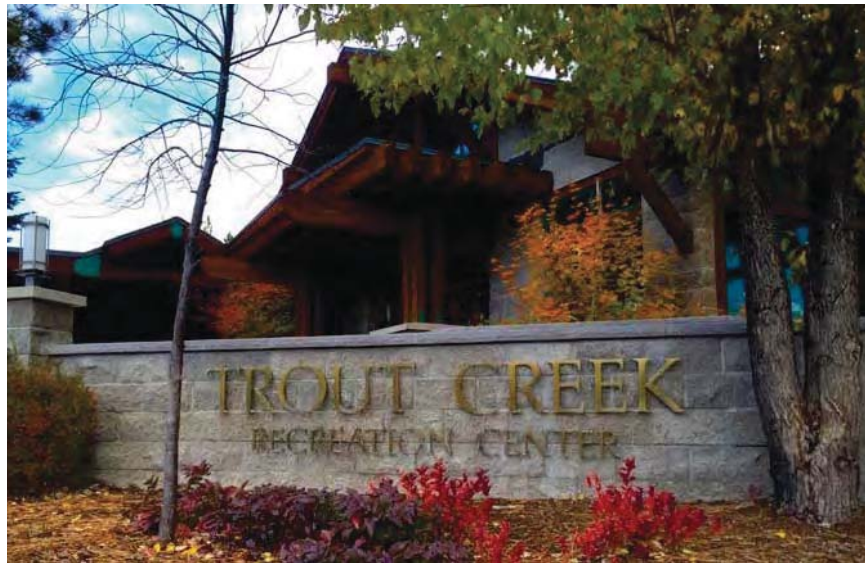


FEASIBILITY STUDY

**Trout Creek Recreation Center
Tahoe Donner Association
Truckee, California**



Prepared by:

Todd Gordon Mather Architect

March 22, 2017

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Executive Summary:

This Study reflects the efforts of many consultants' detailed analysis and careful review of Tahoe Donner Association's (TDA) proposed plan for a remodel and additions to Trout Creek Recreation Center. This analysis includes a general review of the proposed building design modification related to each of the following areas: architectural, structural, mechanical, electrical, plumbing, fire sprinklers, parking, permitting, environmental impacts, aesthetics, construction cost estimate, construction phasing, accessibility, energy and building code compliance, and to some degree TDA operations, goals and desires for this facility.

The TDA conceptual plan, termed Design Option A for purposes of the Study, includes removal of select interior walls and the addition of small amounts of space by expanding into exterior spaces beneath existing roofs. It is believed that these modifications will allow more efficient member use and provide improved member satisfaction of the facilities.

During their analysis, TGMA identified an opportunity for a second design solution that may provide value to TDA. This solution, Design Option B, simplifies the TDA's plan by consolidating multiple smaller additions around the building into one larger building addition. The proposed addition is approximately 682 square feet and located at the east end of the existing building. The value may be found by providing more space for a similar overall cost as Design Option A while also minimizing the construction impacts on the facility's operation in the west wing of the building.

TDA also suggested the relocation of the existing centralized Mechanical Closet that is located between the existing Exercise Rooms. The mechanical equipment would relocate to a ceiling/roof supported structure. This optional remodel could be realized with either of the Design Options and provide an additional 31 square feet of usable floor space.

Because the State of California requires existing buildings, facilities and site-related areas to be in compliance with the California Building Code, the building, facilities and some of the site-related areas will need to be modified. TDA has or will be accounting for parking upgrades (anything requiring changes to or additional asphalt) as well as the Snow Play and Driving Range upgrades in future capital improvement projects and are therefore not included in this study. The Town of Truckee will require TDA provide a schedule and plan for such improvements such that a building permit be issued for this proposed remodel/addition to TCRC.

We are pleased to report that both Design Options A and B appear to be feasible within an estimated budget of \$1.31M and \$1.35M respectively. These figures have been prepared with the understanding that the TCRC would remain partially open throughout a two-phase construction schedule. There appear to be neither unusual existing conditions nor proposed modifications that would make either Design Option exceptionally challenging to construct. Both Design Options would require compliance with planning ordinances, building codes and local agency regulations. Considering the cost per square foot and the unknown conditions of the Mechanical Closet relocation option, we believe this particular project is unreasonably expensive.

See the following cost analysis:

Design Option A

Remodeled area:	5,485 sf
Additional area:	874 sf
Estimated construction cost:	\$1,307,400
Estimated cost per square foot of remodel/addition:	\$206

Design Option B

Remodeled area:	4,958 sf
Additional area:	930 sf
Estimated construction cost:	\$1,345,800
Estimated cost per square foot of remodel/addition:	\$229

Mechanical Closet Relocation

Remodeled area:	31 sf
Estimated construction cost:	\$20,000 - \$40,000
Estimated cost per square foot of remodel:	\$645 – 1,290

Both Design Options would have some impact on operations if the facility were to remain in use during the remodel/addition project. The work would need to be phased to avoid the facility's total shut-down for a period of time. It is estimated that Design Option A would require nine months for the East Wing remodel and another six months for the West Wing remodel. Design Option B's schedule would require twelve months for the East Wing remodel/addition but only three months for the West Wing remodel. However, a full shut-down of the facility would reduce the overall length of construction for either option by an estimated three months, resulting in a twelve-month construction period.

Further, it has been estimated that there would be a cost savings if the work were performed in a single-phase. Savings of 15-20% may be achievable on the General Conditions, and 2-5% achievable on the Construction Costs.

Projecting exact future construction costs without detailed construction drawings and specifications requires speculation on concealed conditions, the yet-to-be-determined facility design, and future construction market conditions. While the exact cost of either option cannot be guaranteed at this time, we believe the comparison of options in this report including the relative costs of each option will assist Tahoe Donner Association in selecting the best way to improve the Trout Creek Recreation Center.

Todd Gordon Mather Architect is pleased to present the Trout Creek Recreation Center Feasibility Study.

Sincerely,



Todd Mather

Feasibility Study Approach:

TDA has retained Todd Gordon Mather Architect, Sugarpine Engineering, Linchpin Structural Engineering, Gary Davis Group, and a General Contractor to review the various aspects of the TDA proposed plan for its feasibility. Both Linchpin Structural Engineering and Gary Davis Group were retained in 2016 and 2013, respectively.

As a part of this feasibility study, Todd Gordon Mather Architect (TGMA) has reviewed documents provided by TDA including but not limited to the drawings for the 1998 original construction by Cox and Kromydas, 2003 major addition by Ryan Group Architects, current (2016) renovations to bathrooms and locker rooms, scope of work plan by TDA, TCRC Task Force Report, 9/26/16, Project Information Paper by TDA, dated 8/2/16, TCRC Potential Remodel memo, dated 7/2016, Preliminary Constraints Analysis by Gary Davis Group, dated 5/6/13, Report of Feasibility by Linchpin Structural Engineering, dated 10/26/16 and CASp Site Survey and Evaluation by ADA Consultants, Inc., 11/6/13.

TGMA consulted with the Town of Truckee Building Department and Planning Department, as well as with Linchpin Structural Engineering. Several on-site meetings were held with Sugarpine Engineering and a General Contractor, as well as Forrest Huisman, TDA Director of Capital Improvements. Drawings and photo-documentation were created to assist both consultants and governing agencies with their individual reviews and assessments of the proposed plan (see Appendix).

During their analysis, TGMA identified an opportunity for a second design solution. This solution, Design Option B, simplifies the TDA's plan by consolidating multiple smaller additions around the building into one building addition. This proposed addition is approximately 671 additional square feet and located at the east end of the existing building.

Cost estimates were prepared by a qualified, California-licensed General Contractor.

Project Description:

The Trout Creek Recreation Center (TCRC) is the most used facility at Tahoe Donner. For more than eight years, facility staff and members have expressed their needs and expectations for improved amenities. In response, Tahoe Donner Association (TDA) created a task force to develop a cost-efficient expansion plan that would relieve crowding and allow for some future growth in members' use. This expansion plan proposal would:

- Add dedicated stretching space, increase quantities of treadmills, ellipticals, and rowing machines while accommodating future fitness trends that members may demand.
- Reallocate internal spaces to improve safety, comfort, and traffic flow inside the building.
- Relocate childcare amenity to a family-friendlier and safer environment.
- Provide a more comfortable space for the expanding fitness classes program.
- Improve meet-and-greet experience and create lobby space closer to the entrance.

In detail, this proposed reallocation/modification of the current fitness/cardio room, weight room and Kids' Club would allow more efficient member use, provide improved member satisfaction of the facilities, and provide a much-requested stretching area. The plan requires interior walls to be removed and expansion of existing spaces to existing covered exterior areas around the TCRC.

The proposed plan would eliminate the interior walls of the cardio/fitness room, the weight room, and the Kids' Club and convert the current Kids' Club into a free-weight and stretching area. The entire area from the entrance desk to the south exterior wall would be a contiguous open space, allowing Staff placement of cardio and weight apparatus to maximize member use according to demand and to create a dedicated floor space for stretching. The Kids' Club would be moved to the current lobby. A new space to accommodate 19 spin bikes would be created, allowing moving the moving of spin bikes out of the fitness classroom. A dedicated cart storage room would be added. The current retail sales area would be reduced and the entrance check-in desk would be re-configured. Retail sales display would be relocated within the entrance and a lobby utilizing built-in window seats would accommodate the need for a waiting area closer to the entry. An entry vestibule is proposed to be added to the exterior of the existing main entry.

This plan would increase the usable space within the existing TCRC floor plan (approximately 12,800 sf) by about 1,100 square feet (an increase of about 9%). This would provide an increase of the fitness/cardio area, a 25% increase of the weight room, relocate Kids' Club, and free-up additional space for stretching and free weight use.

Design Option A Feasibility:

Building Design

Proposed Spin Room, Cart Storage, and Multi-Purpose Room (Kids' Camp)

The Spin Room and Cart Storage are proposed to be constructed into a portion of the existing interior Bridge, hall, and over an exterior portion of the exterior bridge spanning the seasonal creek. Demolition will include windows that may be reused at the exterior or interior walls. New windows would be included to provide daylight and views to/from the Spin Room to the adjacent outdoor environment and modified hallway. The two bridges are separate structures and the exterior bridge structure and area enclosed under the existing roof would be insulated to meet energy compliance requirements. The floor under the exterior portion will require and installation of a vapor barrier, and insulation. The new floor area may need to be leveled or elevation changed to match the existing interior floor. The extent of demolition to the existing exterior concrete to accommodate for the vapor barrier and the elevation is to be determined. The new Spin Room is assumed to have finishes to match the existing exercise areas including a sheet vinyl tile floor. Both interior and exterior finishes are assumed to match existing.

The former welcome area will be altered to become a new Multi-purpose Room to be used as the Kids' Camp. New walls with sound insulation, separating the room from the hallway will run to the existing ceiling with the exposed structure, ducts and lighting remaining mostly unchanged. Small alteration to the ducts, lighting and electrical switching will be required along with electrical outlets added on the outside wall to serve the exterior Barbeque Area. The finishes in the Multi-purpose room are assumed to match existing except that the flooring shall be changed from slate tile to padded carpeting similar to that used in the existing Kid's Room. Tile in the new hallway will have to be modified to match existing layout and bordering. Some windows may be included between the hallway and the Multi-purpose Room.

Vestibule/Reception

The existing reception desk shall be reconstructed to better meet the TDA's needs including providing an accessible section per Code. It will be relocated/moved and reduced in depth to increase the public waiting by approximately 64 square feet. An exterior window will be removed to accommodate a new structural shear wall. Retail display will now be provided by new slat wall where the window was removed. The vacated display area will be converted to built-in window seating with storage below the bench. Electrical and communication wiring will be relocated requiring the removal of portions of the existing slate tile flooring. New tile matching existing will be installed. A new entry vestibule will be added to the outside of the existing entry doorway to reduce thermal changes. This addition may require careful detailing where walls and windows connect to or around exterior beams and columns. The vestibule is assumed to be un-conditioned. Both interior and exterior finishes are assumed to match existing.

Exercise Room

The existing exercise rooms will be combined into one large open area by removing the interior walls, and some flat ceiling areas. The mechanical room walls that currently separate the corridor from the two exercise areas will remain. This new large open area will allow an increase in the number of exercise equipment units. Existing structural steel columns that are currently enclosed within walls will be exposed and finished to match others within the space. The walls affected by the alterations will be replaced with new matching finishes. New sheet vinyl tile flooring will be installed throughout and some leveling of existing subfloors may be required due to differences in existing floor finishes. Floor finish

transitions to adjacent offices, restrooms and other rooms will need to meet accessibility requirements as well as operational needs. Doors and interior windows that are removed from this area may be reused at other interior remodeled areas. Where soffits/flat ceiling areas are modified, MEP items may be exposed to match existing aesthetic conditions found throughout TCRC.

Three shear walls will be removed as part of this plan. Shear walls that currently serve as closet walls and separate the existing two exercise rooms will need to be replaced. TGMA suggests that of the two structural options available – 1) provide a seismic brace (steel) at the location of the closets, and 2) convert two existing walls in the adjacent restrooms to shear walls – the seismic braces/frame will have less impact on the budget and on members' use of the facility. Two small structural seismic frames can be installed such that the space would remain open below and both provide usable space for exercise as well as visually. The east window would be removed and converted to a shear wall.

The existing single exit door at the east wall would be removed. Exiting requirements are met by the single door currently within Kids' Camp.

There is the possibility of relocating the centralized mechanical equipment and ducting that is currently between the proposed double steel moment frame and the sinks at the center of the exercise room. It is believed that all of the equipment in can be suspended from the structure allowing the 31 square feet of floor area below to be used for exercise.

Free Weights and Stretching Room

The former Kids' Camp will be converted to accommodate Free Weights and Stretching activities. This will be accomplished by both by removing interior corridor walls, select exterior walls, and adding new interior area beneath an existing roof. This will increase the area by 368 square feet. Windows at Kids' Camp may be reused at the new exterior wall.

The existing double door at the adjacent vestibule/entry may be removed from the scope of work. Exiting requirements are met by the single door currently within Kids' Camp. Should the double doors be included in the scope of work, a new accessible concrete walkway would need to be installed and snow fences and gutters along the roof above such doors. Limited landscaping modifications are likely including changes to the landscape irrigation system. None of these modifications are required but can be added to the project should TDA desire this exiting option. Both interior and exterior finishes are assumed to match existing.

Parking

Adequate parking for Design Option A appears to be in place to meet the Town of Truckee parking requirements. The exact number of required spaces cannot be determined until Tahoe Donner Association makes a formal application for planning approval with the Town of Truckee. However, based upon the proposed area of the building (including the additional expanded areas) and review of past use permits, the total required parking is estimated be 194 parking spaces. The current parking, as documented by Tahoe Donner Association, is 199 spaces. Both the Gary Davis Group report and the TCRC Task Force Report (September 26,2016) provide adequate documentation supporting restriping the parking lot as an adequate solution to any additional parking requirements. It remains unknown if the Town of Truckee will require a formal parking study or an additional turn lane on Northwoods Boulevard. Based upon TGMA's discussions with the Town of Truckee, the planners remain extremely willing to negotiate creative and alternative solutions to

otherwise costly construction solutions. This due largely to TDA's exceptional history with the agency.

Accessibility Compliance

The proposed improvements to the recreation center will be done in conformance with accessibility standards I Chapters 11A and 11B of the 2016 California Building Code. Path of travel improvements will be required per California Building Code Chapter 11B, Section 11B-202.4 and as described for the recreation building, pool areas and parking areas serving the building and pool in the CASp Site Survey and Evaluation by ADA Consultants Inc., dated 11/6/13. Further, all non-compliant items listed with the CASp report that have yet to be made compliant by the time a building permit is issued for a Design Option project will then need to be brought into compliance.

The estimated cost of the proposed addition/alteration of this project will exceed the current valuation threshold of \$156,162 that allow for partial and incremental accessibility compliance improvements to existing facilities. We understand that TDA does not plan to claim a reasonable hardship. Therefore, TDA must bring the entire facility into full accessibility compliance. This will include all path of travel and other improvements listed in Section 11B-202.4 of the building code and the CASp report by ADA Consultants, Inc. dated 11/6/13 for the parking lot, TCRC building, swimming pool areas, Driving Range and Snow Play areas. If TDA presents a capital plan proposing to complete the accessibility improvements for the Driving Range and Snow Play areas within an unspecified "reasonable" time, the Town of Truckee Building Department may allow TDA to complete those improvements under a separate building permit. For purposes of this study and per TDA's direction, all modifications related to the parking areas, Snow Play and Driving Range have been omitted from the cost estimates.

Building Code Compliance

This code summary was prepared with informal consultation with the Town of Truckee Building Department. Since the conversations were not a part of an official application, the opinions received from the building official are preliminary and subject to change when all relevant information is provided in the Building Permit application(s).

The existing recreation center and the Design Option A alterations and additions will be a one story, non-fire rated, wood framed, fire sprinklered building and due to its large separation from adjacent buildings should meet the requirements of an unlimited area building under Section 507.4 of the 2016 California Building Code.

The Option A building as proposed has a sufficient number and size of exits to meet the exiting requirements of Chapter 10 of the 2016 California Building Code.

However, Design Option A proposes to eliminate an emergency exit discharge component leading from the Main Pool area across the exterior bridge to the parking lot. Since the Main Pool has a large occupant load and a limited number of gates leading to the public way, the building department may not permit a decrease in the number of gates. It is believed that either a Safe Area of Dispersal or an additional gate to the public way will be required to replace the gate proposed to be blocked by the Cart Storage and Spin Room.

The Lap Pool area also has a large occupant load but with no change in the number of gates proposed, no modifications to the Lap Pool area should be required by the proposed Design Option A.

Mechanical, Electrical, Plumbing and Fire Sprinklers

Typical mechanical modifications to existing systems consist primarily of either extending ducting into expanded spaces and rebalancing air handling equipment. No new equipment is required.

Typical electrical modifications to existing systems consist of primarily relocating electrical switches, lighting and low-voltage devices. The existing service and panels remain. Some modifications to panel wiring are expected.

No significant plumbing will need to be modified for this project. No additional plumbing fixtures will need to be added due to the additional building area.

Fire sprinkler heads would be required to be modified in the remodeled and/or expanded areas. The existing sprinkler system's Fire Department Connection located near the proposed Spin Room addition would need to be relocated.

Relocating the Exercise Room’s Mechanical Closet as described in the Executive Summary is an option.

Detailed information of all systems may be found in the attached Sugarpine Engineering Report.

Structural

Specific areas of structural work are described briefly above in each section. Detailed information may be found in the attached Linchpin Structural Engineering Report.

Construction Phasing

The building is assumed to be partially occupied during construction, with one of the two wings (West Wing and East Wing) closed to members and staff during construction, then open again when the other wing is under construction.

Agency Permits

This project will require similar agency processing as past projects, including a modification to the existing Use Permit. Without formal application for permits, however, it's not fully understood what if any additional requirements may be made of TDA by Town of Truckee.

Estimate of Probable Cost

The cost estimate for Design Option A is \$1,307,400. This figure does not include a General Contractor Profit or Overhead.

Remodeled area:	5,485 sf
Additional area:	874 sf
Estimated cost per square foot of remodel/addition:	\$206

See the following itemized cost estimate.

3.22.17

Project: TD Trout Creek Recreation Center Feasibility Study - Option A
 12790 Northwoods Blvd
 Truckee, CA 96161

GENERAL CONDITIONS	BUDGET
Hoisting, Cranes, Lifts	\$2,000.00
Job Supervision	\$160,000.00
Project Management	\$29,000.00
Material Protection	\$7,500.00
Job Mobilization	\$3,500.00
Job De-Mobilization	\$3,500.00
Site Safety	\$10,000.00
Temporary Toilets	\$8,000.00
Jobsite Cleanup	\$9,500.00
Final Cleaning	\$3,000.00
Dumpster Fees/Bin Charges	\$18,000.00
Consumables	\$5,000.00

GENERAL CONDITIONS SUBTOTAL \$259,000.00

CONSTRUCTION ITEMS	BUDGET	
Code Upgrades	\$280,000.00	ADA upgrades per CASp report
Building Demolition	\$140,000.00	
Excavation	\$25,000.00	
Erosion Control	\$1,000.00	
Concrete Foundations	\$25,000.00	
Interior Slabs	\$25,000.00	
Exterior Slabs	\$10,000.00	
Concrete Cutting	\$13,000.00	
Exterior Stone Work	\$20,000.00	
Structural Steel	\$30,000.00	
Flashing	\$3,000.00	
Rough Frame Labor & Material	\$25,000.00	
Exterior Finish Labor & Material	\$40,000.00	
Interior Finish Labor & Material	\$45,000.00	
Insulation	\$10,000.00	
Panel Wood Doors	\$2,800.00	
Door Hardware	\$1,100.00	
Aluminum Doors & Windows	\$13,500.00	
Drywall	\$25,000.00	
Caesarstone Countertops	\$2,000.00	
Stone Flooring	\$5,000.00	
Vinyl Flooring	\$75,000.00	
Carpet Tile	\$2,500.00	
Exterior Paint & Stain	\$15,000.00	
Interior Paint & Stain	\$45,000.00	
Built In Furniture	\$6,000.00	
Fire Sprinkler Systems	\$10,000.00	
Rough Plumbing	\$2,500.00	
Finish Plumbing Fixtures	\$1,000.00	
HVAC	\$10,000.00	
Electrical	\$120,000.00	
Low Voltage	\$20,000.00	

CONSTRUCTION ITEMS SUBTOTAL \$1,048,400.00

ESTIMATE TOTAL \$1,307,400.00

*Does not include overhead & profit typical of 10% - 15%.

Design Option B Feasibility:

Building Design

Proposed Spin Room, Cart Storage, and Multi-Purpose Room (Kids' Camp)

The Spin Room addition of Design Option A into is eliminated and now proposed to be included into a new addition at the east end of the building. The Cart Storage area is located entirely outside the building and shall be unconditioned with an exterior insulated door accessed from the Bridge hallway. Changes to the concrete slab, wall and roof structures would be limited to that only as required by an unconditioned storage room. The Multi-Purpose Room modifications are the same as Option A.

Vestibule/Reception

Same as Option A.

Exercise Room

The modifications to the Exercise Room is similar to Design Option A. However, the existing Entry interior walls and interior doors located to west of Kids' Camp will be removed only up to the exterior walls. No exterior walls would be removed and/or relocated. The replacement of an east-facing window would still be required in order to accommodate structural requirements as detailed in the structural engineering report.

Free Weights

The Free Weights area is similar to that of Design Option A except that the Stretching area is moved into a new addition. Therefore, the expansion proposed in Design Option A is not required. The net change in the Free Weights usable area due to these two adjustments is negligible.

New Spin Room and Stretching Area Addition

A new 671 square foot addition will house the Spin Room and Stretching Area. The Spin Room will be fully separated from the Stretching Area and Free Weights Room with a sound-insulated window-wall. The addition extended to the north front setback line and east to the top of an existing earthen bank fronting the parking area. The roof line of the addition will match that of the upper roof of the Free Weights Room. Exterior finishes and windows will match existing. The interior finishes, and lighting are assumed to match the existing including a new sheet vinyl tile floor.

Parking, Accessibility and Building Code Compliance

The issues for Design Option B are similar to those of Design Option A. The additional area of Design Option B increases the required parking by just one space. Accessibility and Building Code compliance issues are identical to those of Design Option A and the same modifications for Main Pool Area would be required for Design Option B, except that the Cart Storage could be rotated 90 degrees to allow the existing gate and path of travel to the parking lot to remain unchanged.

Mechanical, Electrical, Plumbing and Fire Sprinklers

Modifications described in Design Option A remain. However, modifications to the Design Option A Spin Room and expanded Free Weights areas is now not required. Typical MEP is required for the proposed Design Option B addition. A new subpanel and heating and cooling unit specific to this addition would be required but would not require any additional floor area. Fire sprinklers would be required and it is not known if the existing sprinkler system has the capacity for the added service. Plumbing additions or modifications to the building are neither expected nor required. Landscape

irrigation system will need to be modified.

Relocating the Exercise Room's Mechanical Closet as described in the Executive Summary is an option.

Detailed information of all systems may be found in the attached Sugarpine Engineering Report.

Structural

Most all structural modifications described in Design Option A remain. However, the expansion of the Free Weights area into covered outdoor space is now not required. Therefore, structural modifications as described for this expansion are removed from the scope of work. The structural design as related to the Design Option B east addition is not unusual in any manner. Details of such design may be found in the attached Linchpin Structural Engineering Report.

Construction Phasing

The building is assumed to be partially occupied during construction, with one of the two wings (West Wing and East Wing) closed or partially-closed to members and staff during construction, then open again when the other wing is under construction. Design Option B has limited West Wing impacts when compared to Design Option A. A new Cart Storage room may be constructed entirely from the exterior of the building. A new door would be installed into the existing Bridge but could likely be done without closing the Bridge. The east wing addition could be constructed with limited impacts to existing internal use of the rest of the building. This addition could be considered as a third phase of construction allowing more of the building to remain in operation throughout its construction.

Agency Permits

This project will require similar agency processing as past projects, including a modification to the existing Use Permit. Without formal application for permits, however, it's not fully understood what if any additional requirements may be made of TDA by Town of Truckee. The east addition will meet or exceed all codes, ordinances and regulations. This addition may require further agency review for environmental impacts. However, it's expected that impacts are negligible and will not negatively affect the project's realization.

Estimate of Probable Cost

The cost estimate for Design Option B is \$1,345,800. This figure does not include a General Contractor Profit or Overhead.

Remodeled area:	4,958 sf
Additional area:	930 sf
Estimated cost per square foot of remodel/addition:	\$229

See the following itemized cost estimate.

3.22.17

Project: TD Trout Creek Recreation Center Feasibility Study - Option B
 12790 Northwoods Blvd
 Truckee, CA 96161

GENERAL CONDITIONS	BUDGET
Hoisting, Cranes, Lifts	\$2,000.00
Job Supervision	\$160,000.00
Project Management	\$29,000.00
Material Protection	\$7,500.00
Job Mobilization	\$3,500.00
Job De-Mobilization	\$3,500.00
Site Safety	\$10,000.00
Temporary Toilets	\$8,000.00
Jobsite Cleanup	\$9,500.00
Final Cleaning	\$3,000.00
Dumpster Fees/Bin Charges	\$18,000.00
Consumables	\$5,000.00

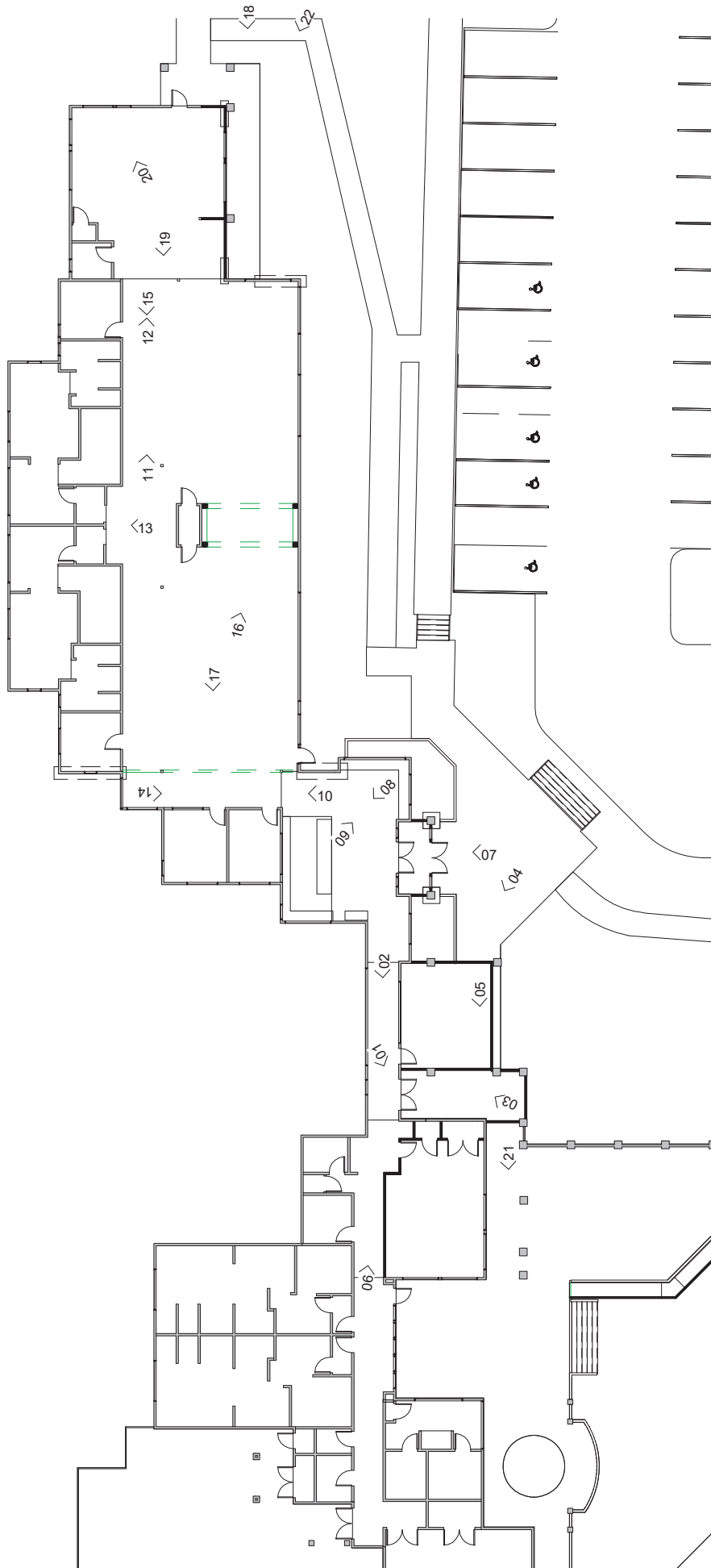
GENERAL CONDITIONS SUBTOTAL \$259,000.00

CONSTRUCTION ITEMS	BUDGET
Code Upgrades	\$280,000.00 ADA upgrades per CASp report
Building Demolition	\$120,000.00
Excavation	\$40,000.00
Erosion & Sediment Control	\$3,000.00
Concrete Foundations	\$30,000.00
Interior Slabs	\$25,000.00
Exterior Stone Work	\$20,000.00
Structural Steel	\$30,000.00
Flashing	\$3,000.00
Rough Frame Labor & Material	\$45,000.00
Exterior Finish Labor & Material	\$40,000.00
Interior Finish Labor & Material	\$45,000.00
Insulation	\$12,000.00
Three Ply Membrane Roofing	\$15,000.00
Panel Wood Doors	\$2,000.00
Door Hardware	\$800.00
Aluminum Doors & Windows	\$18,000.00
Drywall	\$30,000.00
Ceasarstone Countertops	\$2,000.00
Stone Flooring	\$4,000.00
Vinyl Flooring	\$75,000.00
Carpet Tile	\$2,500.00
Exterior Paint & Stain	\$15,000.00
Interior Paint & Stain	\$45,000.00
Built in Furniture	\$6,000.00
Fire Sprinkler Systems	\$15,000.00
Rough Plumbing	\$2,500.00
Finish Plumbing Fixtures	\$1,000.00
HVAC	\$20,000.00
Electrical	\$120,000.00
Low Voltage	\$20,000.00

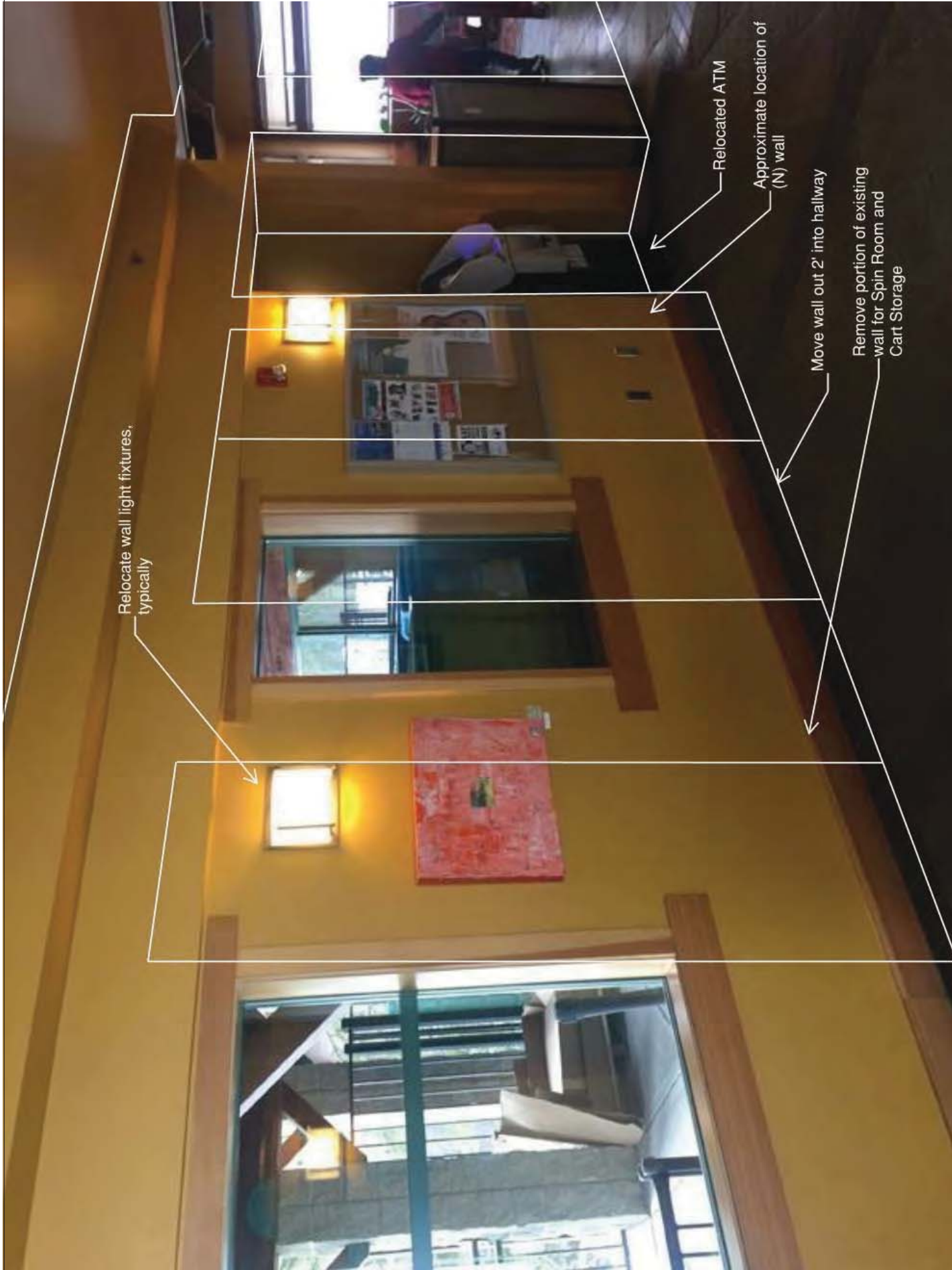
CONSTRUCTION ITEMS SUBTOTAL \$1,086,800.00

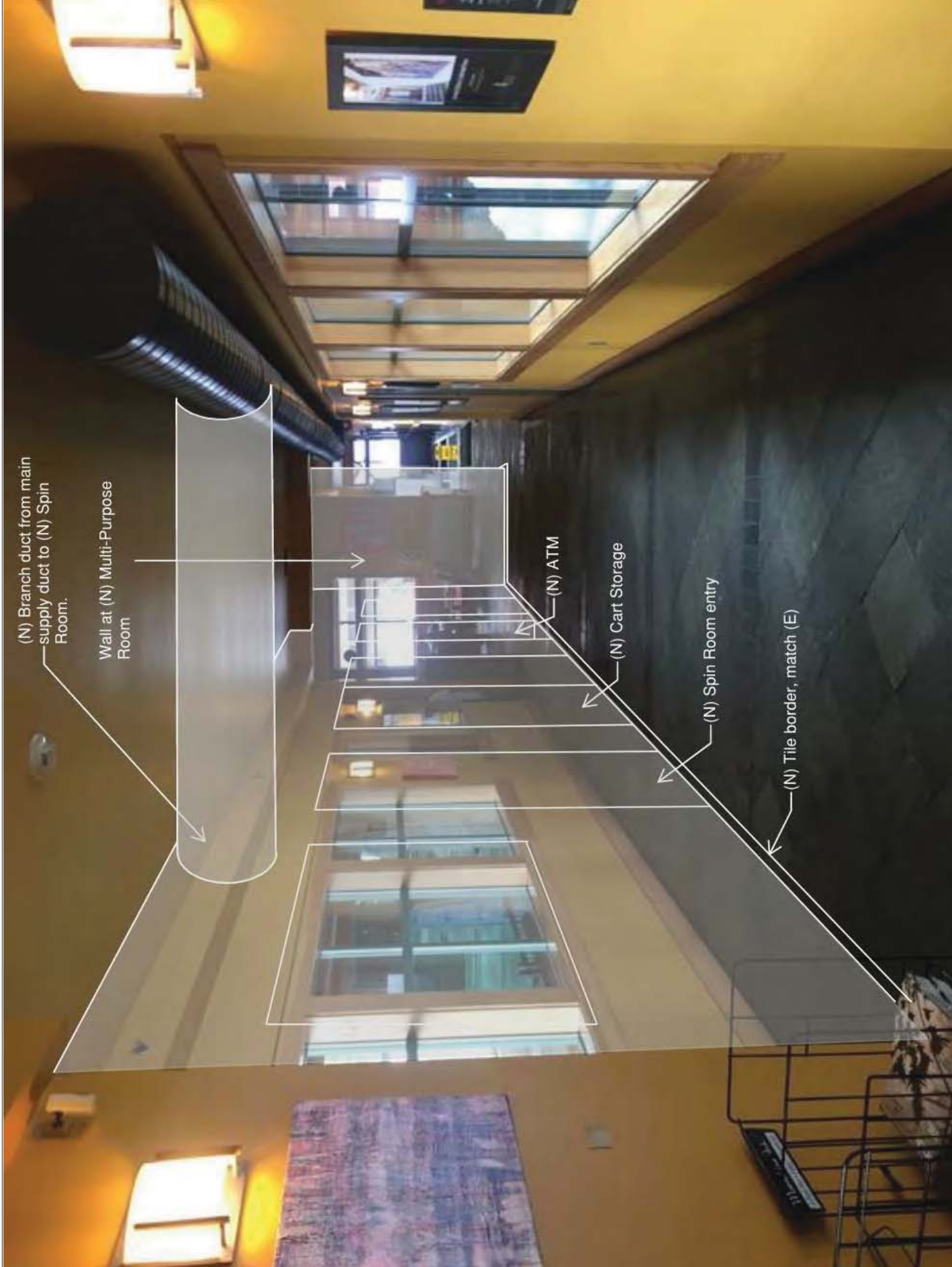
ESTIMATE TOTAL \$1,345,800.00

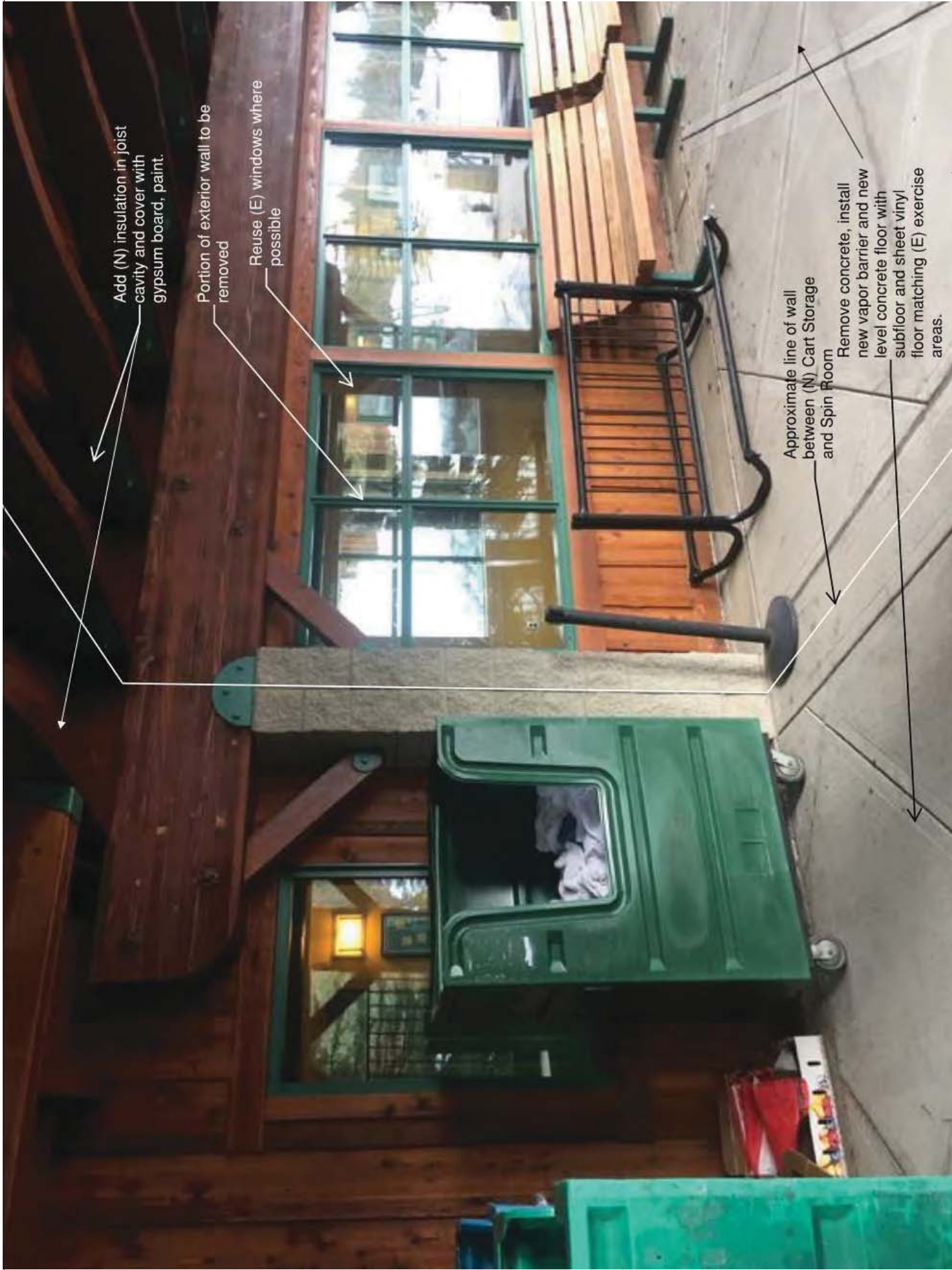
*Does not include overhead & profit typical of 10% - 15%.



NOTE: PHOTOS REFLECT GENERAL INFORMATION
 PERTAINING TO DESIGN OPTION "A" ONLY UNLESS
 NOTED OTHERWISE







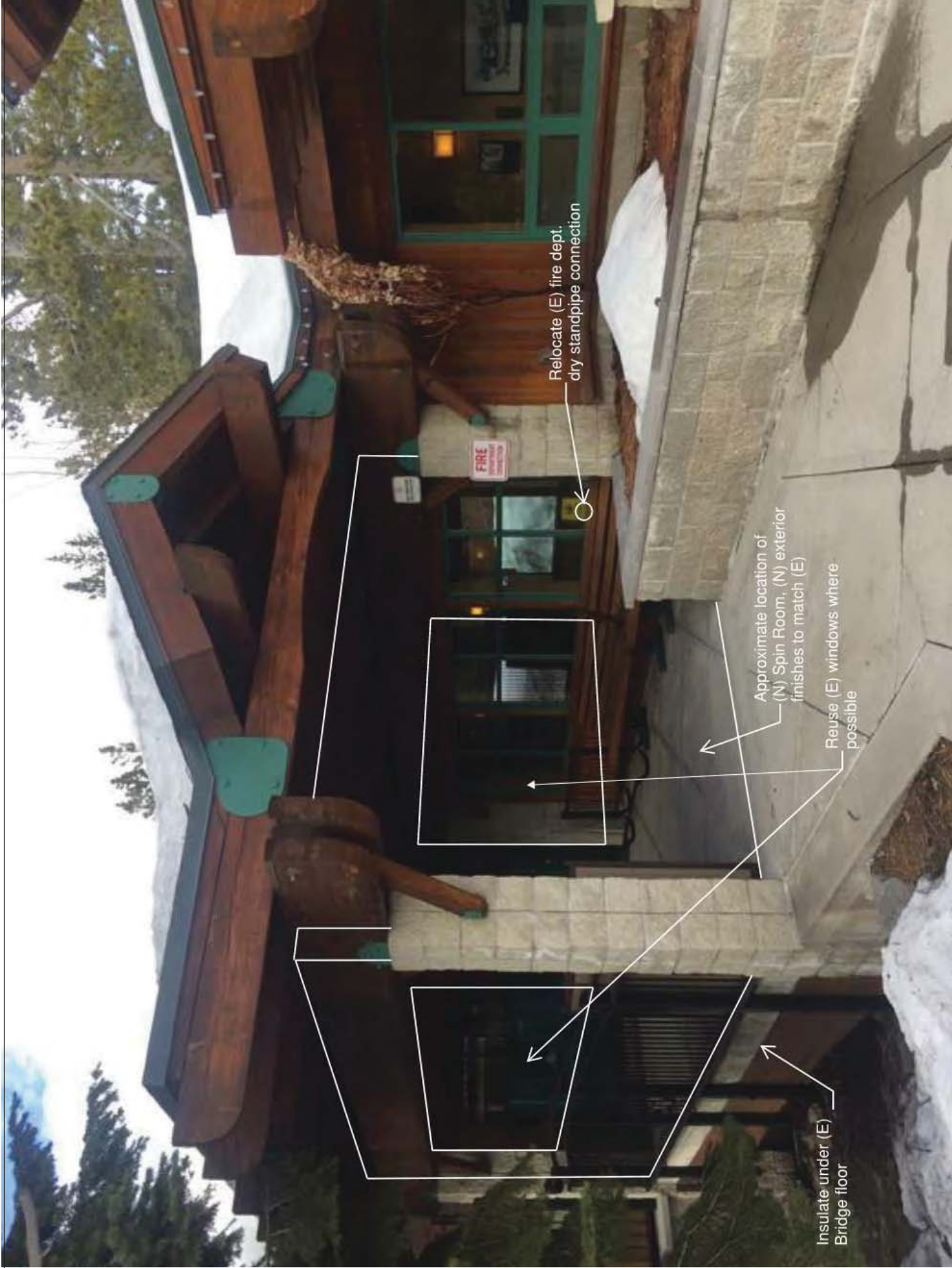
Add (N) insulation in joist cavity and cover with gypsum board, paint.

Portion of exterior wall to be removed

Reuse (E) windows where possible

Approximate line of wall between (N) Cart Storage and Spin Room

Remove concrete, install new vapor barrier and new level concrete floor with subfloor and sheet vinyl floor matching (E) exercise areas.

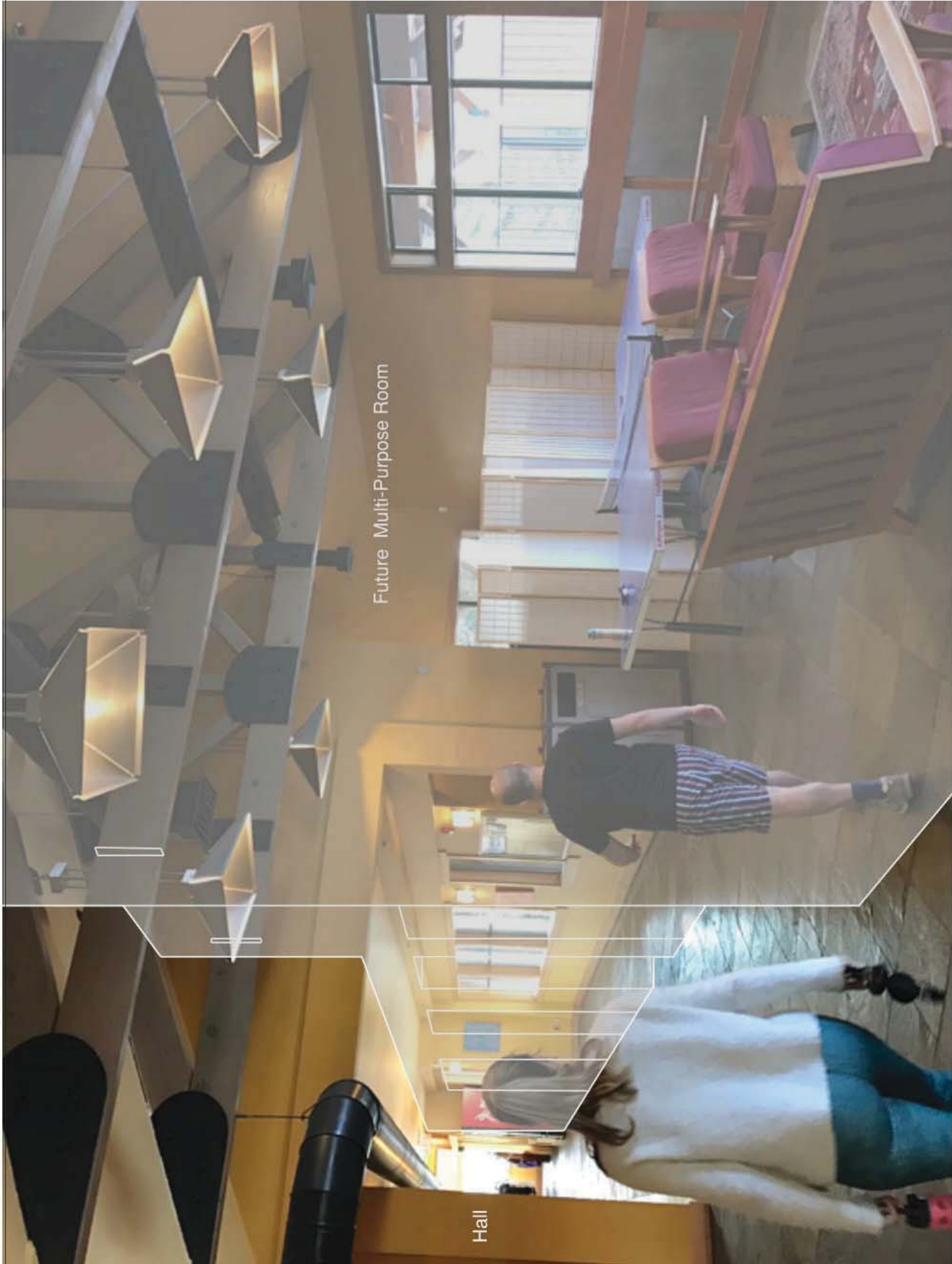




Exterior wall to be removed

Approximate west wall of
(N) Spin Room, Cart
Storage beyond

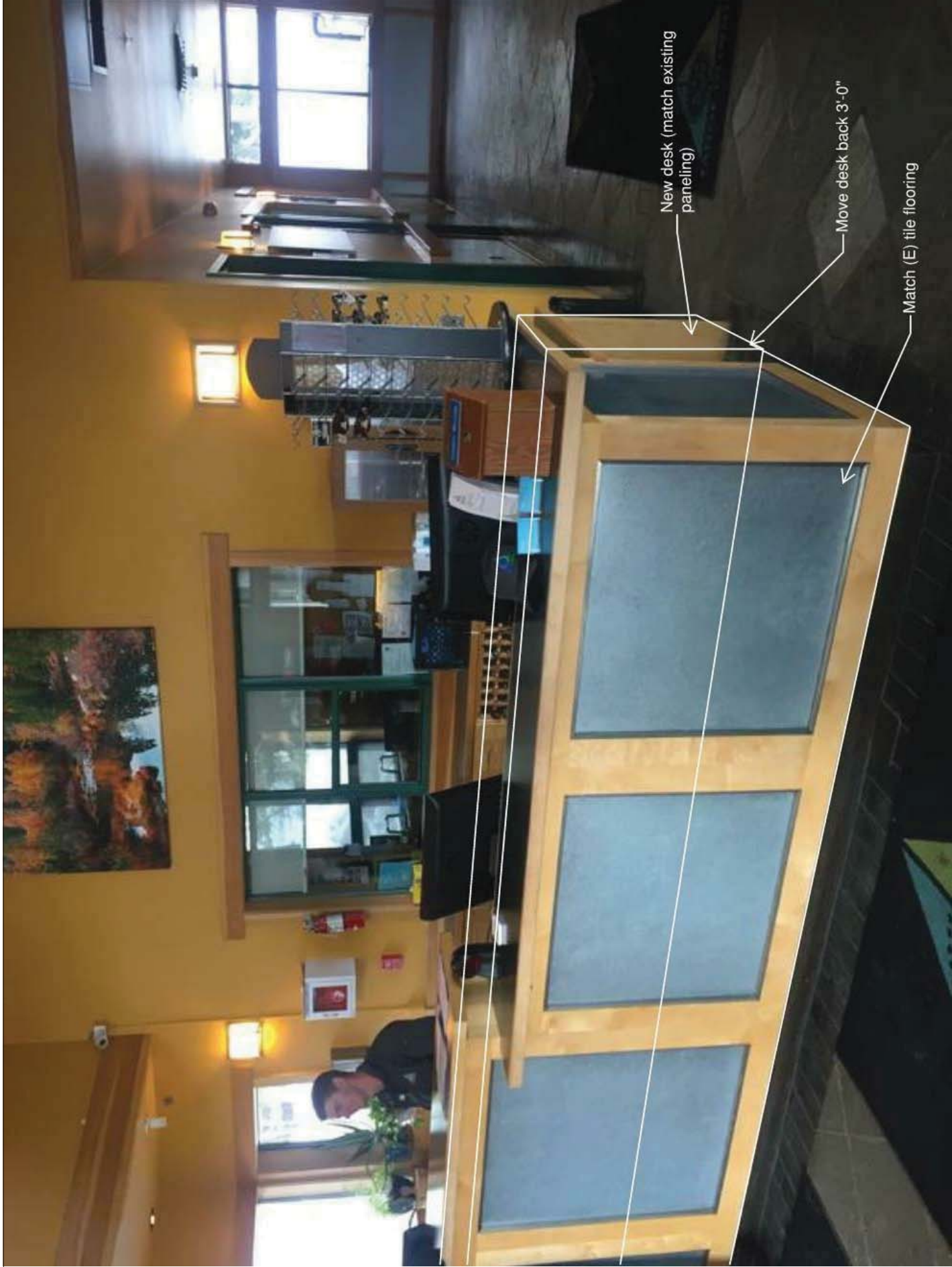
Remove
railing



Future Multi-Purpose Room

Hall

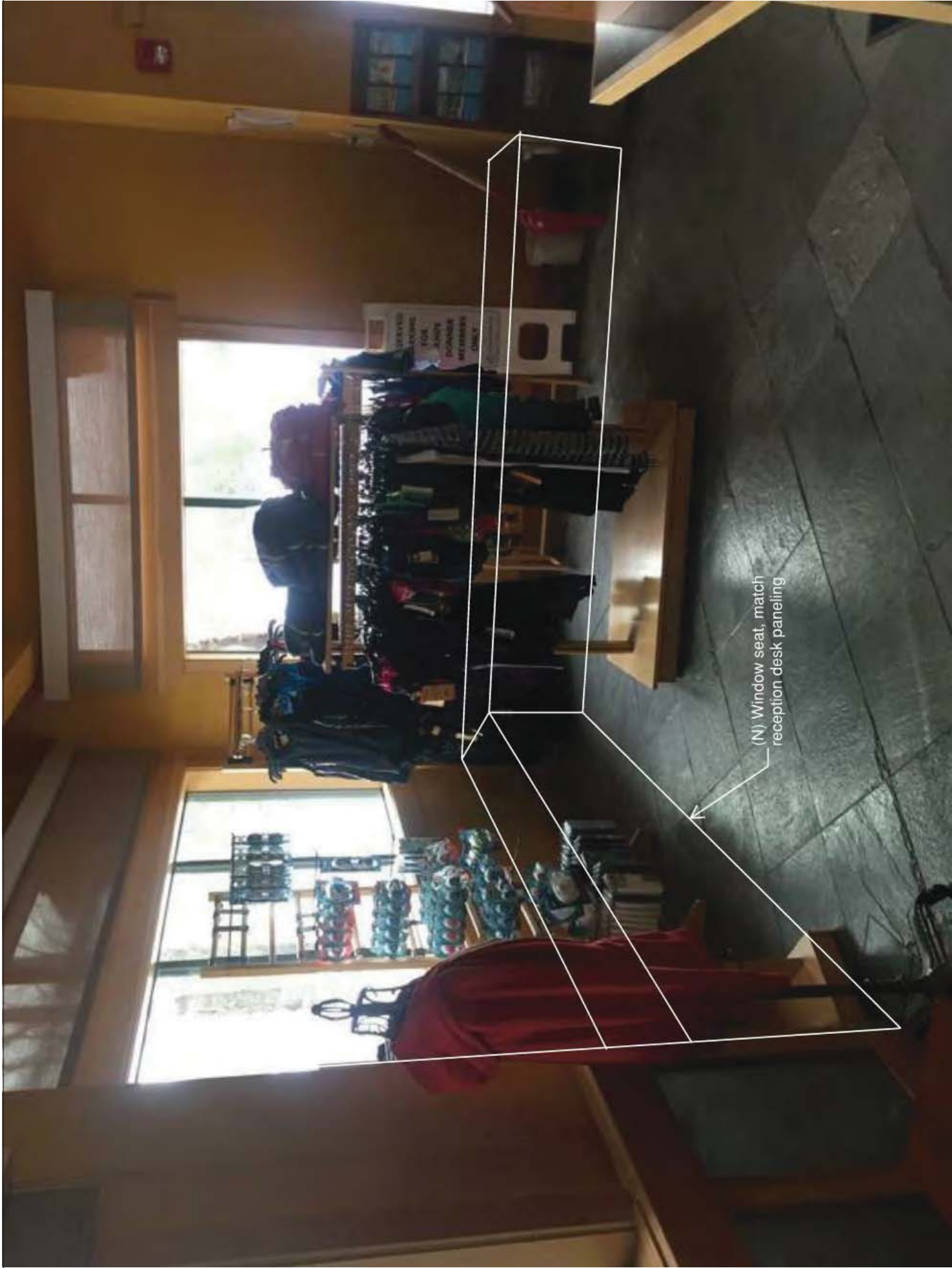




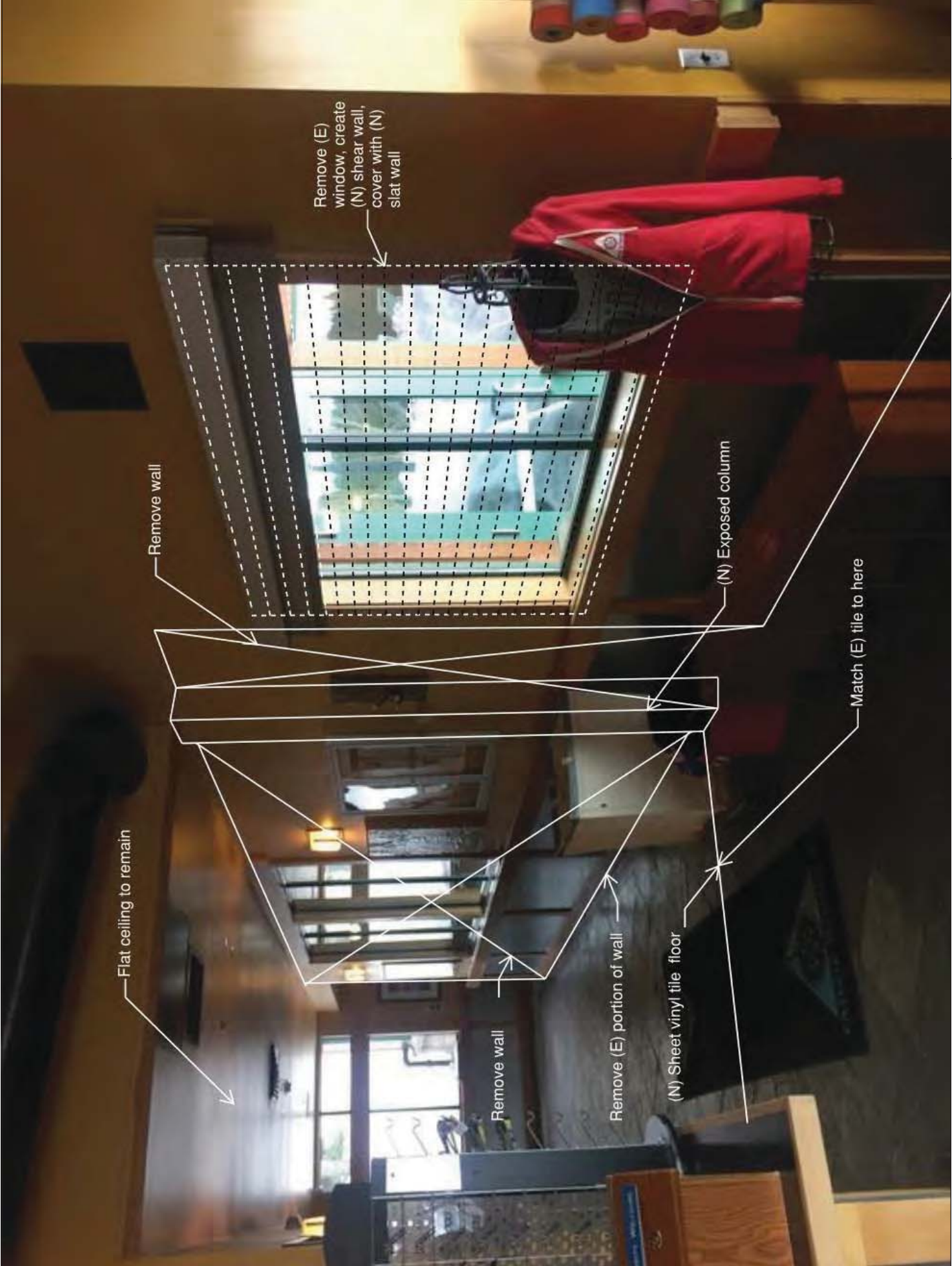
New desk (match existing paneling)

Move desk back 3'-0"

Match (E) tile flooring



(N) Window seat, match
reception desk paneling



Flat ceiling to remain

Remove wall

Remove (E) window, create (N) shear wall, cover with (N) slat wall

Remove wall

Remove (E) portion of wall

(N) Sheet vinyl tile floor

(N) Exposed column

Match (E) tile to here



Remove wall

Remove wall and door

(N) sheet vinyl tile flooring



Remove existing wall and door (Option A only)

Remove existing wall and door

New sheet vinyl tile flooring



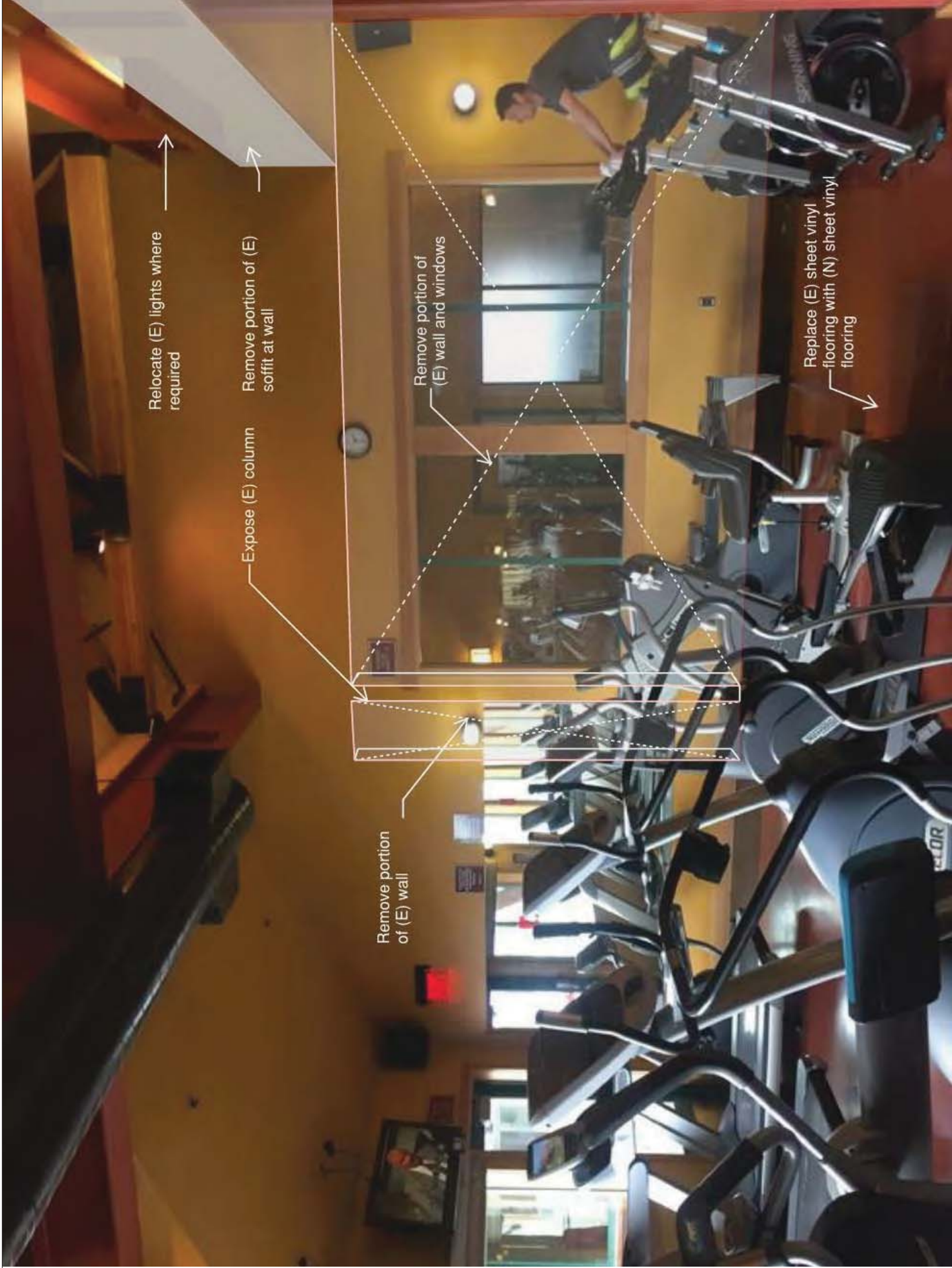
Existing tile to remain

Extent of (N) sheet vinyl flooring of Exercise Room









Relocate (E) lights where required

Expose (E) column

Remove portion of (E) soffit at wall

Remove portion of (E) wall

Remove portion of (E) wall and windows

Replace (E) sheet vinyl flooring with (N) sheet vinyl flooring



Relocate sprinkler heads
insulate roof and gypsum
board ceiling at (N) interior

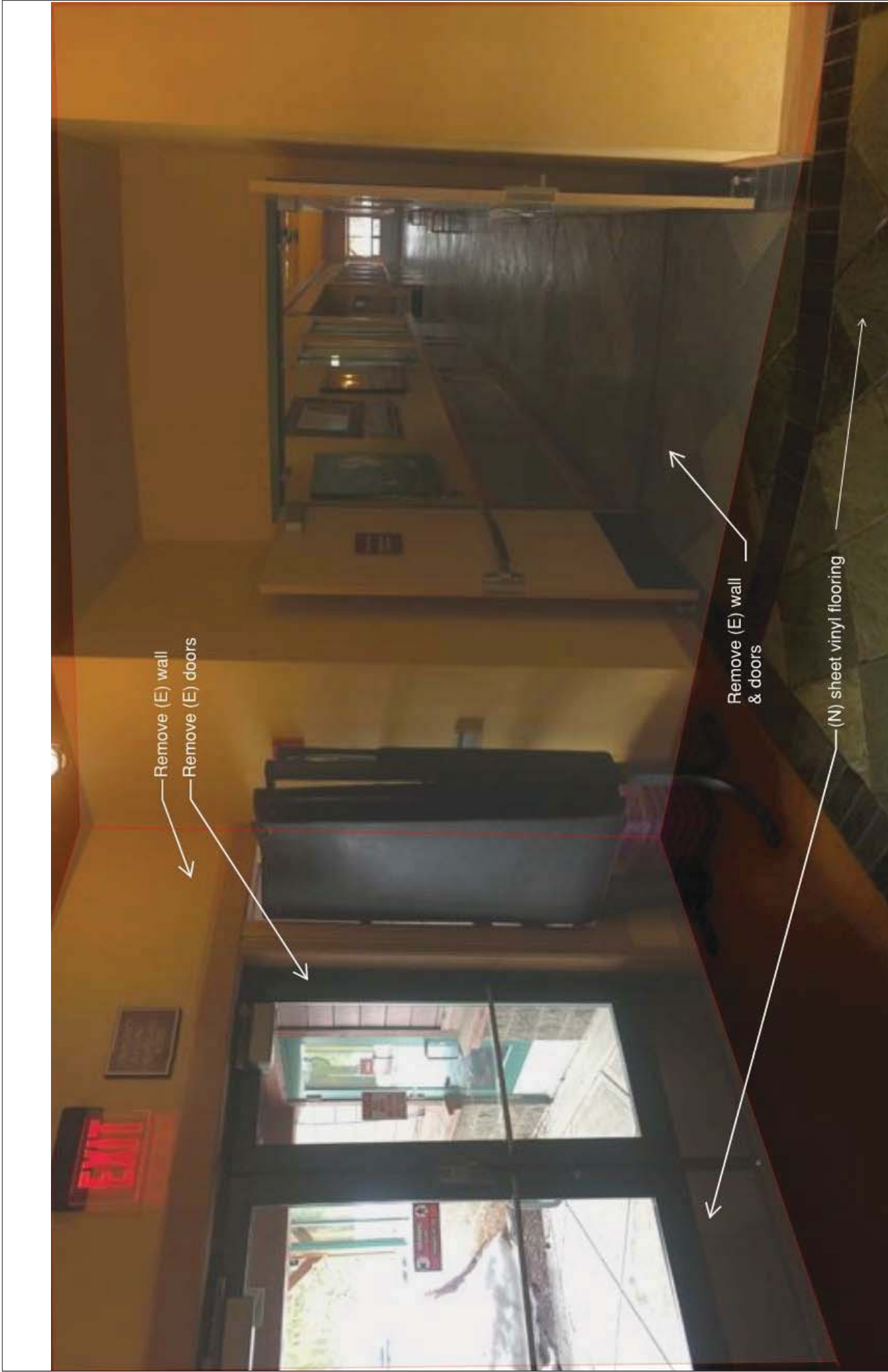
Area of (N) Stretching
Addition

(N) Exterior finishes match
existing

Remove (E) door

Remove (E) conc. replace
with (N) sheet vinyl flooring
over concrete slab over
vapor barrier

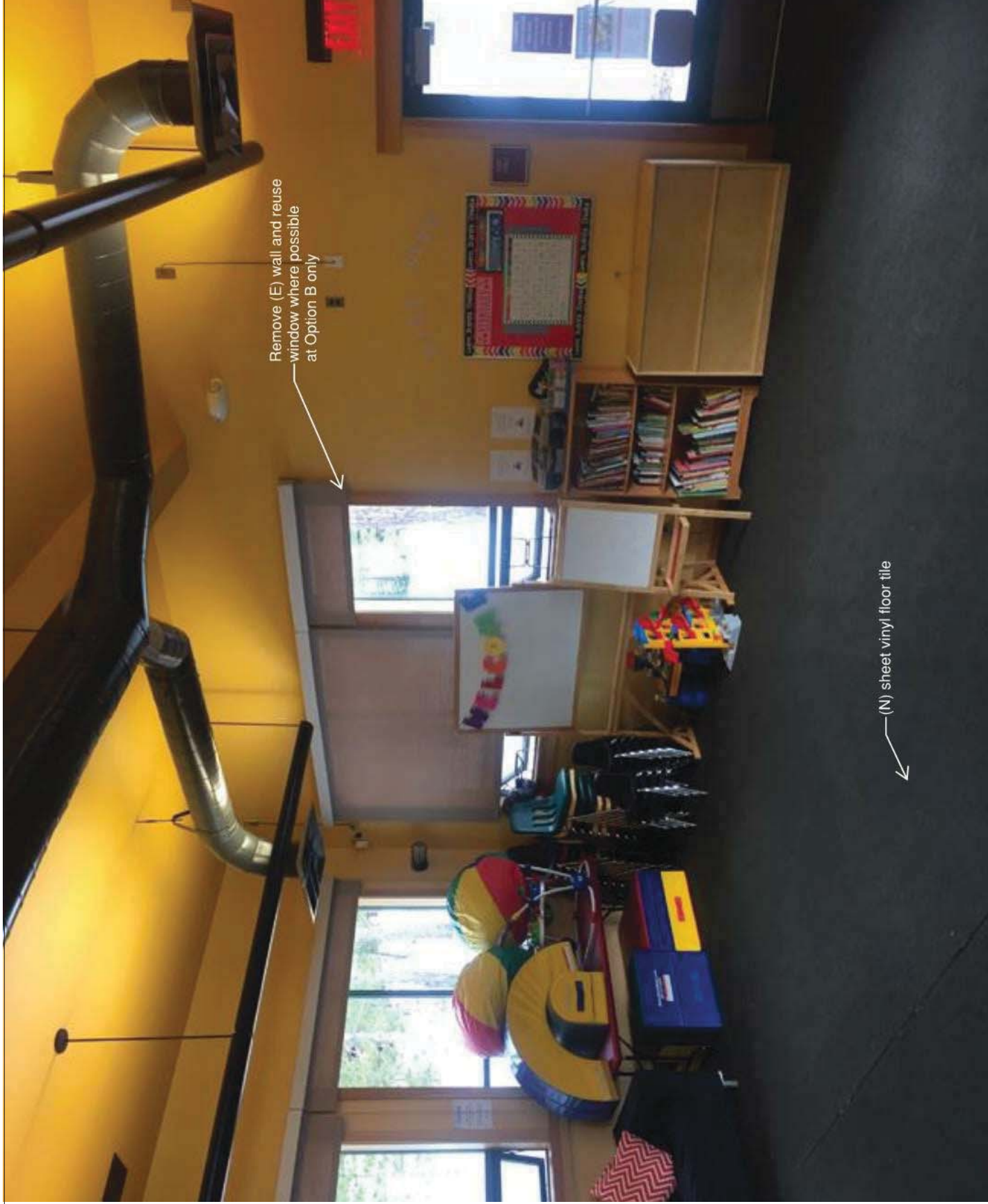
(N) Concrete walk



Remove (E) wall
Remove (E) doors

Remove (E) wall
& doors

(N) sheet vinyl flooring



Remove (E) wall and reuse window where possible at Option B only

(N) sheet vinyl floor tile





Approximate mass of
Option B Addition

NORTHWOODS BOULEVARD

PROPERTY LINE

LEFT TURN LANE TO BE DETERMINED BY THE TOWN OF TRUCKEE

(N) TOW-AWAY SIGN PER 1129B.4

30' SETBACK LINE

ADD DETECTABLE WARNING

ADD DIRECTIONAL SIGNS TO ACCESSIBLE ENTRY PER 11B-216.4

INSTALL 3-(N) PARKING SIGNS INCL. VAN SIGN

ADD DETECTABLE WARNING SURFACE

PAINT "NO PARKING" IN SPACES

PARKING

REGRADE PARKING AREA TO MEET 2% CROSS SLOPE REQUIREMENT

LAP POOL AREA OCCUPANT LOAD	
NAME	SF/OCCUPANT
LAP POOL	36
LAP POOL AREA EXITING BUILDING	253
TOTAL	437

(E) GATE ALTERED TO MIN. 3'-8" CLEAR WIDTH

Safe Area of Dispersal per CBC 1028.5 (218x5=1835sf)

ACCESS TO PUBLIC WAY

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MAIN POOL AREA OCCUPANT LOAD	
NAME	SF/OCCUPANT
MAIN POOL	93
MAIN POOL DECK	409
SPA POOL	11
SPA POOL DECK	31
KIDS POOL	11
KIDS POOL DECK	71
EXITING BUILDING	108
TOTAL	733

(E) GATE ALTERED TO MIN 3'-1" CLEAR WIDTH

Safe Area of Dispersal per CBC 1028.5 (367x5=1,835sf)

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LAP POOL	36
LAP POOL AREA EXITING BUILDING	253
TOTAL	437

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Safe Area of Dispersal per CBC 1028.5 (218x5=1835sf)

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