

MEMORANDUM

TO: Board of Trustees

THROUGH: Robert Harrison, District General Manager

FROM: Kate Nelson, Director of Public Works, Bree Waters, District Project Manager

SUBJECT: Approve and Authorize the Board Chair and Secretary to Sign an Agreement between the District and CORE West Inc. dba CORE Construction for the 100% Construction Development Contract for Incline Beach House Project - FY 2024/25 Capital Improvement Project; Fund: Community Services; Division: Beaches; Project #3973LI1302; in the amount of \$755,000; Discussion and Possible Action. (Requesting Staff Member: Public Works Director Kate Nelson)

RELATED FY 2023 STRATEGIC PLAN

BUDGET INITIATIVE(S):

LONG RANGE PRINCIPLE #1 - SERVICE

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

LONG RANGE PRINCIPLE #5 – ASSETS AND INFRASTRUCTURE

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

RELATED DISTRICT POLICIES, PRACTICES, RESOLUTIONS OR ORDINANCES

Board Policy 12.1.0 Multi-Year Capital Planning; 13.2.0 Capital Planning Expenditures; 21.1.0 Purchasing Policy for Public Works Contracts

DATE: March 12, 2025

I. RECOMMENDATION

The Board of Trustees makes a motion to:

1. Approve the Agreement for the 100% Construction Development Documents for the Incline Beach House Project - 2024/25 Capital Improvement Project; Fund: Community Services; Division: Beaches; Project #3973LI1302; Contractor: CORE West Inc. dba CORE Construction for the amount of \$755,000; and,
2. Direct the Chair and Secretary to sign and execute the Agreement.

II. BACKGROUND

The contract for the 100% Construction Development Documents is the next step in moving the beach house project forward. The Design-Build contract includes the continued design development of the project with a deliverable of 100% Construction Development documents, project permitting, subcontractor bidding, and negotiation of the Guaranteed Maximum Price (GMP) for the construction project.

For the complete background on the Incline Beach House Project, refer to Supplemental Item G.4 for the Board Meeting on January 29, 2025:

https://www.yourtahoeplace.com/uploads/pdf-ivgid/2025-0129_BOT_Supplemental_Item_G4_InternalMemo_Background-InclineBeachHouse_Beach_Access_Projects_15JAN25.pdf

Also, a list of the Summary of Board Memos Included for background education are as follows:

July 27, 2022 (Item H.1)
February 8, 2023 (Item F.8)
April 5, 2023 (Item G2-FY 2023/24 Budget Workshop #3)
July 26, 2023 (Item H.1)
February 28, 2024 (Item G.2)
March 28, 2024 (Item E.2)
April 16, 2024 (Internal Board Memo)
May 8, 2024 (Item G.5)
June 12, 2024 (Item G.1)
October 9, 2024 (Item E.4)

III. BID RESULTS

N/A.

IV. FINANCIAL IMPACT AND BUDGET

The FY 2023/24 approved budget included \$4,000,000 for the total Project Budget for the Incline Beach House Project, of which \$103,500 plus an additional \$50,000 was used for the 30% Schematic Design. The FY 2024/25 approved budget for the Beach Access Project carried the money forward and included

\$400,000 for the Beach Access Project. The total remaining budget for this project is \$3,845,000 and \$755,000 will be used for the 100% Design Development, Construction Documents, Permitting and Guaranteed Maximum Price (GMP).

V. ALTERNATIVES

N/A

VI. COMMENTS

The Owner and Design-Builder Amendment has been reviewed and approved as to form by Silver State Law and District's Legal Counsel.

VII. BUSINESS IMPACT/BENEFIT

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

VIII. ATTACHMENTS

None

IX. DECISION POINTS NEEDED FROM THE BOARD OF TRUSTEES