	180,000
Equipment						-
Other/Staffing						-
TOTAL	90,000	-	-	-	90,000	180,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	90,000	-	-	-	90,000	180,000
						-
						-
						-
TOTAL	90,000	-	-	-	90,000	180,000

Replace Main Lodge/Snowflake Lodge Dining Furniture and Fixtures

Project No.	3453FF1706
Department	34 Diamond Peak Ski Resort
Division	640 Mountain Operations
Project Manager	TBD
Project Category	Service Betterment
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project outline the periodic replacement of furnishings and fixtures associated with customer dining experience at the Main Lodge and Snowflake Lodge. Includes approx 51 tables, 55 bar stools, and 250 chairs.
Purpose of Project	The general purpose of this project is to improve our facilities through required maintenance and replacement improvements that directly or indirectly reflect on our guests experience. This project is designed to maintain the value of the Diamond Peak Ski Resort asset and customer service.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		54,000				54,000
Other/Staffing						-
						-
TOTAL	-	54,000	-	-	-	54,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	-	54,000	-	-	-	54,000
						-
						-
						-
TOTAL	-	54,000	-	-	-	54,000

Replacement of Main and Snowflake Lodge Kitchen Equipment

Project No.	3453FF1707
Department	34 Diamond Peak Ski Resort
Division	640 Mountain Operations
Project Manager	TBD
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	This project outlines the periodic replacement of kitchen equipment and fixtures associated with the guest dining experience at Diamond Peak's Main Lodge and Snowflake Lodge. This project may include convection ovens, fryers, sandwich roll top refrigerator prep table and the like.
Purpose of Project	The general purpose of this project is to improve our facilities through required maintenance and replacement improvements that directly or in directly reflect on our guests experience. This project is designed to maintain the value of the Diamond Peak Ski Resort asset and customer service.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		20,000				20,000
Other/Staffing						-
TOTAL	-	20,000	-	-	-	20,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	-	20,000				20,000
						-
						-
						-
TOTAL	-	20,000	-	-	-	20,000

Crystal Express Ski Lift Maintenance

Project No.	3462HE1502
Department	34 Diamond Peak Ski Resort
Division	620 Lift Operations
Project Manager	TBD
Project Category	Prevent Failure
Priority	Priority 3 - Fund in 5 year plan



Description of Project	2026-27 This project replaces the Ski Lift Bullwheel Bearing at the top and bottom terminals. The Project also replaces bearings and gear sets within the Ski Lift Gear Reducer 2028-29 This project replaces the ski lift motor drive and lift control Logic
Purpose of Project	The Crystal Express Lift was constructed in 2003 and is maintained with periodic maintenance and replacement projects of the ski lift components. This best practice of periodic maintenance is designed to eliminate untimely down time of the lift and to extend the life of the ski lift asset.

Expenditure Phase	Prior Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering								-
Construction								
Equipment					250,000		500,000	750,000
Other/Staffing								-
TOTAL			-	-	250,000	-	500,000	750,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	-	-	250,000		500,000	750,000
						-
						-
						-
TOTAL	-	-	250,000	-	500,000	750,000

Lakeview Ski Lift Maintenance and Improvements

Project No.	3462HE1702
Department	34 Diamond Peak Ski Resort
Division	620 Lift Operations
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project replaces the 33 year haul rope carrier grips. 83 units at \$2,300.
Purpose of Project	The Lakeview Ski Lift was constructed in 1996 and is maintained with periodic maintenance and replacement projects of the ski lift components. This best practice of periodic maintenance is designed to eliminate untimely down time of the lift and to extend the life of the ski lift asset.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction				210,000		210,000
Equipment						-
Other/Staffing						-
						-
TOTAL	-	-	-	210,000	-	210,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund				210,000	-	210,000
						-
						-
						-
TOTAL	-	-	-	210,000	-	210,000

Lodgepole Ski Lift Maintenance - Overhaul Ski Lift Gear Reducer

Project No.	3462HE1711
Department	34 Diamond Peak Ski Resort
Division	620 Lift Operations
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	2025-26 This project overhauls the ski lift gear reducer including bearings and gear sets. 2028-29 This project replaces the ski lift relay control logic to a PLC based system
Purpose of Project	The Lodgepole Ski Lift was constructed in 1996 and is maintained with periodic maintenance and replacement projects of the ski lift components. This best practice of periodic maintenance is designed to eliminate untimely down time of the lift and to extend the life of the ski lift asset.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		150,000			200,000	350,000
Other/Staffing						-
TOTAL	-	150,000	-	-	200,000	350,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
330 Facilities Sub-Fund	-	150,000	-	-	200,000	350,000
						-
						-
						-
TOTAL	-	150,000	-	-	200,000	350,000

Red Fox Ski Lift Maintenance and Improvements

Project No.	3462HE1712
Department	34 Diamond Peak Ski Resort
Division	620 Lift Operations
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	2024-25 This project replaces the 41 year old counterweight cable as well as the 78 carrier haul rope grips and chair head bushing at \$800 a unit.
Purpose of Project	The Red Fox Ski Lift was constructed in 1979 and is maintained with periodic maintenance and replacement projects of the ski lift components. This best practice of periodic maintenance is designed to eliminate untimely down time of the lift and to extend the life of the ski lift asset.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	75,000					75,000
Other/Staffing						-
TOTAL	75,000	-	-	-	-	75,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	75,000	-	-	-	-	75,000
						-
						-
						-
TOTAL	75,000	-	-	-	-	75,000

Snowmaking Infrastructure Replacement

Project No.	3464SI1002
Department	34 Diamond Peak Ski Resort
Division	630 Slope Maintenance
Project Manager	Slope Maintenance Manager
Project Category	Service Betterment
Priority	Priority 1- Required



Description of Project	2024-25 This project consists of purchasing two snowmaking fan guns. The FY 2026-27 Budget also replaces fan guns. There are two pieces of equipment on site as demonstration units through a seasonal lease.
Purpose of Project	The purpose of this project is forecast appropriations to perform periodic replacement of snowmaking equipment.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	100,000		200,000			300,000
Other/Staffing						-
TOTAL	100,000	-	200,000	-	-	300,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	100,000	-	200,000	-	-	300,000
						-
						-
						-
TOTAL	100,000	-	200,000	-	-	300,000

Replace Ski Rental Equipment - Skis - Snowboards

Project No.	3468RE0002
Department	34 Diamond Peak Ski Resort
Division	680 Rental & Repair shop
Project Manager	TBD
Project Category	Service Betterment
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project replaces the fleet of the ski venue rental equipment including the fleet of skis, ski boots and binding. The project also replaces the fleet of rental equipment including snowboards, boots and bindings. This project forecasts replacement of the equipment after four seasons of use.
Purpose of Project	The purpose of the project is to replace the rental equipment on a 4 year basis to provide newer equipment to the guests renting the equipment. The Districts ski rental fleet consists of (1,120) pairs of Skis and bindings, (1,400) pairs of ski boots, (320) snowboards, (615) pairs of snowboard boots and (375) pairs of snowboard bindings.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	300,000		160,000		310,000	770,000
Other/Staffing						-
TOTAL	300,000	-	160,000	-	310,000	770,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	300,000	-	160,000	-	310,000	770,000
						-
						-
						-
TOTAL	300,000	-	160,000	-	310,000	770,000

Replace Ski Rental Machinery

Project No.	3468RE1609
Department	34 Diamond Peak Ski Resort
Division	680 Rental & Repair shop
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project replaces the ski rental machinery that maintains the rental equipment in good working order.
Purpose of Project	The purpose of this project is to extend the estimated useful life of the rental equipment by maintaining equipment with this machinery.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	40,000					40,000
Other/Staffing						-
TOTAL	40,000	-	-	-	-	40,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	40,000					40,000
						-
						-
						-
TOTAL	40,000	-	-	-	-	40,000

Replace 1966 Snowflake Lodge

Project No.	3653BD1502
Department	34 Diamond Peak Ski Resort
Division	640 Mountain Operations
Project Manager	TBD
Project Category	Service Betterment
Priority	Priority 3 - Fund in 5 year plan



Description of Project	This project addresses replacing the existing 1,050 sq. Snowflake Lodge facility located at the ski venue near the unload terminal of Lakeview ski lift with an evaluation of 7,440 ft. The project also includes summer slope grading on Ridge trail to accommodate a designation of a green trail designed for beginner (8% - 12%) and or novice skiers. The project also includes equipment modifications to the Lakeview ski lift to increase the down hill rider capacity of the lift.
Purpose of Project	The purpose of this project replaces Snowflake Lodge with a newly contracted facility while increasing the seating capacity to assist in overcoming the overall shortage of dining seats available at the ski venue. The current Snowflake Lodge is the original on mountain dining facility that was constructed in 1966 the same year that the ski area was constructed. The lodge has seen some minor upgrades over the years including an expansion of the outdoor deck seating area in 1994. Other than the deck expansion only minor upgrades have been completed such as replacing doors, plumbing fixtures, flooring materials, electrical modifications and paint. The lodge has an indoor seating capacity of 49 seats and 150 outdoor seats.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction				6,000,000		6,000,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	-	6,000,000	-	6,000,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
340 Ski Sub-Fund	-	-		6,000,000		6,000,000
						-
						-
						-
TOTAL	-	-	-	6,000,000	-	6,000,000

Summary Capital Budget- Parks

Project No.	All
Department	43 Parks
Division	
Project Manager	
Project Category	
Priority	



Description of Project	Summary of all Requested Projects					
Purpose of Project						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	-	20,000	250,000	-	-	270,000
Construction	960,000	772,000	135,000	38,000	98,000	2,003,000
Equipment	156,000	10,000	157,100	92,000	128,000	543,100
Other/Staffing	100,000	30,000	-	-	-	130,000
TOTAL	1,216,000	832,000	542,100	130,000	226,000	2,946,100

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	966,000	832,000	542,100	130,000	226,000	2,696,100
Grants	250,000	-	-	-	-	250,000
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	1,216,000	832,000	542,100	130,000	226,000	2,946,100

Fleet Vehicle Replacement

Project No.	Rolling Stock
Department	43 Parks
Division	970 Shared Expenses
Project Manager	Fleet Services Manager
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	Refer To the Fleet Services Plan for further details. For FY 2024-25, the plan includes replacement of a 2018 John Deere UTV (stock photo) and a 2015 ball field groomer.
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	46,000		147,100	82,000	118,000	393,100
Other/Staffing						-
TOTAL	46,000	-	147,100	82,000	118,000	393,100

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	46,000	-	147,100	82,000	118,000	393,100
						-
						-
						-
TOTAL	46,000	-	147,100	82,000	118,000	393,100

Replace Playground - Ridgeline Park

Project No.	4378RS1501
Department	43 Parks
Division	780 Parks Services
Project Manager	Parks Superintendent
Project Category	Prevent Failure
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Install a new playground to serve users from age 5-12. The vision is for middle school aged users to play on a play structure that meets modern expectations. Ninja warrior obstacle courses, CrossFit, and Spartan races are very popular at present. The concept is to imitate to those activities while providing a long lasting play space where children can safely test their strength, imagination, and creativity.
Purpose of Project	Replacement of the Ridgeline Park Playground and provide safe playground for ages 5 years to 12 years of age . The original structure no longer met the guidelines for safety. The photo is of before the removal of the old structure.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering			250,000			250,000
Construction						-
Equipment						-
Other/Staffing						-
TOTAL	-	-	250,000	-	-	250,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	-	-	250,000			250,000
						-
						-
						-
TOTAL	-	-	250,000	-	-	250,000

Aspen Grove Flatscape and Retaining Wall Enhancement and Replacement

Project No.	4378BD1605
Department	43 Parks
Division	780 Parks Services
Project Manager	Engineering Department
Project Category	Regulatory Compliance
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Wooden retaining walls, curbs, and flatscape are failing around Aspen Grove. Similar infrastructure around the field at Village Green has been replaced with geo-block and pavers over the last 5-years. This project will replace railroad tie timbers and aged concrete areas with geo-block to provide a consistent site appearance.
Purpose of Project	Many of the existing wooden retaining walls and curbs are at the end of their useful lives and are showing signs of failure. Replacement of the wooden and concrete flatwork will not only reduce trip hazards but will also provide a significant aesthetic enhancement to the properties. Extensive work remains on the East side of the parking lot to match the remainder of the site.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering		20,000				20,000
Construction		200,000				200,000
Equipment						-
Other/Staffing		30,000				30,000
TOTAL	-	250,000	-	-	-	250,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund		250,000				250,000
						-
						-
						-
						-
TOTAL	-	250,000	-	-	-	250,000

Storage Container shed/building replacement

Project No.	4378BD1710
Department	43 Parks
Division	780 Parks Services
Project Manager	Parks Superintendent
Project Category	Hazard Elimination
Priority	Priority 3 - Fund in 5 year plan



Description of Project	Replace temporary storage containers at Incline Park with permanent enclosure. This project is 50% of the total cost. The other 50% is in project 3972BD1710 in the Beach Fund.
Purpose of Project	Cargo containers were placed at Incline park to provide secure storage of equipment and supplies for the park operations. This was a temporary measure to provide enough storage for Park operations to function properly, and keep their hazardous materials secure. A permanent storage facility is needed to replace these containers.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction			20,000			20,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	20,000	-	-	20,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund			20,000			20,000
						-
						-
						-
TOTAL	-	-	20,000	-	-	20,000

Preston Field Retaining Wall Replacement

Project No.	4378BD1801
Department	43 Parks
Division	780 Parks Services
Project Manager	Engineering Department
Project Category	Regulatory Compliance
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project is to replace the timber retaining wall along the outfield boundary of Preston Field. This 5 - 8-ft tall railroad tie wood retaining wall was constructed in the mid-'70s and is showing signs of deterioration and nearing the end of its useful life. The timber retaining wall will be replaced with a longer-lasting retaining wall. The estimated cost is based on the costs provided in the Retaining Wall Replacement Assessment Report prepared by Reno Tahoe Geo Associates, Inc.
Purpose of Project	Reno Tahoe Geo Associates, Inc. completed an assessment of the Preston Field retaining wall. Overall, the majority of the wall was determined to be in fair condition, but the surface timber is gradually splitting and rotting away. There are a small number of soldier piles that are leaning or pushed outward toward the field at 5-to-10-degree angles. There are various pieces of metal hardware (from the presumed tiebacks to underground deadmen) that are loose or partially attached, particularly on the double-tier wall. Additionally, the railing does not meet current safety standards.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	400,000					400,000
Equipment						-
Other/Staffing	100,000					100,000
						-
TOTAL	500,000	-	-	-	-	500,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	500,000					500,000
						-
						-
						-
						-
TOTAL	500,000	-	-	-	-	500,000

Ridgeline field 2 bleacher replacement

Project No.	4378BD2201
Department	43 Parks
Division	780 Parks Services
Project Manager	Engineering Department
Project Category	Hazard Elimination
Priority	Priority 3 - Fund in 5 year plan



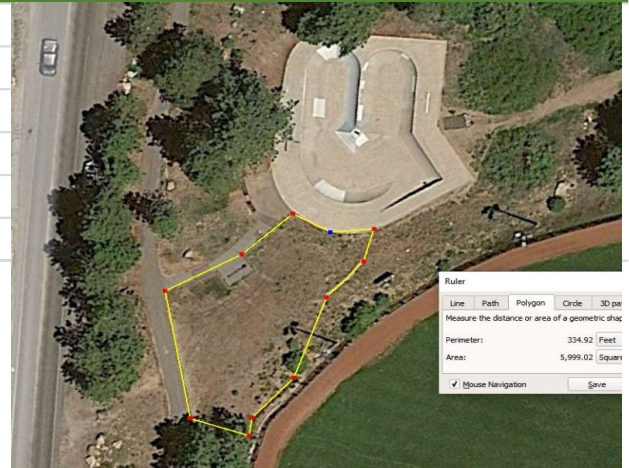
Description of Project	Replacement 3rd Base Side Railroad Ties/Wooden Bleachers at Incline Park Field #2
Purpose of Project	<p>The current 3rd base side bleachers at IP#2 Field are at the end of their useful life. They are made of used 6x6 railroad ties with wooden seats, and decomposed granite provides ground surfacing. The structure provides a dual-purpose retaining wall and stadium seating. It has problems with decay and accessibility. The railroad ties are rotting and the creosote coating is carcinogenic. Current concerns also include wasps nesting in the railroad ties and decomposed granite. In the last three years we have seen an increase in wasps nesting in the park system. This nest location creates a safety hazard for people sitting on the structure. Changing the structure to either an aluminum bleacher system or block paver structure will help to eliminate this problem. Our preference, new aluminum bleachers, would allow for accessibility and uniformity of seating at the ballfields.</p> <p>There is also a drainage concern in the area that will be addressed during this project. Currently despite the field above (#1) having a decent drainage system, the infield does not. As snow melts or rain falls the infield water runs towards field #2. This creates a washout on the north side of the bleachers and it moves the infield material out of level. To solve this problem, the water will be directed to the existing drain on the pathway.</p>

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction			75,000			75,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	75,000	-	-	75,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund			75,000			75,000
						-
						-
						-
TOTAL	-	-	75,000	-	-	75,000

Skate Park Enhancement

Project No.	4378BD2202
Department	43 Parks
Division	780 Parks Services
Project Manager	Engineering Department
Project Category	Service Betterment
Priority	Priority 1- Required



Description of Project	Complete an add-on to the existing skate park to provide a safer skating space.
Purpose of Project	The skate park was constructed in 2001 and the sport has evolved tremendously since then. Hire a skate park consultant designer to evaluate the current skate park and make recommend for future improvements. We currently have only three street elements which are not user friendly beginner leveler features. We look to determine the opportunities to use a flat area (5638 square footage) with features that provide additional skate area and beginner elements to better suit the growing number of users the park has. The current skate park design has skaters using much of the flat areas to flow into or out of the bowls, which is in conflict with younger skaters and overall traffic flow. Of the nine surrounding skate parks in the area, Incline Village's is the smallest. Spreading the skaters out will reduce the likelihood of injuries and provide to skaters with a state-of-the-art facility that addresses all ages and skill levels which would also provide for a less congested skating area.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	500,000					500,000
Equipment						-
Other/Staffing						-
TOTAL	500,000	-	-	-	-	500,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	250,000					250,000
Grants	250,000					250,000
						-
						-
TOTAL	500,000	-	-	-	-	500,000

Central Irrigation Controller Upgrade

Project No.	4378ME2203
Department	43 Parks
Division	780 Parks Services
Project Manager	Parks Superintendent
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	Irrigation system upgrade. Replace the central irrigation system of the parks and beaches with the Toro DXI system
Purpose of Project	The old central irrigation system was installed in the very early 1990's. Most of the controllers are of that age, and the replacements are aged out. Support for these devices is no longer available or is extremely difficult to get. The old system uses a UHF system to communicate with the base station. For many reasons, (e.g. atmospheric conditions and temperature), some sites are not able to communicate. In late summer 2021 our air quality was unsafe outdoors due to wildfire smoke, and communication with most sites was impossible at certain times of the day, presumably due to the interference. The new system will allow staff to access the entire irrigation system programming on their cellular devices any time of day or night. We can better track what ran and what might not have run if there is a power failure or other interference. It will allow further upgrades by letting us use a mixed system with our current traditional wiring style and upgrades with the Two Wire system.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	60,000					60,000
Other/Staffing						-
TOTAL	60,000	-	-	-	-	60,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	60,000					60,000
						-
						-
						-
TOTAL	60,000	-	-	-	-	60,000

Replace Playgrounds - Preston Park

Project No.	4378RS1601
Department	43 Parks
Division	780 Parks Services
Project Manager	Parks Superintendent
Project Category	Regulatory Compliance
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Replace playgrounds at Preston Parks. This work is part of on-going life-cycle replacement of the District's Parks infrastructure and assets.
Purpose of Project	Replacement of the playgrounds will provide an established safe area for children to play. An area is needed for children to play especially during softball/baseball/soccer games as the players often bring their families. The playground at Preston is also a popular destination for families unrelated to events scheduled at the Field and is an alternative to the facilities at Incline and Burnt Cedar Beach. This is the only playground in the District that is available to residents without Beach access. Design is completed free of charge by the manufacture

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		500,000				500,000
Equipment						-
Other/Staffing						-
TOTAL	-	500,000	-	-	-	500,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	-	500,000	-			500,000
						-
						-
						-
TOTAL	-	500,000	-	-	-	500,000

Fencing Repair Ridgeline Park and Preston Field

Project No.	4378BD2205
Department	43 Parks
Division	780 Parks Services
Project Manager	Parks Superintendent
Project Category	Prevent Failure
Priority	Priority 1- Required



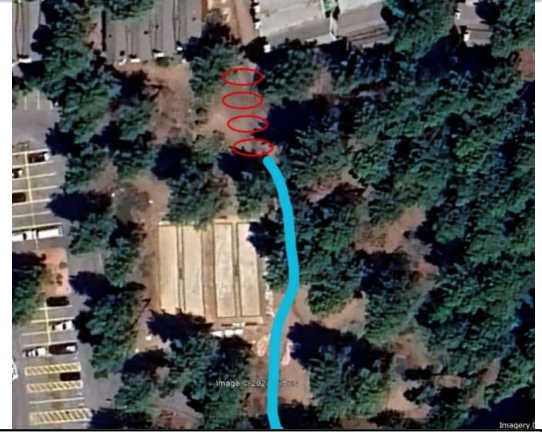
Description of Project	Refurbish and finish the chain-link fencing in Ridgeline Park
Purpose of Project	The current fencing at Ridgeline Park 2 is in need of refurbishment. The fence is missing pieces along the bottom edge due to age, rust and string trimming. The chain link fabric needs to be replaced. Ridgeline Park 1 is not fully enclosed with fencing, leaving the field vulnerable to vandalism. In addition, the field is multi-use and provides area for soccer games in the fall, it would keep the soccer balls from rolling down the hill. To complete the fencing 300' more needs to be installed with one equipment access gate. On the first base outfield edge.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	45,000	22,000	10,000	10,000		87,000
Equipment						-
Other/Staffing						-
						-
TOTAL	45,000	22,000	10,000	10,000	-	87,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	45,000	22,000	10,000	10,000		87,000
						-
						-
						-
						-
TOTAL	45,000	22,000	10,000	10,000	-	87,000

Erosion Control projects

Project No.	New
Department	43 Parks
Division	780 Parks Services
Project Manager	Engineering Department
Project Category	Extend Useful Life
Priority	Priority 4 - Unfunded Project



Description of Project	Control erosion from water run off from the Racquet Club condo's, Lake Tahoe School, and Highway 28 that runs onto our property and washes out the open space stream environment zone to the east of the recreation center property.
Purpose of Project	Install a series of shallow retention ponds down the run off line to catch and slow the run off water. The ponds would be line with plants similar to the pond that was installed at Westpark. This will allow silt to settle and the water to slow before it goes down the creek. cobble line run off pathways will need to be created as well. Further design from engineering is needed.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction					40,000	40,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	-	-	40,000	40,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund					40,000	40,000
						-
						-
						-
TOTAL	-	-	-	-	40,000	40,000

GPS Field Striper

Project No.	4378RS2204
Department	43 Parks
Division	780 Parks Services
Project Manager	Parks Superintendent
Project Category	Service Betterment
Priority	Priority 1- Required



Description of Project	GPS Controlled robot painter purchase
Purpose of Project	The Parks Department wants to purchase a GPS enabled robotic field striper called a Tiny Mobile Robot. This piece of equipment will be helpful to the department by saving time, labor, and materials. During the test prior to the lacrosse tournament in July 2022 & 2023 the time it took to stripe the two fields was just over an hour and that is with the setup of the machine onsite. Normally striping the field prior to the tournament takes around 6 hours and two to three staff plus the tournament director. This will cut it down to one staff member and 1 hour of time. The material saving is due to the type of paint and the sprayer used. The machine turns the paint into a mist and it coats the leaves on both sides ensuring the lines stay bright and do not need to be recoated as often. It will allow the parks to stripe a field under short notice, which was simply impossible before.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	30,000					30,000
Other/Staffing						-
TOTAL	30,000	-	-	-	-	30,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	30,000					30,000
						-
						-
						-
TOTAL	30,000	-	-	-	-	30,000

Parks Furnishings

Project No.	NEW
Department	43 Parks
Division	780 Parks Services
Project Manager	Parks Superintendent
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Replace park benches, bear boxes, planters and picnic tables as the useful life is over. This is the annual routine replacement cycle for a collection of bear boxes, benches, planters, picnic tables, and barbeques.
Purpose of Project	The useful life of some of these items has been reached and they are scheduled for replacement. The condition of the tables at the time was decent and as happens the plastic planks are beginning to crack and break. This is due to the design. Current table standards Parks has adopted all have perforations in the tops to allow water to pass through. These are not permeable and allow the water to be trapped and freeze, cracking them. Some of the Parks bear boxes, planters and benches have been in service for 10 years or longer now are coming to the end of their useful life span. They have acquired rust, rot and/or bear damage and are ready for replacement.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	20,000	10,000	10,000	10,000	10,000	60,000
Other/Staffing						-
TOTAL	20,000	10,000	10,000	10,000	10,000	60,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	20,000	10,000	10,000	10,000	10,000	60,000
						-
						-
						-
TOTAL	20,000	10,000	10,000	10,000	10,000	60,000

Parks Pavement Maintenance

Project No.	Combining all parks pavement maintenance projects
Department	43 Parks
Division	780 Parks Services
Project Manager	Engineering Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Continued maintenance and repair of pavement assets. Engineering maintains a database on this and other facilities for pavement condition, past projects and forecasts long-term maintenance and replacement needs. This is the funding needed for : Aspen Grove, Overflow Parking lot, Entrance Parks East & West, Middle School Field #3, Parks Yard & Entrance Road, and Preston Field pavement maintenance.
Purpose of Project	Regular preventative maintenance of pavement significantly increases the life of a facility and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate and snow removal operations accelerate deterioration.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	15,000	50,000	30,000	28,000	58,000	181,000
Equipment						-
Other/Staffing						-
TOTAL	15,000	50,000	30,000	28,000	58,000	181,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
370 Parks Sub-Fund	15,000	50,000	30,000	28,000	58,000	181,000
						-
						-
						-
TOTAL	15,000	50,000	30,000	28,000	58,000	181,000

Summary Capital Budget- Tennis

Project No.	All
Department	45 Tennis
Division	
Project Manager	
Project Category	
Priority	



Description of Project	Summary of all Requested Projects					
Purpose of Project						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	260,000	150,000	150,000	-	-	560,000
Construction	2,250,000	1,369,000	1,350,000	-	-	4,969,000
Equipment	-	-	17,000	-	-	17,000
Other/Staffing	-	-	-	-	-	-
TOTAL	2,510,000	1,519,000	1,517,000	-	-	5,546,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
380 Tennis Sub-Fund	2,510,000	1,519,000	1,517,000	-	-	5,546,000
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	2,510,000	1,519,000	1,517,000	-	-	5,546,000

Reconstruct Tennis Courts 5 thru 7

Project No.	TBD
Department	45 Tennis
Division	880 Tennis Services
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Resurface Tennis Courts 3 & 4 on a 5-year cycle.						
Purpose of Project	The surface material is affected by factors of usage and weather and should be expected to be maintained every 5 years.						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	250,000					250,000
Construction	2,250,000					2,250,000
Equipment						-
Other/Staffing						-
TOTAL	2,500,000	-	-	-	-	2,500,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
380 Tennis Sub-Fund	2,500,000					2,500,000
						-
						-
						-
TOTAL	2,500,000	-	-	-	-	2,500,000

Reconstruct Tennis Courts 3 thru 4

Project No.	TBD
Department	45 Tennis
Division	880 Tennis Services
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Resurface Tennis Courts 3 & 4 on a 5-year cycle.
Purpose of Project	The surface material is affected by factors of usage and weather and should be expected to be maintained every 5 years. The drainage improvements were identified as a priority in the 2016 Tennis Facility Plan.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering		150,000				150,000
Construction		1,350,000				1,350,000
Equipment						-
Other/Staffing						-
TOTAL	-	1,500,000	-	-	-	1,500,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
380 Tennis Sub-Fund		1,500,000				1,500,000
						-
						-
						-
TOTAL	-	1,500,000	-	-	-	1,500,000

Reconstruct Tennis Courts 1 and 2

Project No.	4588RS1501
Department	45 Tennis
Division	880 Tennis Services
Project Manager	Superintendent of Parks and Recreation
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	Resurface Tennis Courts 1 & 2 on a 5-year cycle. This work will also include necessary drainage improvements to prevent flooding of the near court areas after rain events and court washings.					
Purpose of Project	The surface material is affected by factors of usage and weather and should be expected to be maintained every 5 years. The drainage improvements were identified as a priority in the 2016 Tennis Facility Plan.					

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	10,000		150,000			160,000
Construction			1,350,000			1,350,000
Equipment						-
Other/Staffing						-
TOTAL	10,000	-	1,500,000	-	-	1,510,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
380 Tennis Sub-Fund	10,000	-	1,500,000			1,510,000
						-
						-
						-
TOTAL	10,000	-	1,500,000	-	-	1,510,000

Resurface Tennis Courts 8-9-10-11(Pickleball courts)

Project No.	4588RS1401
Department	45 Tennis
Division	880 Tennis Services
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Resurface courts 8-9-10-11 on a 6-year cycle.						
Purpose of Project	The surface material is affected by factors of usage and weather and should be expected to be maintained every 6 years.						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		19,000				19,000
Equipment						-
Other/Staffing						-
TOTAL	-	19,000	-	-	-	19,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
380 Tennis Sub-Fund		19,000				19,000
						-
						-
						-
TOTAL	-	19,000	-	-	-	19,000

Ball Machines for Tennis Center

Project No.	4588ME1701
Department	45 Tennis
Division	880 Tennis Services
Project Manager	Superintendent of Parks and Recreation
Project Category	Cost-Benefit Justified
Priority	Priority 3 - Fund in 5 year plan



Description of Project	Purchase 2 new Tennis Ball machines to replace the 2 existing machines that are approximately 12 years old.
Purpose of Project	The existing ball machines are 12 years old or older. They have reached the end of their useful life which was projected to be 10 years when purchased. Existing machines have required significant maintenance and part replacement over the past 3 years which has resulted in down time that negatively impacts service levels. New technology is now available with current ball machines which result in more efficient operations and a longer useful life.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment			17,000			17,000
Other/Staffing						-
TOTAL	-	-	17,000	-	-	17,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
380 Tennis Sub-Fund	17,000					17,000
						-
						-
						-
TOTAL	17,000	-	-	-	-	17,000

Summary Capital Budget- Recreation Center and Community Services

Project No. All
Department 48 Recreation Center
Division All
Project Manager
Project Category
Priority



Description of Project	Summary of all Requested Projects
Purpose of Project	

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	50,000	-	200,000	-	-	250,000
Construction	1,243,000	1,197,720	1,250,000	-	-	3,690,720
Equipment	105,200	122,100	93,700	63,760	65,000	449,760
Other/Staffing	160,000	135,000	-	-	-	295,000
TOTAL	1,558,200	1,454,820	1,543,700	63,760	65,000	4,685,480

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
350 Recreation Programs Sub-Fund	1,558,200	1,454,820	1,543,700	63,760	65,000	4,685,480
100 General Fund	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	1,558,200	1,454,820	1,543,700	63,760	65,000	4,685,480

Fleet Vehicle Replacement

Project No.	Rolling Stock
Department	48 Recreation Center
Division	840 Rec Center Operations
Project Manager	Fleet Services Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	There are no planned replacements for the FY 2024-25 Budget. Refer To the Fleet Services Plan for further details.					
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.					

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		45,800	35,000			80,800
Other/Staffing						-
TOTAL	-	45,800	35,000	-	-	80,800

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund		45,800	35,000			80,800
						-
						-
						-
TOTAL	-	45,800	35,000	-	-	80,800

Recreation Center Pavement Maintenance

Project No.	4884BD1803
Department	48 Recreation Center
Division	990 Administration & Overhead
Project Manager	TBD
Project Category	Prevent Failure
Priority	Priority 4 - Unfunded Project



Description of Project	Continued maintenance and repair of pavement assets. Engineering maintains a database on this and other facilities for pavement condition, past projects and forecasts long-term maintenance and replacement needs. This is the funding needed for : Champ Maintenance Building, Champ golf courses cart path system, Chateau Parking Lots, Mountain Golf Course Path System, Mountain Golf Course Parking Lot, Bike Path (Tennis to Middle School) , Bike Path (middle School Hwy 28), Entrance to Tennis & Rec Center , Recreation Center, Tennis Complex & Tennis Parking Lot pavement maintenance.
Purpose of Project	Regular preventative maintenance of pavement significantly increases the life of a facility and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate and snow removal operations accelerate deterioration.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	40,000	13,000				53,000
Equipment						-
Other/Staffing						-
TOTAL	40,000	13,000	-	-	-	53,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund	40,000	13,000	-	-	-	53,000
						-
						-
						-
TOTAL	40,000	13,000	-	-	-	53,000

Rec Center Exterior Wall Waterproofing & French Drain - Xeroscape

Project No.	4884BD2202
Department	48 Recreation Center
Division	840 Rec Center Operations
Project Manager	Public Services
Project Category	Prevent Failure
Priority	Priority 4 - Unfunded Project



Description of Project	The wall to the west of the main entrance, as well as the gym wall that extends north, is in need of waterproofing as well as the installation of a French Drain					
Purpose of Project	Evidence of water intrusion through the concrete block wall has been seen in the men's locker room with water puddling below the lockers. During the construction of the Rec Center, the French drain was not installed to bring drainage away from the building nor were the concrete block walls waterproofed.					

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		77,000				77,000
Equipment						-
Other/Staffing						-
TOTAL	-	77,000	-	-	-	77,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund		77,000				77,000
100 General Fund						-
TOTAL	-	77,000	-	-	-	77,000

Recreation Center & Tennis Parking Lot Reconstruction and BMPs

Project No.	4884LI1102
Department	48 Recreation Center
Division	990 Administration & Overhead
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Continued maintenance and repair of Recreation Center area's pavement assets. These include the entry roads and parking lot, The Tennis facility area is budgeted separately. This includes approximately 91,000 sf of pavement and concrete curbing. Engineering maintains a database on this and all other facilities for pavement condition, past projects and forecasts long-term maintenance and replacement needs.
Purpose of Project	Regular preventative maintenance of pavement significantly increases the life of a facility and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate and snow removal operations accelerate deterioration. The Recreation Center parking lot was built in 1991 and reached its expected service life. Lumos & Associates 2019 evaluation rated this site as poor condition. This site will need increased maintenance for ongoing safety repairs until it can be reconstructed.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering			200,000			200,000
Construction			1,250,000			1,250,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	1,450,000	-	-	1,450,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund			1,450,000			1,450,000
						-
						-
						-
TOTAL	-	-	1,450,000	-	-	1,450,000

Replaster Recreation Center Pool

Project No.	4884RS1503
Department	48 Recreation Center
Division	850 Aquatics
Project Manager	Buildings Superintendent
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	<p>The recreation Center pool plaster surfaces require periodic replacement. The anticipated lifespan is 10-15 years. Over time cracking and surface failure will create health and safety impacts to continued use of the pool. The breakdown and cracking of the pool surface creates an unsafe pool sub straight. Therefore the floor does not meet health dept safety code requirements. Continued maintenance of the pool has involved patching of failed areas to meet current requirements.</p> <p>This project will time for repairs is approximately one month.</p> <p>The pool deck resurfacing CIP will be done at the same time minimizing pool closure time.</p>
Purpose of Project	<p>The general purpose of this project is to improve our facilities through required maintenance and remodel improvements that directly or indirectly reflect on our guest experience and Health Department Codes. This project is designed primarily to maintain the value of the Recreation Center asset and customer service.</p>

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	175,000					175,000
Equipment						-
Other/Staffing	25,000					25,000
TOTAL	200,000	-	-	-	-	200,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund	200,000					200,000
						-
						-
						-
TOTAL	200,000	-	-	-	-	200,000

Pool Facility Deck/Floor Re-coat and ceiling improvements

Project No.	4885BD1606
Department	48 Recreation Center
Division	850 Aquatics
Project Manager	Buildings
Project Category	Cost-Benefit Justified
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Maintaining pool deck.
Purpose of Project	Renew aging surface.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	38,000					38,000
Equipment						-
Other/Staffing						-
TOTAL	38,000	-	-	-	-	38,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund	38,000					38,000
						-
						-
						-
TOTAL	38,000	-	-	-	-	38,000

Pool Starter block replacement

Project No.	New
Department	48 Recreation Center
Division	850 Aquatics
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	This project is required to replace the 30 year old starting blocks, which are now out of compliance with USA Swimming.						
Purpose of Project	The purpose of this project is to enable us to host USA Swimming meets at our pool with compliant starting blocks.						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	48,000					48,000
Other/Staffing						-
TOTAL	48,000	-	-	-	-	48,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund	48,000					48,000
						-
						-
						-
TOTAL	48,000	-	-	-	-	48,000

Diving Board replacement

Project No.	New
Department	48 Recreation Center
Division	850 Aquatics
Project Manager	TBD
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	This project consists of the installation of a new diving board base at the pool.						
Purpose of Project	The purpose of this project is to replace the diving board base which failed in 2022.						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	40,000					40,000
Equipment						-
Other/Staffing						-
TOTAL	40,000	-	-	-	-	40,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund	40,000					40,000
						-
						-
						-
TOTAL	40,000	-	-	-	-	40,000

Replace Bird Netting

Project No.	4884BD1702
Department	48 Recreation Center
Division	840 Rec Center Operations
Project Manager	TBD
Project Category	Regulatory Compliance
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	replace existing bird netting to prevent pests from entering building.					
Purpose of Project	Maintain integrity of exterior stucco, and prevent infestations.					

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		17,720				17,720
Equipment						-
Other/Staffing						-
TOTAL	-	17,720	-	-	-	17,720

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund		17,720				17,720
						-
						-
						-
TOTAL	-	17,720	-	-	-	17,720

Fitness Equipment

Project No.	4886LE0001
Department	48 Recreation Center
Division	860 Fitness
Project Manager	Recreation Center Manager
Project Category	Cost-Benefit Justified
Priority	Priority 1- Required



Description of Project	This CIP project is annual/routine to replace/ purchase fitness equipment including cardiovascular & strength training equipment. (i.e. treadmills, bikes, ellipticals, rower, climbers, strength circuit etc.); and flooring for Group Fitness room. This project earmarks funds to purchase equipment that has reached its life expectancy, and/or cant be restored to peak efficiency; plus freight, installation, & estimated price increase. 2023-24 Matrix recumbent bike, two Matrix treadmills, Forever Marley flooring group fitness room 6 Life Fitness spin bikes (installation & freight additional approximately 10-20% of equipment order). 2024.2025 Versaclimber Sports Model, LifeFitness assist Dip/Chin & Dual Pulley System, Dumbbells & Rack, LifeFitness Stepper and Upright Bike, 3 Spin Bikes. 2025.26 Eleven Spin Bikes, two Ellipticals with fixed arms, two upright bikes, Powermill/Climbmill 2026.27 Freemotion Squat Rack, Matrix Climbmill, Eleven Matrix Versa machines to replace entire strength circuit, Cybex Torso 2027.28 Recumbent Bike, Two Ellipticals, 2 Treadmills, one seated Recumbent Elliptical, Synergy System 2028.29 Three Treadmills, two Recumbent Bikes, rower, two ellipticals, one Ergometer.
Purpose of Project	The purpose of this project is to purchase new equipment when needed; to adhere to top level fitness trends, standards and reputation, and to retain, satisfy and meet the workout needs of the diverse (age/ability) range of Rec Center users. Additionally to upgrade the equipment with the latest technology to enhance personal workouts. This project is ongoing and cyclic to prevent dilapidation of fitness equipment, and the need to replace all equipment at once.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	57,200	51,300	58,700	63,760	65,000	295,960
Other/Staffing						-
TOTAL	57,200	51,300	58,700	63,760	65,000	295,960

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund	57,200	51,300	58,700	63,760	65,000	295,960
						-
						-
						-
TOTAL	57,200	51,300	58,700	63,760	65,000	295,960

Recreation Center Printer Copier Replacement 980 Incline Way

Project No.	4899OE1607
Department	48 Recreation Center
Division	990 Administration & Overhead
Project Manager	Dir Info Systems & Technology
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



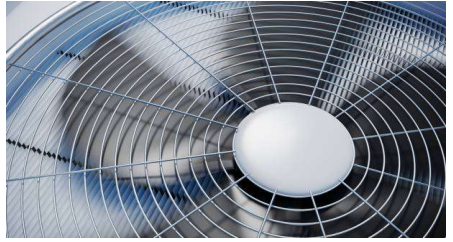
Description of Project	Replacement of the large volume color/black device serving the administrative office and front counter at the Recreation Center. It provides black ink copies for documents and color usage is generally for program materials for a variety of recreation activities. Color printing is meter and requires a user code. This project is for the cost of the printer copier only and does not include monthly maintenance charges which is part of the District's comprehensive maintenance plan.
Purpose of Project	The current volume printed/copied on this device averages around 15,000 a month. It is a Xerox WorkCentre 7970 purchased in 2015. Life cycle is 2,400,000 images. The meter read at 12/1/15 was 26,000. Proposed new printer/copier will be based on industry comparisons for functionality and capacity, considering the best pricing we can get from state and local contracts.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		25,000				25,000
Other/Staffing						-
TOTAL	-	25,000	-	-	-	25,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund		25,000				25,000
						-
						-
						-
TOTAL	-	25,000	-	-	-	25,000

HVAC System Replacement

Project No.	New
Department	48 Recreation Center
Division	840 Rec Center Operations
Project Manager	Public Services
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	Replacing HVAC System						
Purpose of Project	HVAC system has reached its useful life and needs to be replaced to prevent failure						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	900,000	900,000				1,800,000
Equipment						-
Other/Staffing	135,000	135,000				270,000
						-
TOTAL	1,035,000	1,035,000	-	-	-	2,070,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund	1,035,000	1,035,000				2,070,000
						-
						-
						-
TOTAL	1,035,000	1,035,000	-	-	-	2,070,000

Cardio Strength Room Downstairs Flooring

Project No.	TBD
Department	48 Recreation Center
Division	860 Fitness
Project Manager	Recreation Center Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Replace flooring in the Cardiovascular/Strength training room downstairs.						
Purpose of Project	End of useful life, worn out and needs replacement.						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		60,000				60,000
Equipment						-
Other/Staffing						-
TOTAL	-	60,000	-	-	-	60,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund		60,000				60,000
						-
						-
						-
TOTAL	-	60,000	-	-	-	60,000

Electronic Key Entry

Project No.	New
Department	48 Recreation Center
Division	840 Rec Center Operations
Project Manager	IT/Facilities
Project Category	Hazard Elimination
Priority	Priority 4 - Unfunded Project



Description of Project	Complete replacement of all lock hardware, new locks and cylinders to replace equipment at the end of its useful life. Electronic locks to be including in upgrade to allow selective access to employees and limit physical keys being distributed.
Purpose of Project	The purpose of this project is to enhance the security of the rec center

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction		130,000				130,000
Equipment						-
Other/Staffing						-
TOTAL	-	130,000	-	-	-	130,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund		130,000				130,000
						-
						-
						-
TOTAL	-	130,000	-	-	-	130,000

Pool Sub Structure Investigation

Project No.	New - Urgent
Department	48 Recreation Center
Division	990 Administration & Overhead
Project Manager	Buildings Superintendent
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	Investigation of substructure at pool by outside expert.						
Purpose of Project	Identify structural integrity of sub pool structure.						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	50,000					50,000
Construction						-
Equipment						-
Other/Staffing						-
TOTAL	50,000	-	-	-	-	50,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund	50,000					50,000
						-
						-
						-
TOTAL	50,000	-	-	-	-	50,000

Reseal Ceiling in Natatorium

Project No.	New
Department	48 Recreation Center
Division	850 Aquatics
Project Manager	Superintendent of Buildings or PW
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	The ceiling in Natatorium will need to be resealed. The ceiling of the pool is wood beams and planks that need to be refinished in the next two to three years.
Purpose of Project	This project is necessary to prevent the ceiling from failing. We will have to possibly empty the pool to set up appropriate scaffolding for the contractor to reach the middle top area. The reason for this project is to prevent any damage to the beams and ceiling from the moisture in the pool.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	50,000					50,000
Equipment						-
Other/Staffing						-
TOTAL	50,000	-	-	-	-	50,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
300 Recreational Services Fund	50,000					50,000
						-
						-
						-
TOTAL	50,000	-	-	-	-	50,000

Summary Capital Budget- Beach

Project No.	All
Department	39 Beaches
Division	
Project Manager	
Project Category	
Priority	



Description of Project	Summary of all Requested Projects					
Purpose of Project						

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	500,000	32,000	50,000	85,000	35,000	702,000
Construction	2,050,000	168,800	599,000	810,000	392,000	4,019,800
Equipment	374,000	48,000	140,000	42,000	20,000	624,000
Other/Staffing	100,000	7,200	-	-	-	107,200
TOTAL	3,024,000	256,000	789,000	937,000	447,000	5,453,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	3,024,000	256,000	789,000	937,000	447,000	5,453,000
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL	3,024,000	256,000	789,000	937,000	447,000	5,453,000

Fleet Vehicle Replacement

Project No.	Rolling Stock
Department	39 Beaches
Division	Beaches, General
Project Manager	Fleet Services Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	The Fleet Plan includes replacing the 2014 John Deere tractor in FY 2024-25 (stock photo).
Purpose of Project	The purpose of this project is bring or keep the fleet vehicles for the department within lifecycle thereby reducing ongoing operating costs.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	54,000					54,000
Other/Staffing						-
TOTAL	54,000	-	-	-	-	54,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	54,000	-				54,000
						-
						-
						-
						-
TOTAL	54,000	-	-	-	-	54,000

Beaches Retaining Wall Enhancement and Replacement

Project No.	3972BD1501
Department	39 Beaches
Division	Beaches, General
Project Manager	Engineering Department
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	Wooden retaining walls, curbs, and flatscape are failing across all three beach properties. Additionally, portions of the concrete flatscape is cracking and heaving. IVGID staff and outside consultants will determine the type of replacement materials best suited to the locations. The approach will utilize keystone block retaining walls and pavers whenever possible. Construction will occur over multiple seasons.
Purpose of Project	Many of the existing wooden retaining walls and curbs are at the end of their useful lives and are showing signs of failure. Replacement of the wooden and concrete flatwork will not only reduce trip hazards but will also provide a significant aesthetic enhancement to the properties. At Incline/Ski Beach wooden curbing remains along the north property lines. Similarly, additional work remains along parking lots and north property lines at Burnt Cedar Beach.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	55,000					55,000
Equipment						-
Other/Staffing						-
TOTAL	55,000	-	-	-	-	55,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	55,000					55,000
						-
						-
						-
TOTAL	55,000	-	-	-	-	55,000

Storage Container Replacement

Project No.	3972BD1710
Department	39 Beaches
Division	Beaches, General
Project Manager	Parks Superintendent
Project Category	Regulatory Compliance
Priority	Priority 3 - Fund in 5 year plan



Description of Project	Construct a storage facility at Ridgeline Park to replace the two existing temporary trailers and provide additional storage for Parks, Sports Programs and Beach Host departments in the winter season to protect assets. It will provide more security for fertilizer and seed. As well as protect seasonal equipment from damage from snow and ice. This project is 50% of the total cost. The other 50% is in project 4378BD1710 in Parks.
Purpose of Project	The Parks department has exhausted the current usable storage space. Sports programs and beach hosts have no real storage space for their equipment either. The plan is to install a storage building in the right field area outside the fence of Ridgeline Park #3. There is currently two aluminum connex trailers in that location that holds equipment and Pesticides for the parks department. The plan is the have a two story unit that will allow space for the Beach hosts and Sports programs secure space to store their supplies and equipment and Parks to have space to store current small tools signs and pesticides as well as small equipment in a protected space during the winter. Similar to the cart barn at Mountain golf and the new garage at Public works. Parks currently stores several pieces of equipment covered but out in the weather during the winter months due to their being no other alternatives. To protect the districts investment getting those units inside where a trickle charger can be used is the goal.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction				40,000		40,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	-	40,000	-	40,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund				40,000		40,000
						-
						-
						-
TOTAL	-	-	-	40,000	-	40,000

Snack Bars Furnishings - IB/BC Dining tables

Project No.	3972FF1205
Department	39 Beaches
Division	Beaches, General
Project Manager	Parks Superintendent
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	Replace the tables and chairs for the snack bar at Burnt Cedar Beach in FY 28 and Incline Beach FY26 upon completion of new building.
Purpose of Project	Replace the tables and chairs at the snack bar at Burnt Cedar Beach and Incline Beach Snack bar due to wear and tear, rust, and vandalism.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment		28,000		22,000		50,000
Other/Staffing						-
TOTAL	-	28,000	-	22,000	-	50,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund		28,000		22,000		50,000
						-
						-
						-
TOTAL	-	28,000	-	22,000	-	50,000

Ski Beach Boat Ramp Improvement Project

Project No.	3972BD2101
Department	39 Ski Beach
Division	Beaches, General
Project Manager	Engineering
Project Category	Cost-Benefit Justified
Priority	Priority 1- Required



Description of Project	The Boat Ramp at Ski Beach is reaching the end of its service life and is need of repairs or replacement to extend its service life. This is a multi-year project to complete an engineering evaluation of the existing boat ramp in year one. The evaluation will fully scope the improvement project and identify the permitting requirements. Construction of the identified improvements will occur in year two.
Purpose of Project	The Boat Ramp at Ski Beach is reaching the end of its service life. In the Summer of 2020, Building Department staff were called out to the boat ramp on two separate occasions to address safety concerns. The Boat ramp should be evaluated and improvements should be made to extend the service life. The Project budget is based on a cost estimate that assumes full replacement. Boat ramp replacement costs are based on a local project recently completed. The assumption that full boat ramp replacement is required will be verified during the initial evaluation completed in year one of the project.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	150,000					150,000
Construction						-
Equipment						-
Other/Staffing						-
TOTAL	150,000	-	-	-	-	150,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	150,000					150,000
						-
						-
						-
TOTAL	150,000	-	-	-	-	150,000

Ski Beach Bridge (2) Replacement

Project No.	3999BD1708
Department	39 Ski Beach
Division	Beaches, General
Project Manager	Engineering Department
Project Category	Prevent Failure
Priority	Priority 1- Required



Description of Project	Replacement of the two bridges that provide access to Incline Beach, Ski Beach, and Hermit Beach. Currently the NDOW is seeking grant funding to assist IVGID with the funding of these projects.
Purpose of Project	The two bridges at the 960 Lakeshore (Ski & Incline Beach) lot receive a lot of use. They have been repeatedly repaired by IVGID staff throughout the years. The "rainbow" bridge between Incline Beach and Ski Beach allows users to cross between the two beaches and provides access for utility vehicles to go between without interfering with traffic on Lakeshore. The rainbow bridge does not meet ADA slope standards; the rise and run are too steep to facilitate easy access by a wheelchair. The bridge between Ski Beach and Hermit Beach is worn and is starting to deteriorate. Repairs have been made to support the handrails and bridge treads, the end of this bridge's life has been met. The cost of each new bridge is estimated at \$60,000.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	170,000					170,000
Equipment						-
Other/Staffing						-
TOTAL	170,000	-	-	-	-	170,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	170,000					170,000
						-
						-
						-
TOTAL	170,000	-	-	-	-	170,000

Burnt Cedar Beach Eastern Stormwater Improvements

Project No.	3999LI1902
Department	35 Burnt Cedar Beach
Division	Beaches, General
Project Manager	Engineering Department
Project Category	Hazard Elimination
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Project proposes construction of storm drain, ditches and basins to properly convey discharge from an existing Washoe County road culvert across the beach property to Lake Tahoe.
Purpose of Project	This project arose due to years of stormwater related damage at Burnt Cedar Beach's Eastern end. IVGID Parks has tried for years to mitigate damage with winter preparations but with only limited results. The site receives stormwater from an existing Lakeshore Blvd culvert which outlets above the picnic areas. The stormwater forges a variety of paths causing damage to the bathrooms, playground and beach sands. The Project will safely convey the stormwater through the site and down to Lake Tahoe.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering		32,000				32,000
Construction		150,800				150,800
Equipment						-
Other/Staffing		7,200				7,200
						-
TOTAL	-	190,000	-	-	-	190,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund		190,000				190,000
						-
						-
						-
TOTAL	-	190,000	-	-	-	190,000

Beach Furnishings

Project No.	3999FF2201
Department	39 Beaches
Division	Beaches, General
Project Manager	Parks Superintendent
Project Category	Cost-Benefit Justified
Priority	Priority 1- Required



Description of Project	Replace park benches, bear boxes, and picnic tables as the useful life is over. This is the annual routine replacement cycle for a collection of bear boxes, benches, and barbeques, and picnic tables
Purpose of Project	The useful life of some of these items has been reached and they are scheduled for replacement. Tables in the picnic area nearest the pool at the top of the jetty are in need of replacement. They have been damaged and repaired. Another is bent and usable but in need of replacement; it is not up to our standard. Some of the Incline Beach bear boxes have been in service for 10 years now are coming to the end of their useful life span. They have acquired rust and/or bear damage and are ready for replacement.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	20,000	20,000	20,000	20,000	20,000	100,000
Other/Staffing						-
TOTAL	20,000	20,000	20,000	20,000	20,000	100,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	20,000	20,000	20,000	20,000	20,000	100,000
						-
						-
						-
TOTAL	20,000	20,000	20,000	20,000	20,000	100,000

Central Irrigation Controller Upgrade

Project No.	3999ME2202
Department	39 Beaches
Division	Beaches, General
Project Manager	Parks Superintendent
Project Category	Extend Useful Life
Priority	Priority 1- Required



Description of Project	Irrigation system upgrade. Replace the central irrigation system of the parks and beaches with the Toro DXI system.
Purpose of Project	The old central irrigation system was installed in the very early 1990's. Most of the controllers are of that age, and the replacements are aged out. Support for these devices is no longer available or is extremely difficult to get. The old system uses a UHF system to communicate with the base station. For many reasons, (e.g. atmospheric conditions and temperature), some sites are not able to communicate. In late summer 2021 our air quality was unsafe outdoors due to wildfire smoke, and communication with most sites was impossible at certain times of the day, presumably due to the interference. The new system will allow staff to access the entire irrigation system programming on their cellular devices any time of day or night. We can better track what ran and what might not have run if there is a power failure or other interference. It will allow further upgrades by letting us use a mixed system with our current traditional wiring style and upgrades with the Two Wire system.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction						-
Equipment	30,000					30,000
Other/Staffing						-
						-
TOTAL	30,000	-	-	-	-	30,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	30,000					30,000
						-
						-
						-
						-
TOTAL	30,000	-	-	-	-	30,000

Third Creek Fence Redesign and Replacement

Project No.	3999BD2203
Department	39 Beaches
Division	Beaches, General
Project Manager	Parks Superintendent
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Redesign the fence similar to the fence between Ski Beach and Hermit Beach so it will not interfere with the water flow. Install the fence from the flat to the bridge on each side to prevent unauthorized access by going under the fence in the creek.
Purpose of Project	The fence that bridges Third Creek between Ski Beach and Incline Beach needs a redesign. The current design is four aluminum panels that have sustained damage by the high water flow and debris. Parks staff made some repairs and diligently removes the panels every melt season until the flow diminishes. The panels are then returned to protect the restricted access to the beaches.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	15,000					15,000
Equipment						-
Other/Staffing						-
TOTAL	15,000	-	-	-	-	15,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	15,000					15,000
						-
						-
						-
TOTAL	15,000	-	-	-	-	15,000

Ski and Incline Beach Landscape Enhancement

Project No.	3999LI2204
Department	39 Beaches
Division	Beaches, General
Project Manager	Parks Superintendent
Project Category	Service Betterment
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Ski & Incline Beach landscape enhancements
Purpose of Project	Currently there are no pathways to the beach, boat ramp or restrooms. Customers regularly walk on roads to access these. Providing street-side decomposed granite pathways to the restrooms, boat ramp, and beach will provide safer access. Management of trees to provide more sunlight to turf and picnic areas will promote better turf growth and utilization. Adding additional colorful tree and plant species to the site will provide pops of color and interest. Developing landscape plantings that coincide with new hardscaping along fence line will provide a variety of different colors and textures. We will install decomposed granite surfacing under two group picnic rental areas.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	15,000					15,000
Equipment						-
Other/Staffing						-
TOTAL	15,000	-	-	-	-	15,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	15,000					15,000
						-
						-
						-
TOTAL	15,000	-	-	-	-	15,000

Beach Access Improvements

Project No.	3972BD2102
Department	39 Beaches
Division	Beaches, General
Project Manager	Engineering Department
Project Category	Project Completion
Priority	Priority 1- Required



Description of Project	A transportation consultant was contracted in April 2022 to collect existing use data, perform community outreach, and conduct online surveys at Ski, Incline, and Burnt Cedar Beach facilities during a peak summer weekend in July 2022 with findings and recommendations to be documented in an Investigative Report due in approximately October 2022. The Beach Access Improvement Project will include design and implementation the selected improvements identified in the study report at Ski, Incline, and Burnt Cedar Beaches. The scope of the proposed improvements is currently unspecified and implementation of recommendations is expected to occur over several future years.
Purpose of Project	Access to the IVGID Beaches is restricted to Incline Village residents and their guests. At the entrance to each beach, IVGID staff checks credentials which can impact traffic along Lakeshore Blvd and create safety hazards during busy periods. Alternatively, during the shoulder season, the cost to staff the entry gates impacts the Beaches operating budget. Safety concerns are paramount for pedestrians, cyclists, and motorists as they all utilize the same entry gate as vehicles for access.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	400,000					400,000
Equipment						-
Other/Staffing						-
TOTAL	400,000	-	-	-	-	400,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	400,000					400,000
						-
						-
						-
TOTAL	400,000	-	-	-	-	400,000

Reconstruct Pavement - Ski Beach

Project No.	3972BD1301
Department	39 Beaches
Division	Beaches, General
Project Manager	Public Services
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Continued maintenance and repair of Ski Beach pavement assets, including boat ramp. This site includes approximately 25,000 sf of pavement. Engineering maintains a database for this and other facilities for pavement condition, past projects and forecasts long-term maintenance and replacement needs.
Purpose of Project	Regular preventative maintenance of pavement significantly increases the life of a facility and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate and snow removal operations accelerate deterioration. This site was slurry sealed in 2014. The pavement is showing signs of old age and scheduled for full replacement in 2024. Lumos & Associates 2019 evaluation rated this site as fair to poor condition.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering					35,000	35,000
Construction					315,000	
Equipment						-
Other/Staffing						-
						-
TOTAL	-	-	-	-	350,000	35,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund					350,000	350,000
						-
						-
						-
						-
TOTAL	-	-	-	-	350,000	350,000

Pavement Maintenance - Incline Beach

Project No.	3972LI1201
Department	38 Incline Beach
Division	Beaches, General
Project Manager	Public Services
Project Category	Extend Useful Life
Priority	Priority 3 - Fund in 5 year plan



Description of Project	Continued maintenance and repair of Incline Beach pavements and sidewalks. Ski Beach has a separate data sheet. This area includes approximately 30,000 sf of pavement. Engineering maintains a database on this and other facilities for pavement condition, past projects and forecasts long-term maintenance and replacement needs.
Purpose of Project	Regular preventative maintenance of pavement significantly increases the life of a facility and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate and snow removal operations accelerate deterioration. Sidewalk's are in need of replacement however this is on hold pending a separate project to replace the existing Beach House. This site was slurry sealed in 2014. Slurry is scheduled for 2023 on schedule with other slurry projects. Lumos & Associates 2019 evaluation rated this site as fair to poor condition.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering			50,000			50,000
Construction			450,000			450,000
Equipment						-
Other/Staffing						-
						-
TOTAL	-	-	500,000	-	-	500,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund			500,000			500,000
						-
						-
						-
						-
TOTAL	-	-	500,000	-	-	500,000

Pavement Reconstruction - Burnt Cedar Beach

Project No.	3972LI1202
Department	35 Burnt Cedar Beach
Division	Beaches, General
Project Manager	Public Services
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Continued maintenance and repair of Burnt Cedar Beach pavement assets. Site includes approximately 80,000 sf of pavement. Engineering maintains a database for this and other facilities for pavement condition, past projects and forecasts long-term maintenance and replacement needs.
Purpose of Project	Regular preventative maintenance of pavement significantly increases the life of a facility and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate and snow removal operations accelerate deterioration. Last Slurry Sealed in 2014 and holding up well. Lumos & Associates 2019 evaluation is fair overall condition. Most drains have failed and curbing is damaged throughout. Slurry seal planned for 2023. Reconstruction is budgeted for 2026 with elevated interim maintenance budgeted.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering				85,000		85,000
Construction				750,000		750,000
Equipment						-
Other/Staffing						-
						-
TOTAL	-	-	-	835,000	-	835,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund		-		835,000		835,000
						-
						-
						-
						-
TOTAL	-	-	-	835,000	-	835,000

Replace Playgrounds - Beaches

Project No.	3972RS1701
Department	39 Beaches
Division	Beaches, General
Project Manager	Parks Superintendent
Project Category	Regulatory Compliance
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Replace playgrounds at Incline Beach and Burnt Cedar Beach as part of the ongoing capital maintenance and replacement of the District's Beach assets and infrastructure. This work will be completed based on inspection and evaluation of the condition of the existing facilities.
Purpose of Project	The playground particularly at Incline beach was installed around 1997. These structures are typically given a 15-20 year service life. That 20 years expired in 2017. The parks department has had to replace progressively more pieces of equipment on this playground and are now running into problems where the pieces are no longer manufactured. Burnt Cedar was installed a few years later than Incline beach. It receives less sun exposure and less play, and is in decent shape. Its useful life is still ended and it is time for a replacement.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	130,000		80,000			210,000
Equipment	270,000		120,000			390,000
Other/Staffing						-
TOTAL	400,000	-	200,000	-	-	600,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	400,000	-	200,000			600,000
						-
						-
						-
TOTAL	400,000	-	200,000	-	-	600,000

Replace Incline/Ski Beach Entrance Gate

Project No.	3999BD1703
Department	39 Beaches
Division	Beaches, General
Project Manager	Buildings Department
Project Category	Prevent Failure
Priority	Priority 3 - Fund in 5 year plan



Description of Project	The front security gate at Incline beach has taken minimal repairs through the years, and is in need of replacement. The gate at Ski beach is fairly new and needs some repairs.
Purpose of Project	The general purpose of this project is to improve our facilities through required maintenance and remodel improvements that directly or indirectly reflect on our guest experience. This project is designed to maintain the security of the beach facility and protect district assets.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction			50,000			50,000
Equipment						-
Other/Staffing						-
TOTAL	-	-	50,000	-	-	50,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund			50,000			50,000
						-
						-
						-
TOTAL	-	-	50,000	-	-	50,000

Incline Beach Access Project

Project No.	TBD
Department	38 Incline Beach
Division	990 Administration & Overhead
Project Manager	District Project Manager
Project Category	Service Betterment
Priority	Priority 1- Required



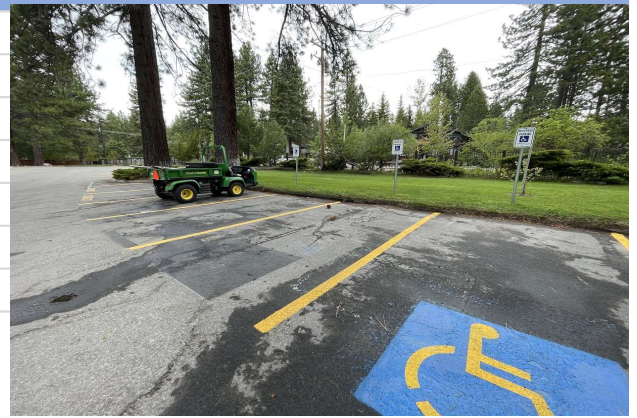
Description of Project	This project is in conjunction with the Incline Beach House project. This will improve safety, security and flow at the entrance.
Purpose of Project	The purpose of this project is to improve safety, security and flow at the entrance to Incline Beach. This will include RFID gate access.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering	350,000					350,000
Construction	1,200,000					1,200,000
Equipment						-
Other/Staffing	100,000					100,000
						-
TOTAL	1,650,000	-	-	-	-	1,650,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	1,650,000					1,650,000
						-
						-
						-
						-
TOTAL	1,650,000	-	-	-	-	1,650,000

Beaches Pavement Maintenance

Project No.	Combining all the Beaches pavement maint projects
Department	39 Beaches
Division	Beaches, General
Project Manager	Engineering Manager
Project Category	Extend Useful Life
Priority	Priority 2 - Fund in next two fiscal years



Description of Project	Continued maintenance and repair of pavement assets. Engineering maintains a database on this and other facilities for pavement condition, past projects and forecasts long-term maintenance and replacement needs. This is the funding needed for : Burnt Cedar, Incline Beach, Ski Beach/Boat Ramp pavement maintenance.
Purpose of Project	Regular preventative maintenance of pavement significantly increases the life of a facility and defers the timeline for which wholesale replacement is required. Once pavement has reached its expected lifespan and begins to fail, major rehabilitation is required. Tahoe's freeze/thaw climate and snow removal operations accelerate deterioration.

Expenditure Phase	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
Design/Engineering						-
Construction	65,000	18,000	19,000	20,000	77,000	199,000
Equipment						-
Other/Staffing						-
TOTAL	65,000	18,000	19,000	20,000	77,000	199,000

FUNDING SOURCE	2024-25	2025-26	2026-27	2027-28	2028-29	TOTAL
390 Beach Fund	65,000	18,000	19,000	20,000	77,000	199,000
						-
						-
						-
TOTAL	65,000	18,000	19,000	20,000	77,000	199,000



Incline Village General Improvement District Multi-Year Fleet Replacement Schedule Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
General Fund						
<i>Accounting/Information Systems</i>						
IS&T Pick-up Truck and Cargo Unit		33,000				33,000
IS&T Second Vehicle				30,000		30,000
<i>Total Accounting/Information Systems</i>	-	33,000	-	30,000	-	63,000
Total General Fund	-	33,000	-	30,000	-	63,000
Utilities						
<i>Public Works Shared</i>						
Loader Tire Chains - 2 Sets		20,700				20,700
2002 Caterpillar 950G Loader #523						-
2002 Caterpillar 950G Loader #525						-
2018 MultiHog MX120 Snowblower #783		176,000				176,000
1997 Forklift #315			36,000			36,000
2013 Trackless Snowblower #687			180,000			180,000
2001 105KW Mobile Generator #313			-		65,000	65,000
2020 Vac-Con Truck #807			475,000			475,000
2004 Freightliner Vactor Truck #534		380,000				380,000
2020 Chevy Dump Truck #829						-
2001 Peterbilt Bin Truck #468	190,000					190,000
Snowplow #300A						-
Slurry Liquidator #326						-
2019 Sander/Spreader #808	10,000					10,000
2012 Snowplow #669B	72,000					72,000
2017 Caterpillar 420F2 Backhoe #755			140,000			140,000
Medium Duty Truck Plow						-
Truck-mounted Sander						-
2013 Chevy Equinox #691					39,000	39,000
2009 Chevrolet 1/2 ton Pick-up #826				31,000		31,000
2013 1/2 Ton Pick-Up #677 Treatment						-
2003 GMC 3/4-Ton Pick-up #702	40,000					40,000
2005 Chevy 1/2-Ton Pick-up #553	38,000					38,000
2009 Chevrolet 1/2 Ton Pick-up Truck	38,000					38,000
2009 Chevrolet 1/2 Ton Pick-up Truck		32,000				32,000
2012 Extend-A-Cab Pick-up #678 Pipeline		37,000				37,000
2004 3/4-Ton Service Truck w/liftgate &	58,000					58,000
2013 1-Ton Flatbed #679 Pipeline Dept.			46,000			46,000
2012 1-Ton Service Truck w/ Liftgate #668		47,000				47,000
2013 1-Ton Service Truck #680 Utilities						-



Incline Village General Improvement District

Multi-Year Fleet Replacement Schedule

Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
2004 GMC 1-Ton Flatbed #825 Pipeline						-
2008 Chevrolet Service Truck #810						-
2008 Chevrolet Service Truck #680		49,000				49,000
2011 Chevrolet Service Truck #647						-
Chevy 1/2-Ton Pick-up Truck						-
Electrician Truck - new						-
Compliance Truck - new						-
Total Public Works Shared	446,000	741,700	877,000	31,000	104,000	2,199,700
Water						
2013 Mid Size Truck #630 Compliance						-
Total Water	-	-	-	-	-	-
Sewer						
2001 Sellick Forklift #499			90,000			90,000
2006 Kenworth T800 Bin truck #587		225,000				225,000
2018 Flail Mower #784			-			-
2001 Jet-Away Line Cleaner #767				-		-
2008 Chevrolet Camera Truck #615			100,000			100,000
Total Sewer	-	225,000	190,000	-	-	415,000
Total Utilities	446,000	966,700	1,067,000	31,000	104,000	2,614,700
Internal Service						
Fleet						
Replace 2007 Vehicle/Equipment Trailer			20,000			20,000
Total Fleet	-	-	20,000	-	-	20,000
Buildings						
2003 Genie Scissor Lift	16,000					16,000
2004 Equipment Trailer (Tilt)	5,200					5,200
Replace 2005 Service Truck 4X4 (1-ton)		45,000				45,000
Replace 2001 Service Truck 4X4 (3/4-ton)				45,000		45,000
Replace 2004 Pick-up Truck 4X4 (1/2-ton)					42,000	42,000
Total Buildings	21,200	45,000	-	45,000	42,000	153,200
Total Internal Service	21,200	45,000	20,000	45,000	42,000	173,200
Community Services						
Championship Golf						



Incline Village General Improvement District

Multi-Year Fleet Replacement Schedule

Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
2019 Ty-Crop Spreader #788					37,500	37,500
2001 Shattertine Aerifier #500					10,000	10,000
2017 Toro Force Debris Blower #742	12,000		-			12,000
2015 Carryall Club Car #720	15,000					15,000
2015 Carryall Club Car #721	15,000					15,000
2017 Carryall Club Car #736			15,300			15,300
2017 Carryall Club Car #737			15,300			15,300
2017 Carryall Club Car #738			15,300			15,300
2017 Carryall Club Car #739			15,300			15,300
2017 Carryall Club Car #740			15,300			15,300
2017 Carryall Club Car #741			15,300			15,300
2005 Carryall Club Car #818						-
2005 Carryall Club Car #819						-
2005 Carryall Club Car #820						-
2005 Carryall Club Car #821						-
2006 Carryall Club Car #589						-
2006 Carryall Club Car #590						-
2006 Carryall Club Car #591						-
2019 Club Car Carryall Ball Picker #803					32,000	32,000
2016 Bar Cart #724				19,000		19,000
2016 Bar Cart #725				19,000		19,000
2017 Toro Sand Pro 3020 #744						-
2014 Toro Tri-Plex Mower 3250D #694						-
2017 Toro 3500D Mower #743				40,000		40,000
2012 JD 8500 Fairway Mower #670						-
2011 Groundmaster 4000D #650				71,000		71,000
2015 Toro Greensmaster 1600 #711		12,000		-		12,000
2015 Toro Greensmaster 1600 #712		12,000		-		12,000
2013 JD 3235 Fairway Mower #685						-
2019 Toro Greensmaster 2120 #797				-		-
2019 Toro Greensmaster 2120 #798				-		-
2019 Toro Greensmaster 2120 #799				-		-
2019 Toro Greensmaster 2120 #800				-		-
2019 Toro Greensmaster 2120 #801				-		-
2019 Toro Greensmaster 2120 #802				-		-
2014 3500D Toro Rotary Mower #693				-		-
Replacement of 2010 John Deere 8500 Toro Greensmaster 1600 #796		12,000		-	-	12,000
1997 1-Ton Dump Truck #419						-
2017 Toro Aerator #754	28,000					28,000
2018 Toro Multi-Pro Sprayer #781			75,000			75,000
2017 Toro Rake-O-Vac #762					40,000	40,000
2001 Spiker/Seeder #477		12,000				12,000
2013 Toro Top Dresser #686			15,000			15,000



Incline Village General Improvement District

Multi-Year Fleet Replacement Schedule

Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
2017 Toro Multi-Pro Spray Rig #746			41,000			41,000
2008 Planetair HD50 #616			39,000			39,000
2015 John Deere 1500 Fairway Aerator	32,500				35,000	67,500
2008 JD TC125 Core Harvester #621		14,500				14,500
2008 Bandit Brush Chipper #625			45,000			45,000
2017 TORO Procure 864 Aerator #747	32,500				35,000	67,500
2017 John Deere Pro Gator #734			38,000			38,000
2018 John Deere Pro Gator #775				39,000		39,000
2018 John Deere Pro Gator #776				39,000		39,000
2019 John Deere Pro Gator #790						-
2005 John Deere Pro Gator #813						-
2015 Greens Roller #812		20,000				20,000
2014 Vibratory Greens Roller #811		20,000				20,000
2019 John Deere 5075E Tractor #787					-	-
2017 John Deere 5075E Tractor #761						-
2017 John Deere 4066 Tractor #764						-
2004 John Deere 4410 Tractor #815						-
John Deer 5075E Tractor #697			-		58,000	58,000
2017 Deep Tine Aerator #763	27,800				28,500	56,300
Graden Sand Injection Verticutter #827		20,000				20,000
JD TC125 Core Harvester #661		14,500				14,500
2017 TORO PROCORE 864 AERATOR	32,500				35,000	67,500
2010 JD 4120 Tractor #643		34,000				34,000
2017 Toro Rake-O-Vac #757					40,000	40,000
2017 Toro Core Processor #758	-					-
Total Championship Golf	195,300	171,000	344,800	227,000	351,000	1,289,100
Mountain Golf						
2018 Toro Force Blower #777	12,000					12,000
2015 Carryall Club Car #713	15,000					15,000
2015 Carryall Club Car #714	15,000					15,000
2015 Carryall Club Car #718	15,000					15,000
2015 Carryall Club Car #719	15,000					15,000
2015 Carryall Club Car #822					16,500	16,500
2016 Bar Cart #726				19,000		19,000
2018 Toro 3500D Mower #778				40,000		40,000
2015 Toro 4000D Rough Mower #709	90,000				-	90,000
2015 JD 3235 Fairway Mower #717	115,000					115,000
2018 Toro Tri-Plex 3250D Mower #779			47,000			47,000
2017 Toro Sand Pro #745						-
2018 Toro Tri-Plex Mower #780			47,000			47,000
2019 Toro Tri-Plex Mower #795	-			49,000		49,000
Total Mountain Golf	277,000	-	94,000	108,000	16,500	495,500



Incline Village General Improvement District

Multi-Year Fleet Replacement Schedule

Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
<i>Facilities</i>						
Replace 2013 Cargo Truck #690			40,000			40,000
<i>Total Facilities</i>	-	-	40,000	-	-	40,000
<i>Ski</i>						
2016 Polaris Ranger Crew #728						-
2013 Snow blower #689						-
Loader Tire Chains (1-Set)		-				-
Replace 2014 Winch Cat Grooming		-				-
Replace 2014 Grooming vehicle # 700	550,000					550,000
Replace 2006 Pisten Bully 300 Snowcat				575,000		575,000
Replacement of 2008 Grooming vehicle #						-
Replacement of 2011 Grooming Vehicle #						-
1983 Case 855C Track Backhoe # 348						-
Ski Resort Snowmobile Fleet Replacement	20,000	20,000	22,000	22,000	22,000	106,000
Snowplow #304A						-
2016 Polaris Ranger Crew #723						-
2021 Polaris Ranger #842						-
2019 Polaris Ranger #805						-
2021 Polaris Ranger #838						-
2019 Polaris (UTV) #791						-
Replace 2010 Shuttle Bus #635 / 14-	185,000					185,000
Replace 2010 Shuttle Bus #636 / 14-		185,000				185,000
2007 Chevy 1-Ton Pick-Up #596						-
2007 Chevy 1-Ton Pick-Up #597						-
1991 Ski Passenger Tram #267		85,000				85,000
1993 Ski Passenger Tram #283						-
<i>Total Ski</i>	755,000	290,000	22,000	597,000	22,000	1,686,000
<i>Parks</i>						
2013 1-Ton Dump Truck #692						-
2013 Surf Rake #684						-
2017 Toro Rake-O-Vac #735			37,100			37,100
2008 Landpride Overseeder #622	-					-
2018 John Deere UTV #771	20,000					20,000
2015 John Deere Pro Gator #722	-			-		-
2019 John Deere Pro Gator #794					35,000	35,000
2008 JD Pro-Gator #814					35,000	35,000
2008 JD Pro-Gator #624						-
2013 Ball Field Groomer #809			25,000			25,000
2013 Ball Field Mower / Toro 3500D			39,000			39,000
2015 Ball Field Groomer #706	26,000			-		26,000
2019 Toro 3500D Rotary Mower #792	-			37,000		37,000
Toolcat with Bucket and Snowblower						-



Incline Village General Improvement District

Multi-Year Fleet Replacement Schedule

Proposed For Fiscal Years 2024-25 through FY 2028-29

Project Title	Proposed FY 2024-25	Proposed FY 2025-26	Proposed FY 2026-27	Proposed FY 2027-28	Proposed FY 2028-29	Five Year Total
2016 Pick-up Truck 4x4 (1-Ton) #730			46,000			46,000
2018 Flatbed 4X4 (1 ton) #782				45,000		45,000
2011 Pick-Up with Lift gate #646						-
2005 Pick-up Truck 4x4 (1-Ton) #554						-
2003 1-Ton Service Truck #824					48,000	48,000
2004 Pick-up Truck 4x4 (1-Ton) #541						-
Total Parks	46,000	-	147,100	82,000	118,000	393,100
<i>Tennis</i>						
<i>Recreation Center</i>						
2012 15-Passenger Van #667		45,800				45,800
2017 Chevy Compact SUV #751			35,000			35,000
Total Recreation Center	-	45,800	35,000	-	-	80,800
<i>Community Services Shared</i>						
2017 Dodge Caravan ADA #769						-
Total Community Services Shared	-	-	-	-	-	-
Total Community Services	1,273,300	506,800	682,900	1,014,000	507,500	3,984,500
Beaches						
2014 John Deere 5075E Tractor #698	54,000					54,000
Total Beaches	54,000	-	-	-	-	54,000
Grand Total	1,794,500	1,551,500	1,769,900	1,120,000	653,500	6,889,400