

# DECISION PAPER



Date: May 29, 2017

**Issue:** Architectural and Engineering drawings are necessary for General Contractor bidding and building permit approvals, for the proposed 1,100 SF expansion at Trout Creek Recreation Center.

**Background:** In addition to the 2016 code upgrades at pool-side locker rooms, steam room, and sauna, a 2017 feasibility study showed that valuable operational improvements can be made by the removal of select interior walls, reallocation of existing interior spaces, and the enclosure of select exterior covered walkways. Future parking lot improvements, and a long-term relocation of the snowplay operations is also under review.

For the proposed expansion and code upgrades within Trout Creek Recreation Center, Staff has worked with the General Plan Committee and Task Force to produce an agreeable project scope, followed by a successful Feasibility Study, leading to the RFP process where three consultants have provided fee proposals to implement the approved project scope, and to complete architectural and engineering drawings for GC bidding purposes, and eventual Agency permitting and forthcoming Construction, see attached Information Paper and supporting documents.

For 2017, a \$50K Development Fund budget was identified and approved by the Board of Directors during the 2016 Budget Process. These funds were designed to maintain momentum on the proposed expansion plans and reallocation of interior spaces, but with consensus that remaining soft and hard costs would be funded by allocated Replacement Reserve Funds. Although preliminary GC estimates of \$1.4MM include ADA upgrades within the Facility, exact permit fees and final construction costs are to be further defined as the project develops.

The Task Force has chosen an Architecture Firm after reviewing three fee proposals. Awarded architect would proceed under contract during the summer of 2017, to produce architectural and engineering drawings for GC bidding purposes, and eventual use during forthcoming Agency permitting and construction efforts. Architect to include a phased construction approach in their drawings, which delineates to future contractor a strategy to minimize member impact, by updating the west wing first. Member Communications will include signage, a town hall meeting, articles and e-blasts. For additional resources and Task Force Meeting Minutes, see [TDA website](#).

**Recommendation:**

1. To maintain momentum on the Trout Creek expansion, Staff recommends the Board's approval to allocate \$50K in 2017 Development Funds, and another \$35K of Replacement Reserve Funds, to cover necessary Architecture, Engineering, consulting, and contingency fees during the summer of 2017.

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**Prepared By:** Forrest Huisman

**Reviewed By:** Michael Salmon

**Board Meeting Date:** June 23, 2017

**General Manager Approval to place on Agenda:** \_\_\_\_\_ **Date:** \_\_\_\_\_



# TASK FORCE PROJECT UPDATE

## Architect Selection, Trout Creek Recreation Center

Northwoods Clubhouse Mezzanine

Tahoe Donner Association

May 17, 2017 at 9:00 AM

### Attendance;

- Courtney Murrell
- John Stubbs
- Michael Sullivan
- Staff; Forrest Huisman

### Discussions and consensus items are as follows;

1. Results of the RFP process were reviewed, with consensus to proceed with the lowest qualified bidder.
2. Architect of Record to proceed under contract during the summer of 2017, to produce architectural and engineering drawings for GC bidding purposes, and eventual use during forthcoming Agency permitting and construction efforts.
3. Contract of work shall include;
  - a. As detailed in Todd Mather's Feasibility Study (March 22, 2017), prepare architectural and engineering construction drawings for GC bidding purposes, and for eventual use during agency permitting and construction efforts.
  - b. A phased construction approach shall be delineated in the construction documents, which provides the contractor with a strategy to minimize member impact, which may include updating west wing first, and in parallel with pools.
4. \$50K of Development Funds, and \$35K of Replacement Reserve Funds, will be allocated to cover necessary Architecture, Engineering, Consulting, and Contingency Fees. Exact permit fees and construction costs are to be further defined as the project develops.
5. Member Communications will include signage, a town hall meeting, articles and e-blasts.
6. Task Force Meeting Minutes are located at <http://www.tahoedonner.com/member-area/capital-projects/active-projects-2/consider-lower-cost-remodel-options-at-trout-creek-recreation-center/>
7. See attached Information Paper for additional project detail.

Meeting finished at 9:57 AM.

# INFORMATION



May 15, 2017

**Purpose:** Update the Board of Directors on the outcome of the proposed expansion at Trout Creek Recreation Center and related Architect RFP process.

**Background:** In addition to the 2016 code upgrades at pool-side locker rooms, steam room, and sauna, a 2017 feasibility study showed that valuable operational improvements can be made by the removal of select interior walls, reallocation of existing interior spaces, and the enclosure of select exterior covered walkways. Parking lot improvements and a long-term relocation of the snowplay operations is also currently under review.

For the proposed expansion and code upgrades within Trout Creek Recreation Center, Staff has worked with the General Plan Committee and Task Force to produce an agreeable project scope, followed by a successful Feasibility Study, leading to the RFP process where three consultants have provided fee proposals to implement the approved project scope, and to complete architectural and engineering drawings for GC bidding purposes, and eventual Agency permitting and forthcoming Construction, see attached.

For 2017, a \$50K Development Fund budget was identified and approved by the Board of Directors during the 2016 Budget Process. These funds were designed to maintain momentum on the proposed 1,100 SF expansion and reallocation of interior spaces, but with consensus that remaining soft and hard costs would be funded by allocated Replacement Reserve Funds.

## **Discussion:**

1. The Task Force has chosen an Architecture Firm after reviewing three fee proposals.
2. Architect to proceed under contract during the summer of 2017, to produce architectural and engineering drawings for GC bidding purposes, and eventual use during forthcoming Agency permitting and construction efforts.
3. Architect to include a phased construction approach in their drawings, which delineates to future contractor a strategy to minimize member impact, by updating west wing first.
4. Allocate \$50K of Development Funds, and another \$35K of Replacement Reserve Funds to cover necessary Architecture, Engineering, Consulting, and Contingency Fees. Exact permit fees and construction costs are to be further defined as the project develops.
5. Member Communications will include signage, a town hall meeting, articles and e-blasts.
6. Task Force Meeting Minutes are located at <http://www.tahoedonner.com/member-area/capital-projects/active-projects-2/consider-lower-cost-remodel-options-at-trout-creek-recreation-center/>

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**Prepared By:** Forrest Huisman, Director of Capital Projects

# **Trout Creek Recreation Center Space Reallocation Task Force Report--March 27, 2017 and Motion for GPC Approval.**

Task Force membership: John Stubbs, Courtney Murrell, Michael Bledsoe, Mercedes Ferguson, Kyle Winther, Forrest Huisman, Miguel Sloane  
Guest participants: Michael Sullivan, GPC Chair; Benjamin Levine, TD Association Member

**REPORT:** On Thursday, March 23, John Stubbs, Courtney Murrell, Kyle Winther, Forrest Huisman, and Michael Sullivan met to review the Feasibility Study for the TCRC Space Reallocation project submitted by Architect Todd Mather on March 22, 2017. His report is attached as a PDF file, consisting of 12 pages of narrative, 22 pages of photographs, 17 pages of floor plans, a Mechanical & Electrical Feasibility study from Sugarpine Engineering, and a Structural Engineering study from Linchpin Structural Engineering. The meeting was called on short notice in order to discuss presentations to the March 25 Board meeting and the April 3 GPC meeting.

The following is a summary of the Study and recommendations for GPC consideration from the group meeting on March 23 . The Study identifies the area of the existing fitness/weight rooms and Kids' Club as the East Wing remodel and the area from the current waiting room/ couch area adjacent to the sauna/steam rooms to the entry reception desk as the West Wing remodel.

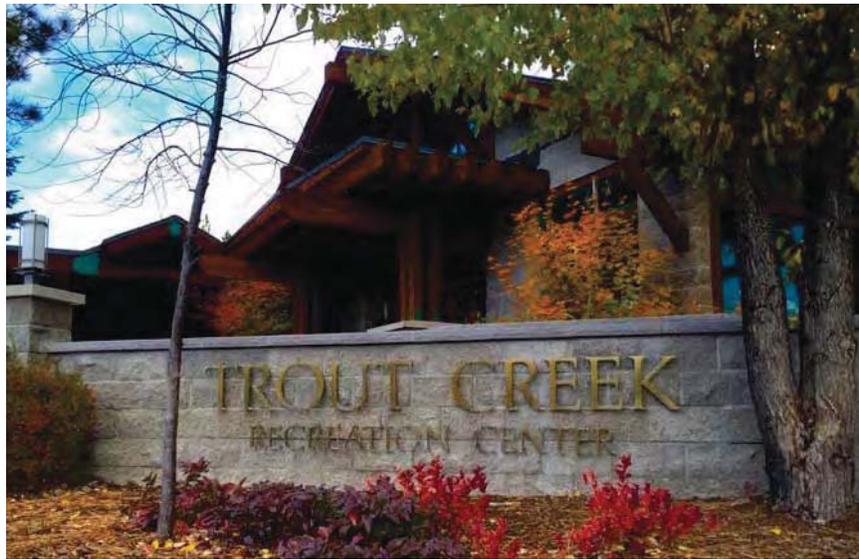
- 1. The Executive Summary, pages 1-2, describes two design solutions, Option A and Option B.** Option A is the solution previously put forward by the Task Force (which was reviewed in Fall 2016 in a walk through by the GPC and the Board's President and Treasurer) . This Option A removes several walls in the East Wing, moves the Kids' Club into the West Wing, reconfigures the main reception and entry area, and encloses the exterior area (as diagrammed in photo 04) to create a 351 sf spin-bike classroom and a 223 sf laundry cart storage area. This plan increases usable space in the East Wing by 1100 sf, converts the Kids' Club into a dedicated stretching area and free weight space of approximately 900 sf, retains the 31 sf existing mechanical room in the center of the open space between the existing exercise rooms, and creates an enclosed 485 sf Kids' Club/multipurpose room in the West Wing (see pages 7-8 of the floor plans included in the Study). An additional space increase in Option A still under consideration is the removal of the double doors and west exterior wall of the Kids' Club with construction of new exterior wall (see the cross-hatched area indicated on page 6 of the floor plans and photos 18-19.) Option B is the same as Option A, except that a newly constructed one story external addition of 682 sf is added to the current Kids' Club room (See photo 22). This room would be divided by an interior wall into a spin-

- bike classroom and a dedicated stretching area. The proposed spin-bike classroom of Option A would be eliminated, allowing that space to be an open area not requiring the number of construction conversions that would be required to enclose (see photo 21).
2. **Both Options A and B are judged to be feasible.** Option A is estimated at \$1,307,400 and Option B is estimated at \$1,345,800. The above estimates do not include an additional overhead and profit cost of 10%-15%. In a previous Task Force discussion the Task Force recommended Option A. In the March 23 meeting, the group reaffirmed the Option A recommendation with the additional cost of \$20,000 to suspend the 31sf mechanical room equipment. This would remove a sight and access barrier in the central exercise space and allow for better distribution of exercise equipment. However, if a study of the cost of suspending the mechanical room equipment and installing required new ducting comes in significantly above \$20,000, this will be reconsidered. Option A provides the needed space expansion for the exercise rooms, reduces traffic flow through the free weight/stretching area room, does not require external space expansion, keeps the spin-bike classroom location in the West Wing, and allows enclosure of the laundry cart storage closet. *Note the construction item budget for each option includes \$280,000 for ADA upgrades to the entire building as per a CASP report. These upgrades are triggered by the space reallocation project costs being above the threshold (\$156,000) requiring the entire building to be in compliance with current California building code.*
  3. According to the Mather Study, **the Town of Truckee will also require that TDA provide plans and a schedule for Snow Play and Driving Range future capital improvements as well as any changes or additions to asphalt for required parking upgrades in order to have a building permit issued** for the space reallocation project. Apparently, if TDA present these plans indicating an unspecified “reasonable” time, TDA may be allowed to receive the permit for the space reallocation project and obtain a separate building permit in the future for the additional upgrades.
  4. Further analysis of the cost/benefit of the proposed space increase by removal of the double doors and exterior wall of the Kids’ Club in Option A (see floor plan # 6 and photos 12 and 18) needs to be carried out by the Task Force.
  5. **The cost estimates provided by Mather assume that the work would be phased**, with the West Wing being done separately from the East Wing. Option A is estimated to required 6 months for the West Wing with the closing of that area (and the aquatic area) to the users, with the East Wing remaining open. The East Wing close down is estimated at 9 months with the West Wing and aquatic areas open. It is also possible to have the whole project done in one 12 month period requiring the whole amenity to be closed to use. This total close down is estimated to save between \$21,000-\$53,000 in the construction item budget and \$39,000-\$52,000 in the general condition budget. The recommendation from the March 23

- group meeting is for the phased approach. Shutting down the entire amenity for 1 year would be a considerable inconvenience for the TDA membership and a significant hardship for the TCRC staff.
6. During the time of the West Wing shutdown, it would be efficient to complete a number of RRF scheduled projects (long overdue) for the pools and spas.
  7. Both Options A and B include removal of a shear wall and shear support replacement as indicated in photo 10. The Task Force does not think this will be necessary and that only that portion of the wall shown in photo 10 from the east hall to the rear of the treadmills location need be removed. This should generate a cost savings for the project.
  8. **MOTIONS FOR GPC CONSIDERATION: The Task Force submits the motion to the GPC that the GPC approve this report and submits the recommendations herein to the Board of Directors. The Task Force further moves that the GPC recommend to the Board committing funds to obtain the architectural plans necessary to allow contractor construction bids for a phased Option A as a priority Development Fund Capital Project, hopefully in time to initiate the West Wing phase in Fall, 2017.**

## **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

<b>GENERAL CONDITIONS</b>	<b>BUDGET</b>
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

<b>CONSTRUCTION ITEMS</b>	<b>BUDGET</b>
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

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 12790 Northwoods Blvd  
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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

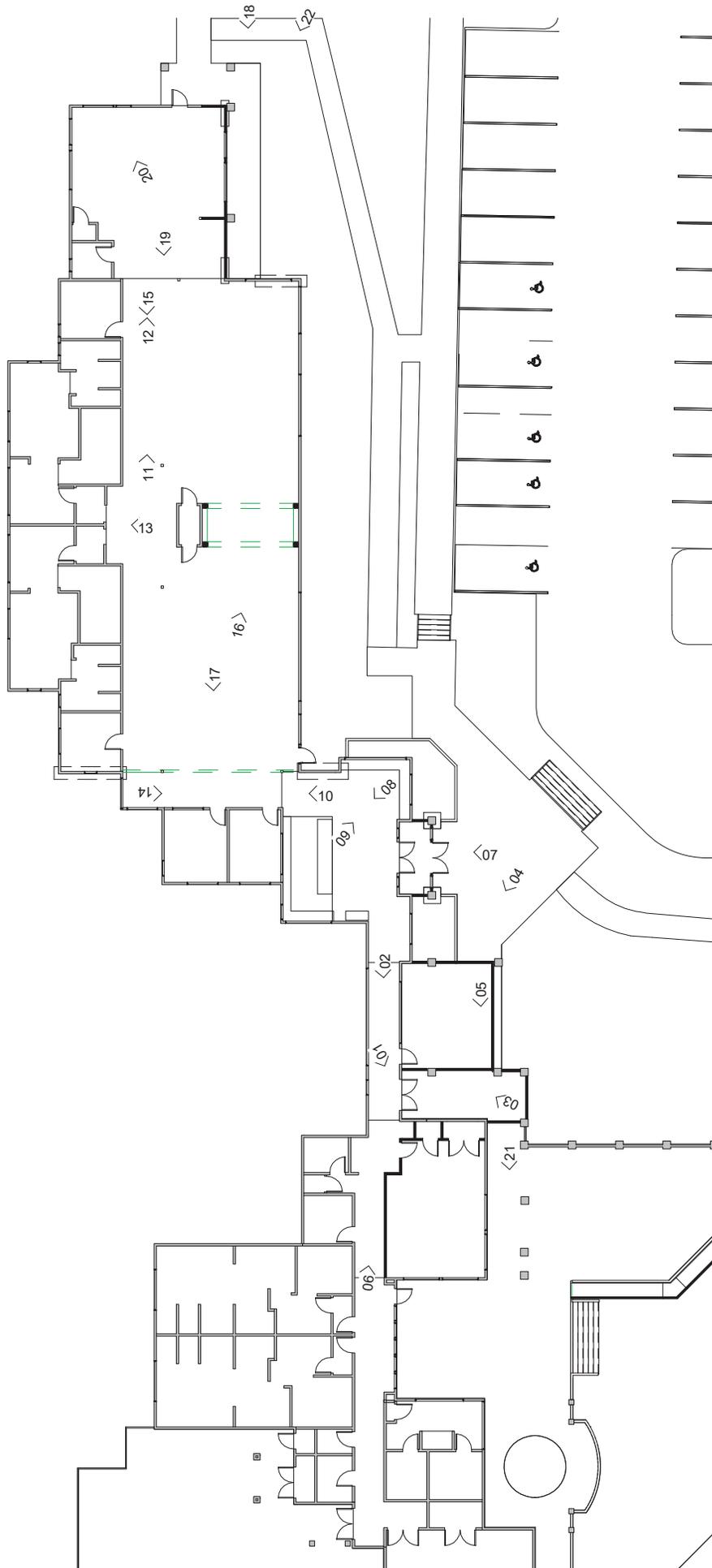
GENERAL CONDITIONS SUBTOTAL \$259,000.00

<b>CONSTRUCTION ITEMS</b>	<b>BUDGET</b>
Code Upgrades	\$280,000.00 ADA upgrades per CASp report
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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

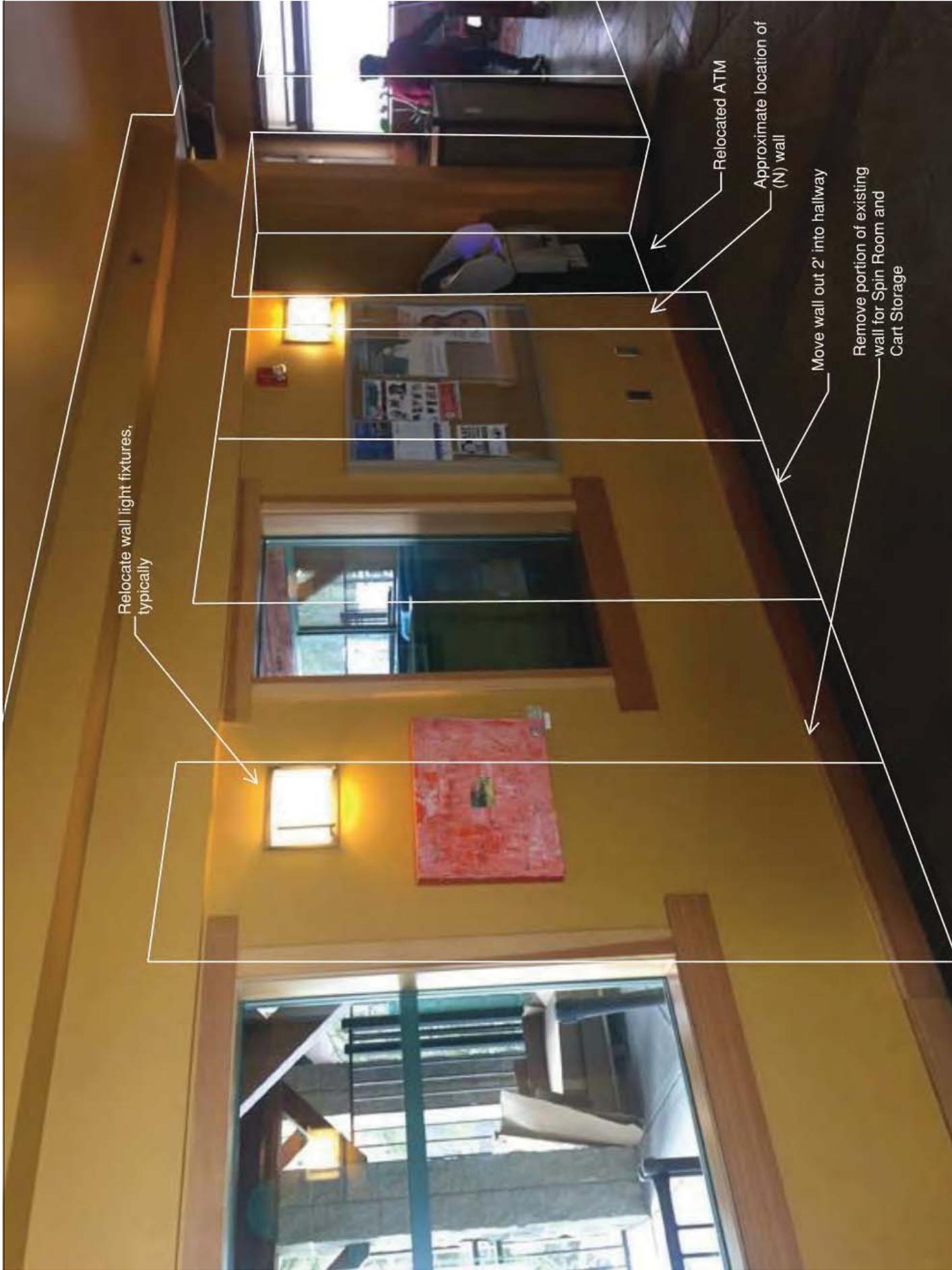
CONSTRUCTION ITEMS SUBTOTAL \$1,086,800.00

**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



Relocate wall light fixtures, typically

Relocated ATM

Approximate location of (N) wall

Move wall out 2' into hallway

Remove portion of existing wall for Spin Room and Cart Storage





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.

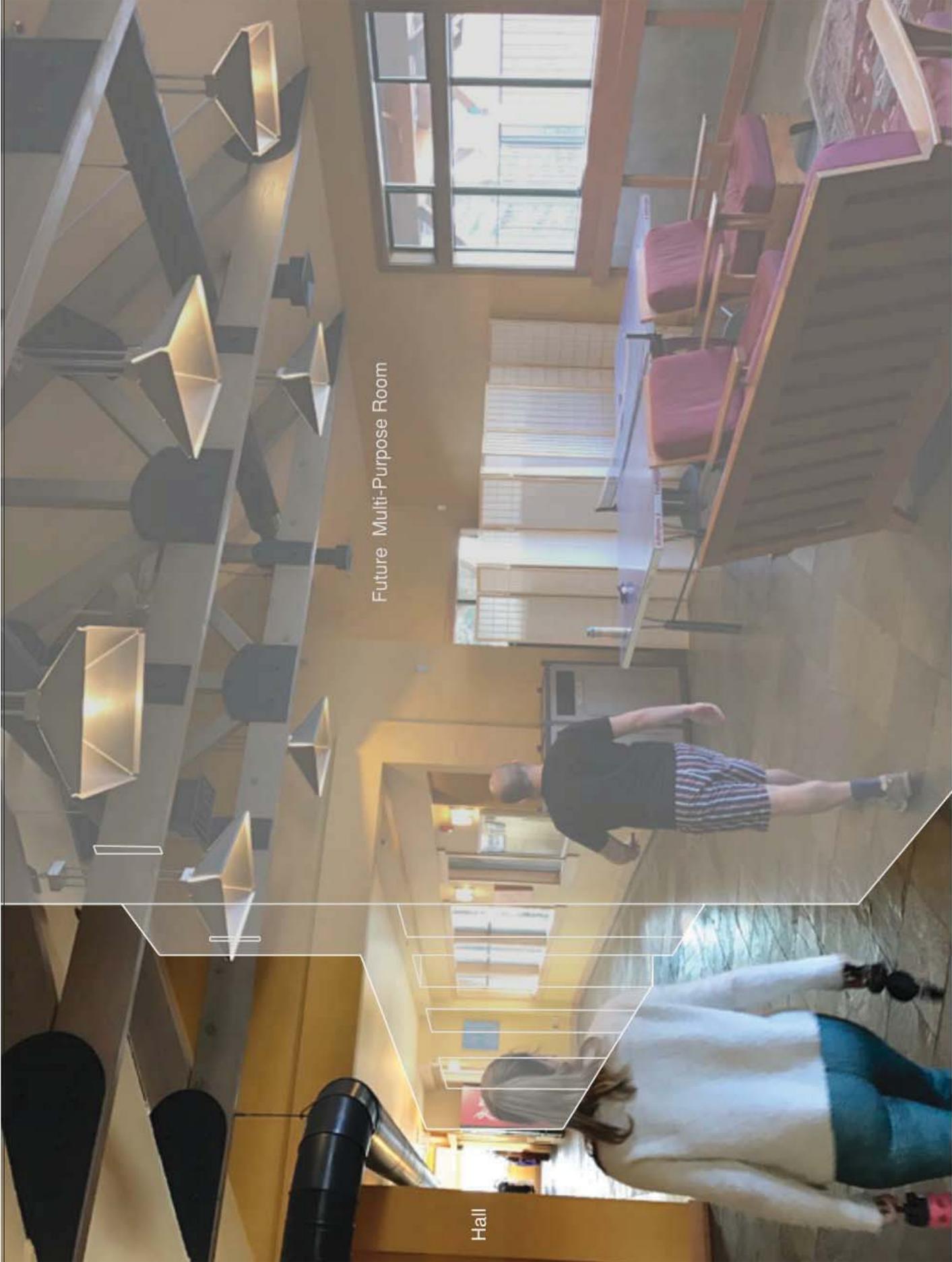




Exterior wall to be removed

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

Remove  
railing



Future Multi-Purpose Room

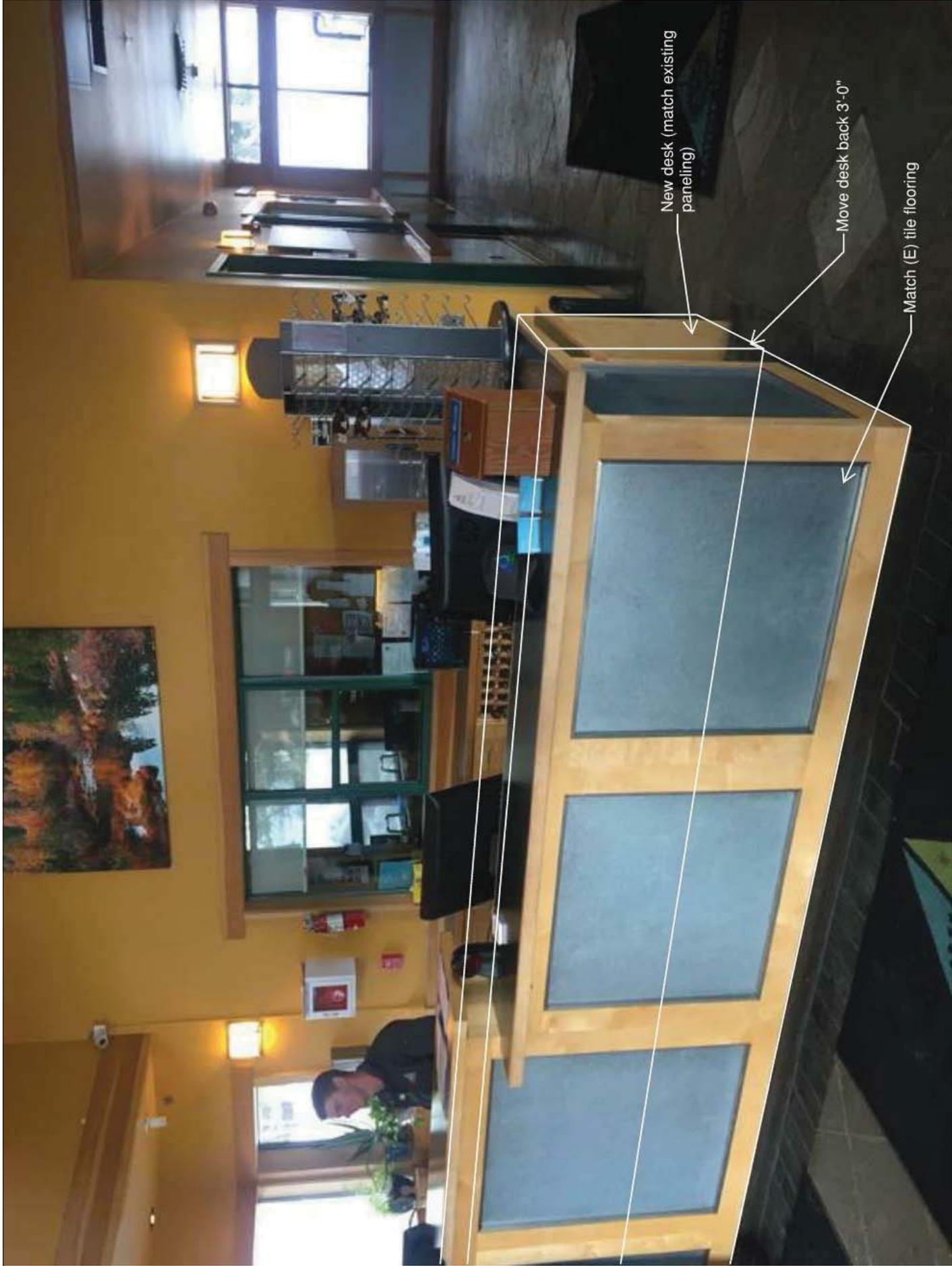
Hall



(N) Lighting @ Exterior

(N) Tile flooring to match existing interior tile

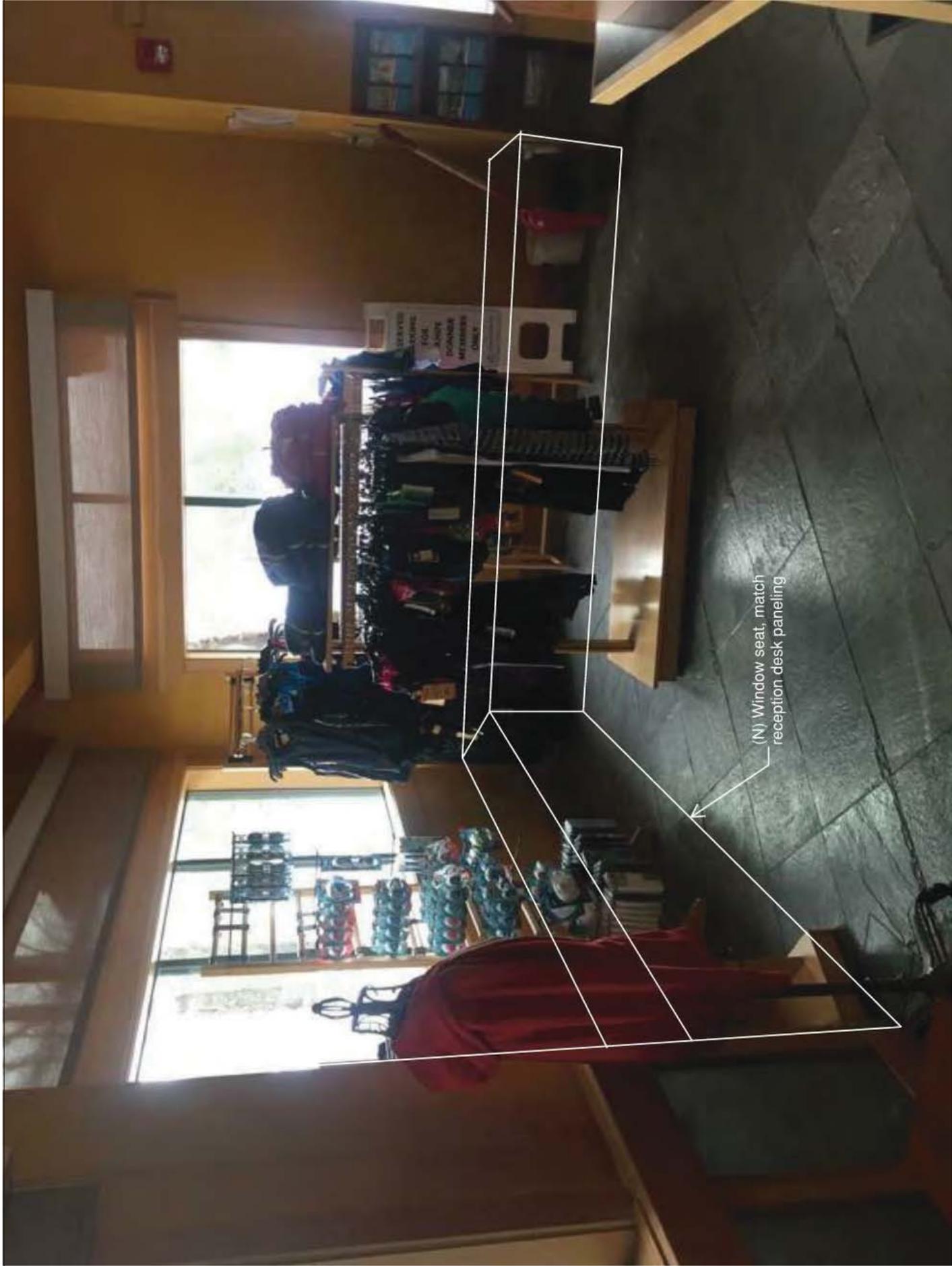
Approximate line of (N) Vestibule



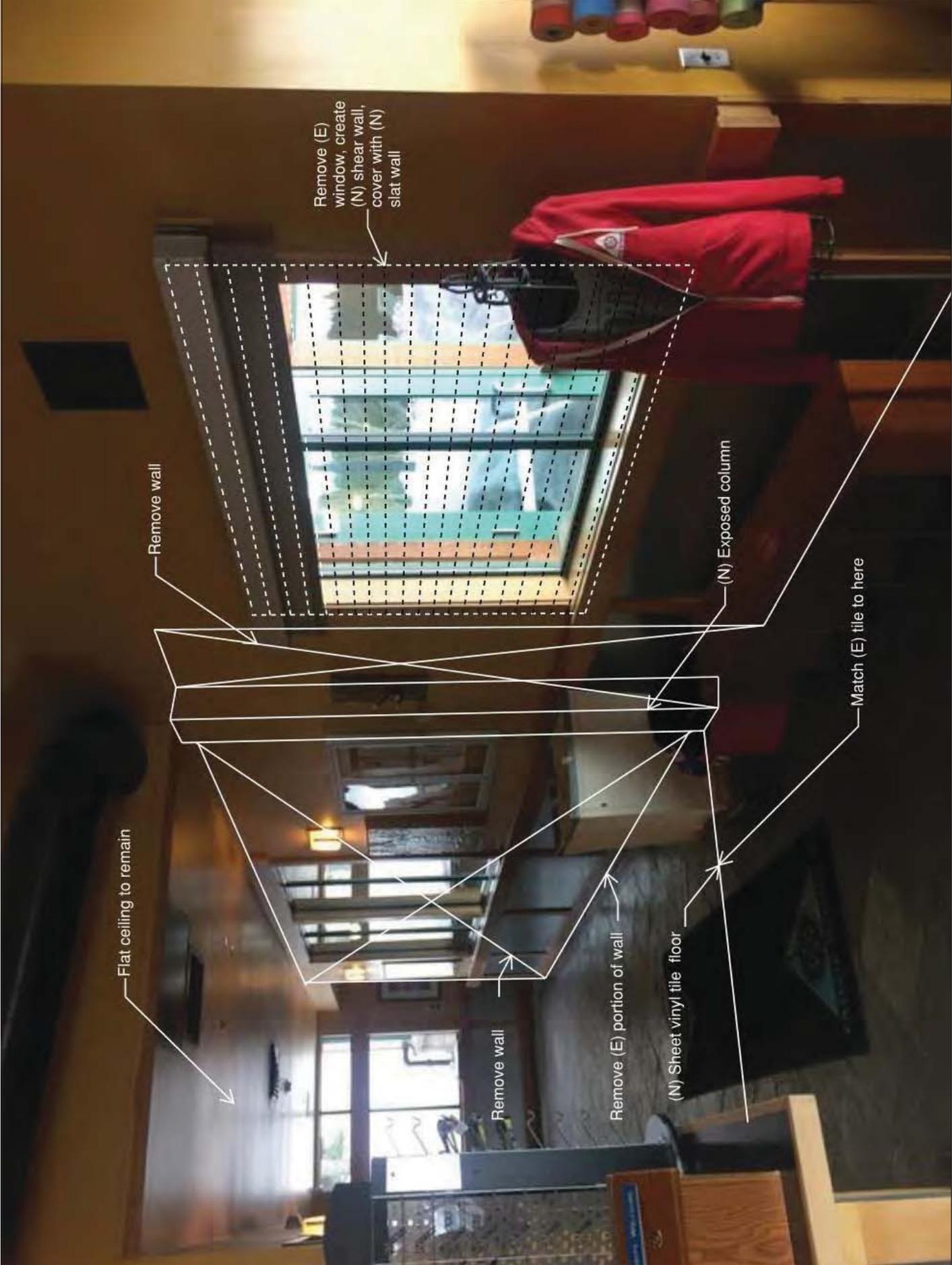
New desk (match existing paneling)

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



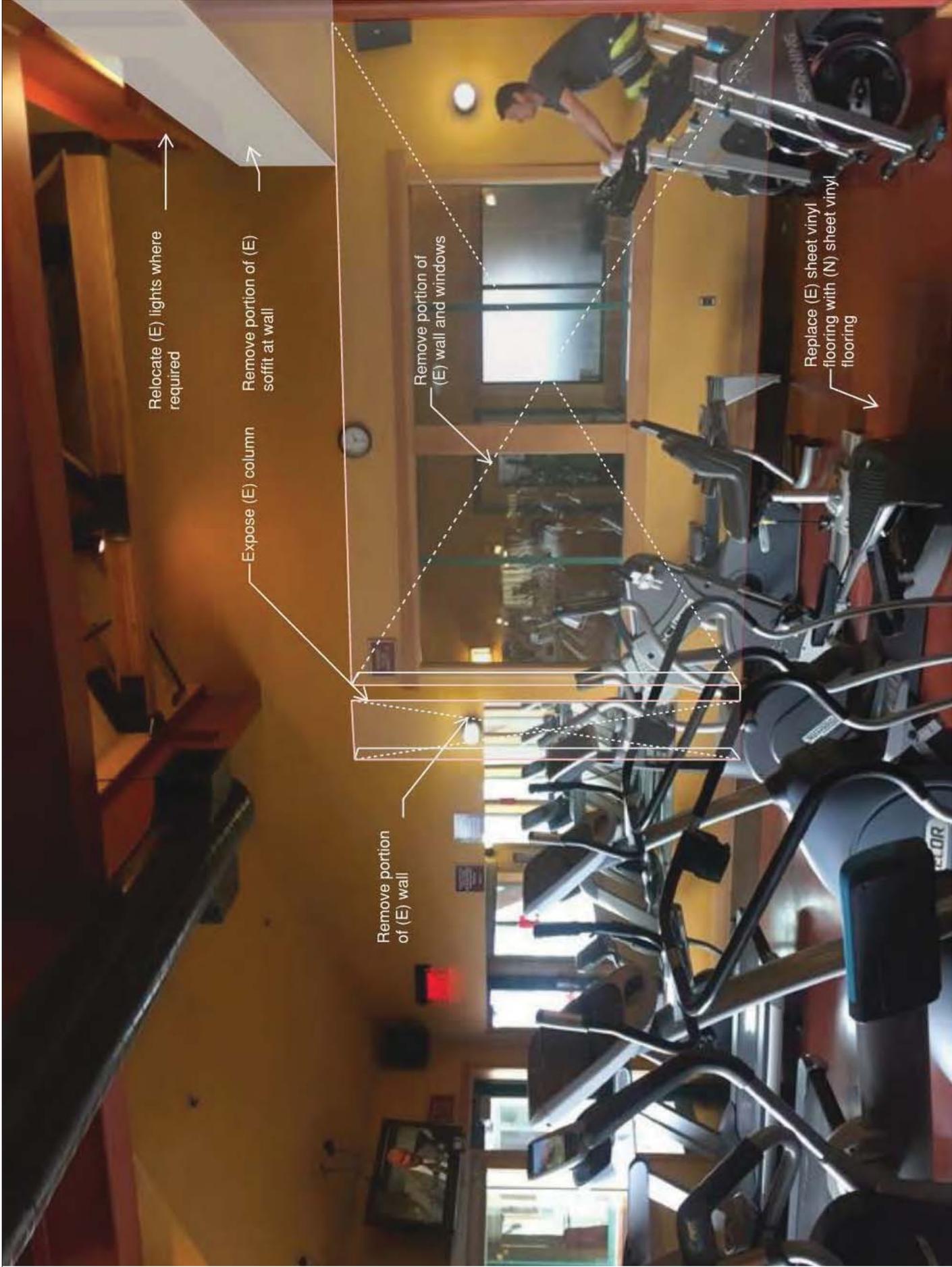
Existing tile to remain

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

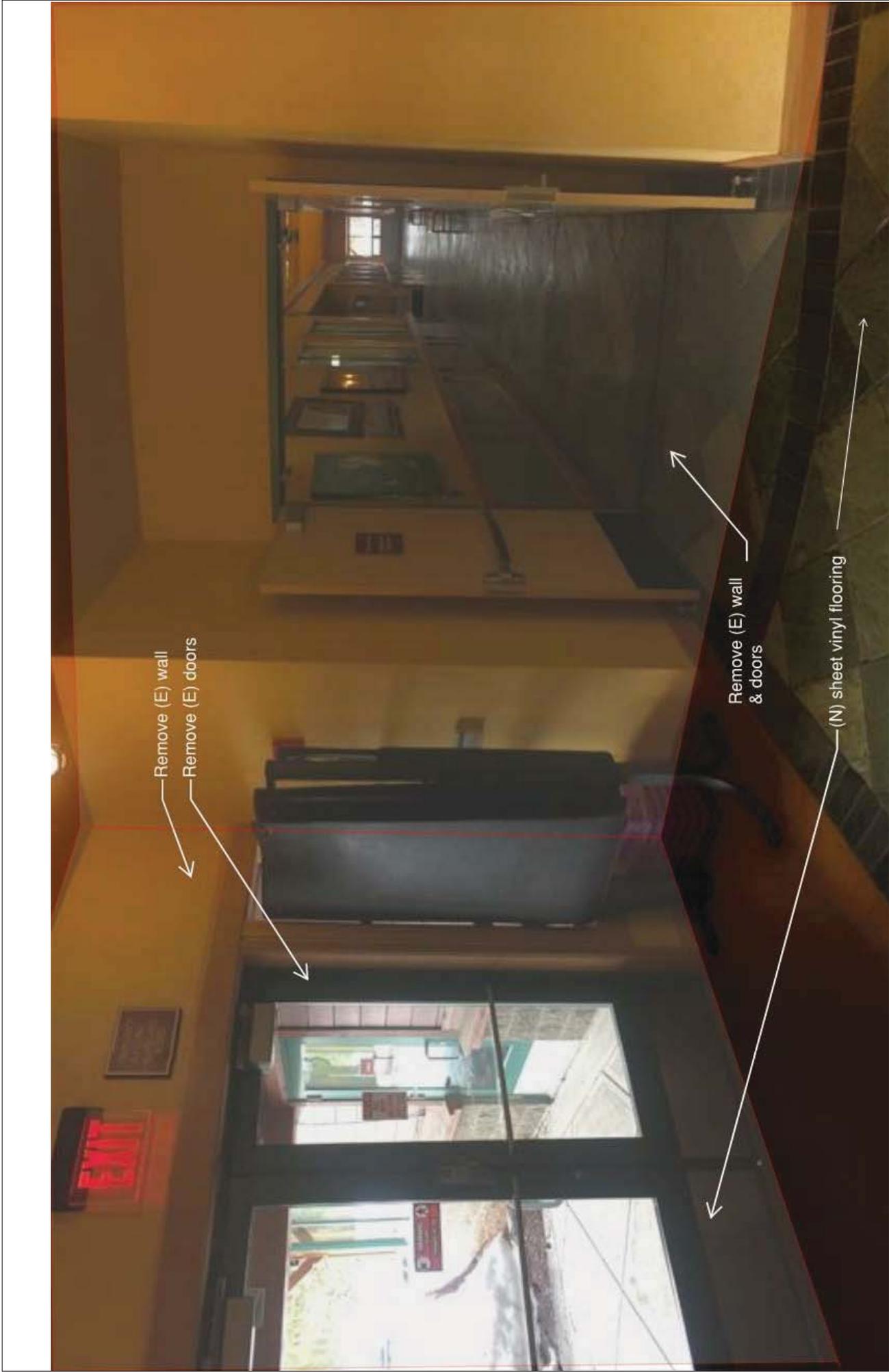
Area of (N) Stretching  
Addition

(N) Exterior finishes match  
existing

Remove (E) door

(N) Concrete walk

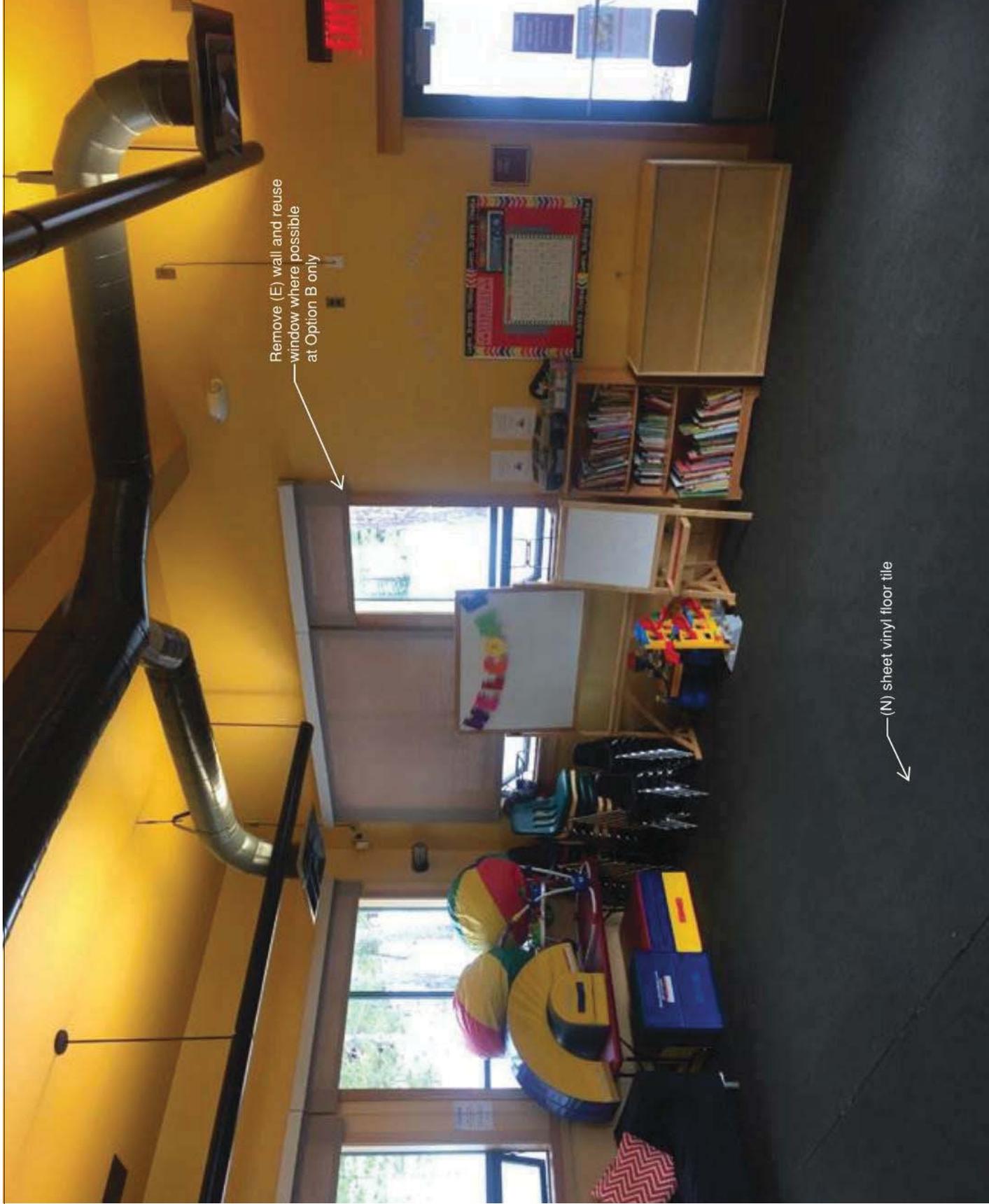
Remove (E) conc. replace  
with (N) sheet vinyl flooring  
over concrete slab over  
vapor barrier



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	50
LAP POOL AREA EXITING BUILDING	15
<b>TOTAL</b>	<b>437</b>

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

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

ACCESS TO PUBLIC WAY

ACCESS TO PUBLIC WAY

ACCESS TO PUBLIC WAY

ACCESS TO PUBLIC WAY

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

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

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	108
<b>TOTAL</b>	<b>733</b>

**TGM** ARCHITECT  
TODD GORDON MATHER

Trout Creek Recreation Center Feasibility Study

New Area Plan - Option A

**A0.3A**  
Scale 1" = 50'-0"  
Date 3/1/17