

DECISION PAPER



August 25, 2017

Issue:

Back-up power generator installations at Alder Creek Adventure Center, The Lodge, and Downhill Ski Lodge – General Contractor recommendation and funding approval.

Background:

The Board approved a Decision Paper to fund and proceed with generator engineering in April of 2017 (see attached), for the installation of dedicated backup generators at three TDA facilities, to address power interruption during extreme weather events that were experienced during the previous winter, with proposed construction schedule during the fall of 2017. While the Board also valued the option to provide membership with warm, safe, and well-lit amenities during future power disruption, Staff engaged with an electrical engineer for backup power design. During the design process, the Lodge Restaurant was determined to have inadequate Natural Gas (NG) supply to accommodate the addition of a backup generator and simultaneous kitchen usage, thus requiring an upgrade to a new 2" NG supply within 400' of new trench. Additionally, the location selected for the generator at the Alder Creek Adventure Center will require approximately 120' of electrical trench to relay the power from the generator to the automatic transfer switch at the electrical supply panel. These additions to the project scope arose during the engineering design process, which were originally unknown at the time of early project conception, adding to initial estimates for the Lodge Restaurant and the Alder Creek Adventure Center. If the Board continues to support the installation of backup generators at these three locations, limiting future revenue losses (see attached dates and metrics) and providing the membership with warm, safe, and well-lit amenities during power outages, Staff recommends approval of additional Development Funds of \$135,000, for a total project budget not to exceed \$480,000 (See attached cost proposal worksheet).

Current 2017 Board approved project budget -	\$345,000
R&D Professionals Inc. project cost proposal -	\$409,663
Recommended project contingency 10% -	\$ 40,966
<u>Anticipated Soft Costs</u>	<u>\$ 29,371</u>
Recommended Total Project Budget -	\$480,000
Recommended additional Development Funds-	\$135,000

Permit applications were submitted to the Town of Truckee Building Department on July 13th for each location, where permits are now complete and were received on August 23rd. Subsequent to the receipt of the engineering report, Staff then solicited cost proposals in July from (3) General Contractors; Mt. Lincoln Construction, Inc., Bender Engineering, and R&D Professionals, Inc., with R&D Professionals providing the only cost proposal by the published RFP deadline.

DECISION PAPER



Because contract approval was not received at the July Board meeting (see attached DP dated July 19), R&D Professionals has expressed concern that with limited sub-contractor availability during this time and in this region, they may not be able to perform within the remaining allotted timeline. Additionally, SW Gas will not guarantee availability of their staff to complete The Lodge gas line and meter upgrades if started after Sept 1, because they maintain a hard-stop on Oct 15th for all in-ground related work; regardless of any possible extensions that the Town of Truckee may permit due to favorable fall weather.

In an effort to complete the generator installations prior to winter weather, as requested by the Board in April of 2017, Staff recommends award of the construction contract to R&D Professionals, Inc. for coordination of generator purchase (lead times are 10-12 weeks from the generator manufacturer) and coordination of all necessary utility sub-contractors. Upon Board approvals on Sept 2nd, and with subsequent executed contracts by Sept 10th, delivery of the generators is now estimated in late November. And although challenges exist, R&D Professionals will attempt to secure all available sub-contractors necessary for the installation of utilities prior to the October 15th deadline. If successful, final connectivity of backup generators could occur sometime during the December Holidays.

Simultaneously, Staff is also considering future backup generator as a third source for, and associated with the Snowbird Lift replacement, as required by CAL-OSHA tramways and defined in ANSI B77.1-2006 under Terminals and Stations 4.1.2.


Options:

1. Approve award of construction contract to R&D Professionals, Inc., and approve necessary additional Development Funds of \$135,000 and a total project budget not to exceed \$480,000.
2. Approve backup generator installation at one, or more amenities in 2017, and the remaining backup generator locations in 2018, even though the overall project costs would increase due to additional mobilization and general conditions resulting in a phased approach.

Recommendation:

Staff recommends the Board of Directors consider approving Option 1: Approve award of project contract to R&D Professionals Inc., and approve necessary additional Development Funds of \$135,000 and a total project budget not to exceed \$480,000.

Prepared By: Brian Yohn, Senior Project Manager 

Reviewed By: Forrest Huisman 

Reviewed By: Mike Salmon 

Board Meeting Date: September 2, 2017

General Manager Approval to place on the Agenda: _____ Date: _____

Revenue Losses due to power outages in early 2017

Tahoe Donner Association

The Lodge

- closed due to no power- Jan. 10th, 11th and 24th -February 5th
- \$3,000 in food spoilage
- Revenue loss (estimate)- between \$12k -\$14K

Alder Creek Adventure Center

- ACAC closed due to no power- Jan. 10th, 11th and 24th and February 10th with additional partial days
- \$1200 in food spoilage
- Revenue loss (estimate)- between \$5k -\$8K

-Mike Peters, Director of F&B, 8/19/17

DECISION PAPER



Issue:

July 19, 2017

Back-up Power Generators installations; Alder Creek Adventure Center, The Lodge, Downhill Ski Lodge – General Contractor recommendations/Funding approval

Background:

Planning efforts for installation of dedicated and permanent backup generators at 3 TDA facilities to address loss of power during power disruption events began this spring with proposed construction for the fall of 2017. Decision Paper approval to fund and proceed with design was received by the Board of Directors in April 2017 (see attached). Staff engaged with an electrical engineer for backup generator system design. During the design process, the Lodge Restaurant was determined to have inadequate Natural Gas supply to accommodate the addition of a backup generator, thus requiring an upgrade to a new 2" Natural Gas Supply in approximately 400' of new trench. Additionally, the location selected for the generator at the Alder Creek Adventure Center will require approximately 120' of electrical trench to relay the power from the generator to the automatic transfer switch and the building electrical supply panel. These additions to the project scope have increased the cost for the projects at the Lodge Restaurant and the Alder Creek Adventure Center, thus exceeding previously approved budgets developed prior to project design in April 2017. Staff recommends approval of additional Development Funds of \$135,000 and a total project budget not to exceed \$478,000. (See attached cost proposal worksheet).

Current 2017 DEV approved project budget -	\$345,000.00
R&D Professionals Inc. project cost proposal -	\$407,663.00
Recommended project contingency 10% -	\$ 40,766.00
Recommended additional DEV funds -	\$135,000.00
Recommended Total Project Budget -	\$478,000.00

Permit applications were submitted to the Truckee Building Department on 7/13 for each location. The permits are pending issuance and are currently in agency review. Plan check approval was received from the Town Planning Department on 7/14 and Truckee Sanitation District on 7/17. Staff has solicited General Contractor cost proposals from (3) General Contractors; Mt. Lincoln Construction, Inc., Bender Engineering, and R&D Professionals, Inc. R&D Professionals Inc. offered the only cost proposal received within the deadlines as outlined in the RFP. In an effort to complete the generator installations this fall 2017, staff recommends award of the project contract to R&D Professionals Inc.

DECISION PAPER



Options:

1. Approve award of project contract to R&D Professionals, Inc., and approve necessary additional Development Funds of \$135,000 and a total project budget not to exceed \$478,000.
2. Not approve staff to proceed with the project beyond the permit application process and reevaluate current interest for backup generators. Delays in July approvals will impact the potential for success of the backup generator projects considering the long lead times necessary for the manufacture of the generator units and the planning and scheduling efforts necessary for the required trenching.

Recommendation:

Staff recommends the Board of Directors consider approving Option 1: Approve award of project contract to R&D Professionals Inc., and approve necessary additional Development Funds of \$135,000 and a total project budget not to exceed \$478,000.

Prepared By: Brian Yohn, Senior Project Manager *BY*

Reviewed By: Forrest Huisman *FH*

Reviewed By: Mike Salmon *MS*

Board Meeting Date: July 29, 2017

General Manager Approval to place on the Agenda: *BY*

Date: 7/20/17

Generators - 3 Locations

17-Jul-17

Cross Country

The Lodge

DHSki Lodge

		731-110-270	731-128-269	731-210-271
April 2017 BOD Approved Budget	\$345,000	\$ 115,000	\$ 115,000	\$ 115,000

R&D Professionals Inc.

7/19/2017

Backup Power Generator

Alder Creek
Adventure
Center

The Lodge

DHSki Lodge

Earthwork	\$ 147,471	\$ 37,840	\$ 80,701	\$ 28,930
Rough Carpentry	\$ 825	\$ 825	\$ -	\$ -
Handrails and Railings	\$ 1,100	\$ -	\$ 1,100	\$ -
Exterior Paint and Stain	\$ 2,250	\$ 1,000	\$ 750	\$ 500
Plumbing	\$ 17,000	\$ 4,000	\$ 9,000	\$ 4,000
Electrical Material	\$ 29,493	\$ 9,831	\$ 9,831	\$ 9,831
Electrical Labor	\$ 43,998	\$ 14,666	\$ 14,666	\$ 14,666
Generator	\$ 119,244	\$ 39,748	\$ 39,748	\$ 39,748
General Conditions	\$ 48,282	\$ 14,592	\$ 20,875	\$ 12,815
General Contractor Sub-Total	\$ 409,663	\$ 122,502	\$ 176,671	\$ 110,490
Contingency (10%)	\$ 40,966	\$ 12,250	\$ 17,667	\$ 11,049
Agency Fees (SWG, TOT)	\$ 10,000	\$ 3,333	\$ 3,334	\$ 3,333
Phil Schacht Contract NTE \$10k	\$ 10,000	\$ 3,333	\$ 3,334	\$ 3,333
Unforeseen Site Conditions	\$ 9,371	\$ 3,124	\$ 3,124	\$ 3,123
Project Total	\$ 480,000	\$ 144,542	\$ 204,130	\$ 131,328

		731-110-270	731-128-269	731-210-271
Variance	(\$135,000)	(\$29,542)	(\$89,130)	(\$16,328)

Decision Paper 7/19/2017 **\$ 135,000**

Request for Proposals distributed to:

Mt. Lincoln Construction Inc.

Bender Engineering

R&D Professionals Inc.

Interested, no proposal received

No response

Proposal Received

80 KW Natural Gas Generator



TDA ACAC Cost Breakdown



R&D Professionals, Inc.
General Contracting & Construction Management

Costs in **RED** are Considered an Allowance for that Task

<u>Codes</u>	<u>Tasks</u>	<u>ACAC</u>	<u>Comments</u>
1100	Permitting		
1523	Sanitary Facilities	\$500.00	use TID, deduct \$500
1525	Debris Receptacles	By Contractor	
2010	Mobilization	By Contractor	
2030	Survey & Layout	Not included	
2040	Snow Removal	By Owner	
2300	Earthwork	\$37,840.00	
2730	Asphalt Paving Repair	Included in 2300	
2775	Site Concrete Repair	Included in 2300	
2780	Paver Repair	Included in 2300	
2830	Retaining Walls (Drystack)	Not included	
2900	Landscape & Irrigation	Not included	
3300	Concrete Foundation	Included in 2300	
3375	Concrete Washout	By Contractor	
6100	Rough Carpentry / Fence	\$825.00	\$55 per foot 15'
6500	Construction Equipment Rental	Not included	TID Provided
9911	Exterior Paint & Stain	\$1,000.00	generator and fence
15100	Plumbing	\$3,000.00	30' Gasline from meter to generator
16100	Electrical Material	\$9,831.00	
16150	Electrical Labor	\$14,666.00	
16620	Generator	\$39,747.88	
20005	Profit & Overhead	\$12,889.19	
20010	Insurance	\$1,202.99	
Total Cost Breakdown		\$121,502.06	

Ski Lodge Cost Breakdown



R&D Professionals, Inc.
General Contracting & Construction Management

Costs in **RED** are Considered an Allowance for that Task

<u>Codes</u>	<u>Tasks</u>	<u>Ski Lodge</u>
1100	Permitting	By Owner
1523	Sanitary Facilities	By Owner
1525	Debris Receptacles	By Contractor
2010	Mobilization	By Contractor
2030	Survey & Layout	By Owner
2040	Snow Removal	By Owner
2300	Earthwork	\$28,930.00
2730	Asphalt Paving Repair	Not included
2775	Site Concrete Repair	Not included
2780	Paver Repair	Not included
2900	Landscape & Irrigation	Not included
3300	Concrete Foundation	Included in 2300
3375	Concrete Washout	By Contractor
6500	Construction Equipment Rental	Not included
9911	Exterior Paint & Stain	\$500.00
15100	Plumbing	\$4,000.00
16100	Electrical Material	\$9,831.00
16150	Electrical Labor	\$14,666.00
16620	Generator	\$39,748.00
20005	Profit & Overhead	\$11,721.00
20010	Insurance	\$1,093.96
Total Cost Breakdown		\$110,489.96

TD Provided, add \$500.
 TD Provided
 Generator only
 10' Gasline from generator to meter.
 Pad, walkway, Bollards.

Lodge Generator Cost Breakdown



R&D Professionals, Inc.

General Contracting & Construction Management

Costs in **RED** are Considered an Allowance for that Task

<u>Codes</u>	<u>Tasks</u>	<u>Lodge</u>	<u>Comments</u>
1100	Permitting		
1523	Sanitary Facilities	\$500.00	Use TID's, deduct \$500
1525	Debris Receptacles		
2010	Mobilization		
2030	Survey & Layout		
2040	Snow Removal		
2300	Earthwork	\$80,701.00	Per Plan
2730	Asphalt Paving Repair	Included in 2300	
2775	Site Concrete Repair	Included in 2300	
2780	Paver Repair	Included in 2300	
2830	Retaining Walls (Drystack)	Included in 2300	
2900	Landscape & Irrigation	Not Included	
3300	Concrete Foundation / Pad	Included in 2300	Pad, walkway and ballast
3375	Concrete Washout		
5520	Handrails & Railings	\$1,100.00	20 LF @ \$55. Handing only no pockets
6500	Construction Equipment Rental		TID to provide set generators
9911	Exterior Paint & Stain	\$750.00	Generator and roofing.
15100	Plumbing	\$8,000.00	80' Gas Line to generator. Need quote.
16100	Electrical Material	\$9,831.00	
16150	Electrical Labor	\$14,666.00	
16620	Generator	\$39,748.00	
20005	Profit & Overhead	\$18,635.52	
20010	Insurance	\$1,739.32	
Total Cost Breakdown		\$175,670.84	

THE LODGE

THE LODGE AT TAHOE DONNER 2012 IMPROVEMENT PROGRAM

12850 NORTHWOODS BLVD
TRUCKEE, CA
NEVADA COUNTY
APN: 044-510-011

GARY DAVIS GROUP
DESIGN AND ENGINEERING



PHONE: (530) 726-7200
FAX: (530) 943-8222
WWW: garydavisgroup.com

DATE	2012.04.01
BY	GD
CHECKED	GD
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1
PROJECT NO.	12-001
PROJECT NAME	THE LODGE AT TAHOE DONNER
CLIENT	THE LODGE AT TAHOE DONNER
LOCATION	12850 NORTHWOODS BLVD, TRUCKEE, CA 96161
DESIGNER	GARY DAVIS GROUP
DATE OF DESIGN	2012.04.01
DATE OF PLOTTING	2012.04.01
DATE OF PRINTING	2012.04.01

DATE	2012.04.01
BY	GD
CHECKED	GD
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1
PROJECT NO.	12-001
PROJECT NAME	THE LODGE AT TAHOE DONNER
CLIENT	THE LODGE AT TAHOE DONNER
LOCATION	12850 NORTHWOODS BLVD, TRUCKEE, CA 96161
DESIGNER	GARY DAVIS GROUP
DATE OF DESIGN	2012.04.01
DATE OF PLOTTING	2012.04.01
DATE OF PRINTING	2012.04.01

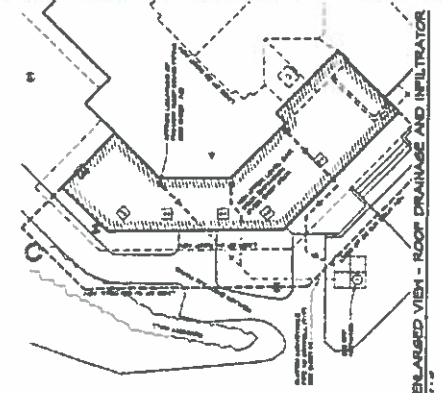
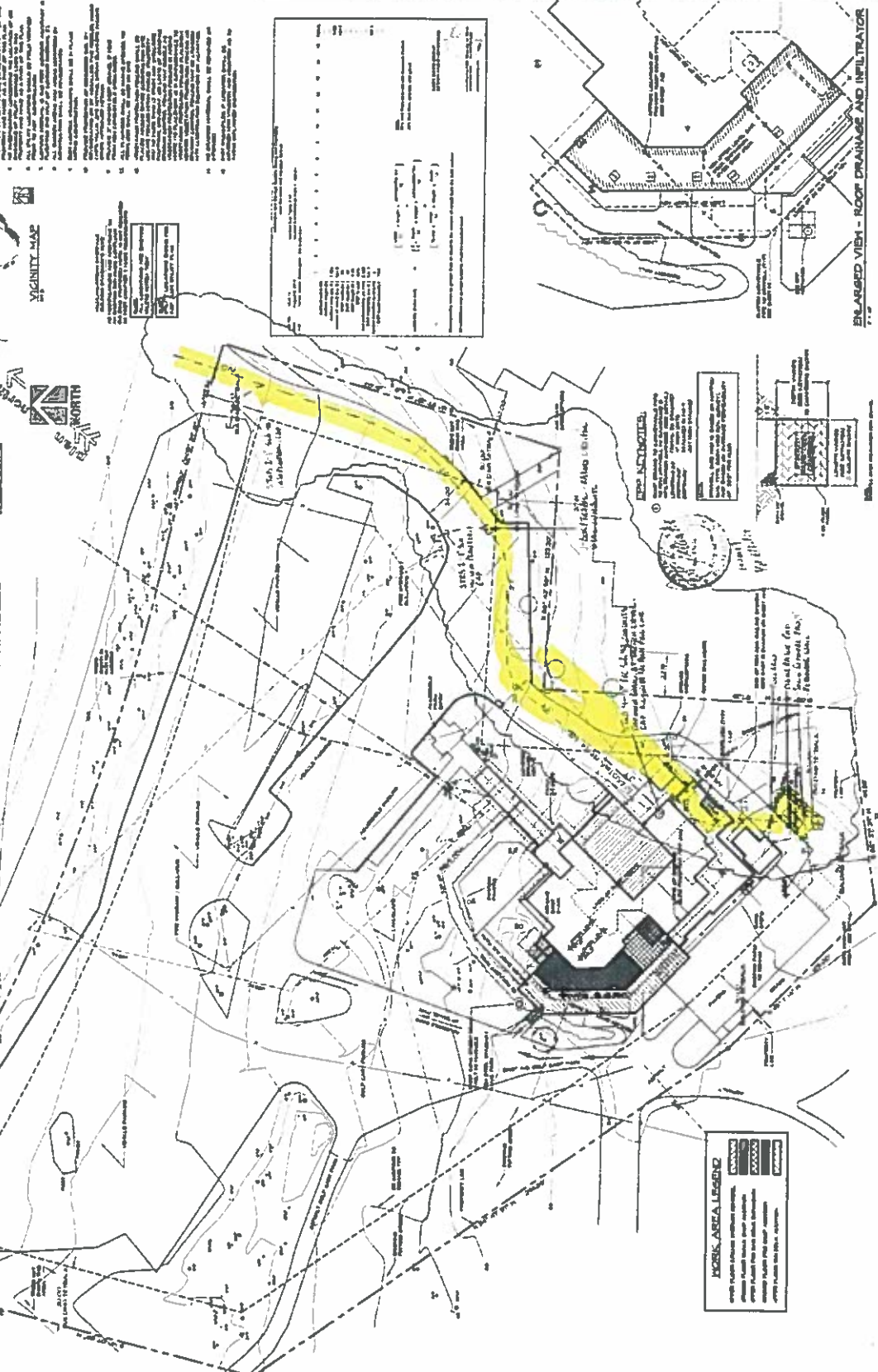
SITE PLAN W/IEPP

AS SHOWN
12850 BLVD, TRUCKEE
APRIL 1, 2012

C1

0.2 OF 28 SHEETS

- NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 3. ALL NEW CONSTRUCTION SHALL BE SET BACK FROM THE EXISTING PROPERTY LINES AS SHOWN ON THIS PLAN.
 4. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE CBC AND ALL APPLICABLE LOCAL ORDINANCES.
 5. THE EXISTING SIDEWALK SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE CBC AND ALL APPLICABLE LOCAL ORDINANCES.
 6. THE EXISTING PAVEMENT SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE CBC AND ALL APPLICABLE LOCAL ORDINANCES.
 7. THE EXISTING CURBS SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE CBC AND ALL APPLICABLE LOCAL ORDINANCES.
 8. THE EXISTING LIGHT FIXTURES SHALL BE REPLACED WITH ENERGY EFFICIENT LIGHT FIXTURES.
 9. THE EXISTING SIGNAGE SHALL BE REPLACED WITH SIGNAGE THAT MEETS THE REQUIREMENTS OF THE CBC AND ALL APPLICABLE LOCAL ORDINANCES.
 10. THE EXISTING LANDSCAPE SHALL BE MAINTAINED AND REPLANTED AS NECESSARY TO MAINTAIN THE APPEARANCE OF THE PROPERTY.
 11. THE EXISTING FENCE SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE CBC AND ALL APPLICABLE LOCAL ORDINANCES.
 12. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE PROPERTY TO ITS ORIGINAL CONDITION OR BETTER AFTER CONSTRUCTION IS COMPLETE.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL ADJACENT PROPERTY OWNERS OF THE CONSTRUCTION PROJECT.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS OF ALL CONSTRUCTION ACTIVITIES.



ROCK AREA LEGEND

Symbol	DESCRIPTION
Symbol	Symbol
Symbol	Symbol
Symbol	Symbol
Symbol	Symbol

DOWNHILL SKI AREA DAY LODGE

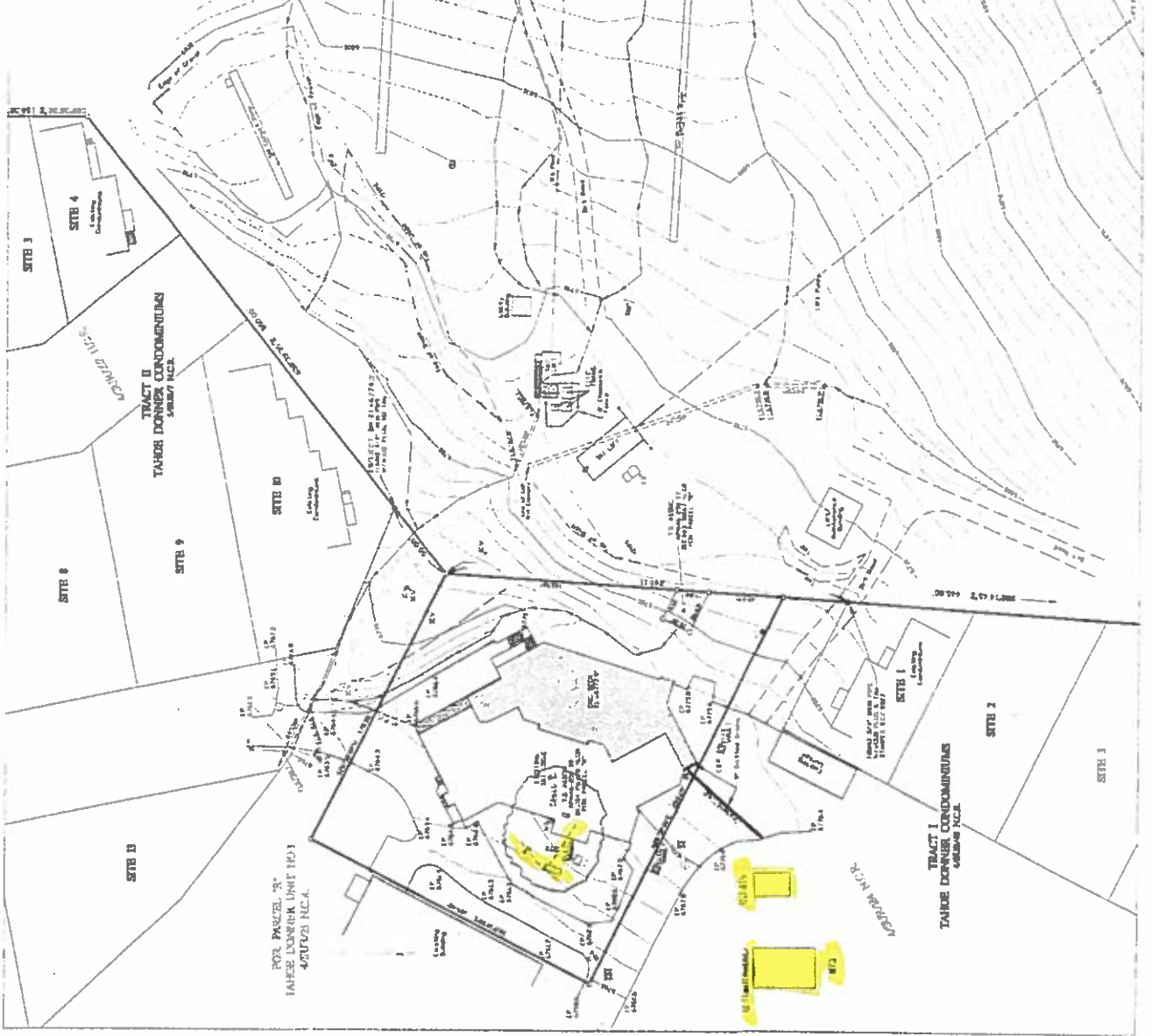
Sage Land Surveying Inc.
 10049 Works Valley Rd Unit A
 Truckee, CA 96161
 (530) 550-8208

SURVEYOR'S NOTES

1. Survey was conducted on 1/15/11.
2. The survey was conducted in accordance with the California State Board of Surveying and Mapping Act and the California State Board of Surveying and Mapping Rules and Regulations.
3. The survey was conducted in accordance with the California State Board of Surveying and Mapping Act and the California State Board of Surveying and Mapping Rules and Regulations.
4. The survey was conducted in accordance with the California State Board of Surveying and Mapping Act and the California State Board of Surveying and Mapping Rules and Regulations.
5. The survey was conducted in accordance with the California State Board of Surveying and Mapping Act and the California State Board of Surveying and Mapping Rules and Regulations.
6. The survey was conducted in accordance with the California State Board of Surveying and Mapping Act and the California State Board of Surveying and Mapping Rules and Regulations.

LEGEND

- 1. Contour Interval: 20 Feet
- 2. Contour Line: Solid Line
- 3. Contour Line: Dashed Line
- 4. Contour Line: Dotted Line
- 5. Contour Line: Dash-dot Line
- 6. Contour Line: Long Dash Short Dash Line
- 7. Contour Line: Short Dash Long Dash Line
- 8. Contour Line: Long Dash Long Dash Line
- 9. Contour Line: Short Dash Short Dash Line
- 10. Contour Line: Long Dash Short Dash Line
- 11. Contour Line: Short Dash Long Dash Line
- 12. Contour Line: Long Dash Long Dash Line
- 13. Contour Line: Short Dash Short Dash Line
- 14. Contour Line: Long Dash Short Dash Line
- 15. Contour Line: Short Dash Long Dash Line
- 16. Contour Line: Long Dash Long Dash Line
- 17. Contour Line: Short Dash Short Dash Line
- 18. Contour Line: Long Dash Short Dash Line
- 19. Contour Line: Short Dash Long Dash Line
- 20. Contour Line: Long Dash Long Dash Line
- 21. Contour Line: Short Dash Short Dash Line
- 22. Contour Line: Long Dash Short Dash Line
- 23. Contour Line: Short Dash Long Dash Line
- 24. Contour Line: Long Dash Long Dash Line
- 25. Contour Line: Short Dash Short Dash Line
- 26. Contour Line: Long Dash Short Dash Line
- 27. Contour Line: Short Dash Long Dash Line
- 28. Contour Line: Long Dash Long Dash Line
- 29. Contour Line: Short Dash Short Dash Line
- 30. Contour Line: Long Dash Short Dash Line
- 31. Contour Line: Short Dash Long Dash Line
- 32. Contour Line: Long Dash Long Dash Line
- 33. Contour Line: Short Dash Short Dash Line
- 34. Contour Line: Long Dash Short Dash Line
- 35. Contour Line: Short Dash Long Dash Line
- 36. Contour Line: Long Dash Long Dash Line
- 37. Contour Line: Short Dash Short Dash Line
- 38. Contour Line: Long Dash Short Dash Line
- 39. Contour Line: Short Dash Long Dash Line
- 40. Contour Line: Long Dash Long Dash Line
- 41. Contour Line: Short Dash Short Dash Line
- 42. Contour Line: Long Dash Short Dash Line
- 43. Contour Line: Short Dash Long Dash Line
- 44. Contour Line: Long Dash Long Dash Line
- 45. Contour Line: Short Dash Short Dash Line
- 46. Contour Line: Long Dash Short Dash Line
- 47. Contour Line: Short Dash Long Dash Line
- 48. Contour Line: Long Dash Long Dash Line
- 49. Contour Line: Short Dash Short Dash Line
- 50. Contour Line: Long Dash Short Dash Line
- 51. Contour Line: Short Dash Long Dash Line
- 52. Contour Line: Long Dash Long Dash Line
- 53. Contour Line: Short Dash Short Dash Line
- 54. Contour Line: Long Dash Short Dash Line
- 55. Contour Line: Short Dash Long Dash Line
- 56. Contour Line: Long Dash Long Dash Line
- 57. Contour Line: Short Dash Short Dash Line
- 58. Contour Line: Long Dash Short Dash Line
- 59. Contour Line: Short Dash Long Dash Line
- 60. Contour Line: Long Dash Long Dash Line
- 61. Contour Line: Short Dash Short Dash Line
- 62. Contour Line: Long Dash Short Dash Line
- 63. Contour Line: Short Dash Long Dash Line
- 64. Contour Line: Long Dash Long Dash Line
- 65. Contour Line: Short Dash Short Dash Line
- 66. Contour Line: Long Dash Short Dash Line
- 67. Contour Line: Short Dash Long Dash Line
- 68. Contour Line: Long Dash Long Dash Line
- 69. Contour Line: Short Dash Short Dash Line
- 70. Contour Line: Long Dash Short Dash Line
- 71. Contour Line: Short Dash Long Dash Line
- 72. Contour Line: Long Dash Long Dash Line
- 73. Contour Line: Short Dash Short Dash Line
- 74. Contour Line: Long Dash Short Dash Line
- 75. Contour Line: Short Dash Long Dash Line
- 76. Contour Line: Long Dash Long Dash Line
- 77. Contour Line: Short Dash Short Dash Line
- 78. Contour Line: Long Dash Short Dash Line
- 79. Contour Line: Short Dash Long Dash Line
- 80. Contour Line: Long Dash Long Dash Line
- 81. Contour Line: Short Dash Short Dash Line
- 82. Contour Line: Long Dash Short Dash Line
- 83. Contour Line: Short Dash Long Dash Line
- 84. Contour Line: Long Dash Long Dash Line
- 85. Contour Line: Short Dash Short Dash Line
- 86. Contour Line: Long Dash Short Dash Line
- 87. Contour Line: Short Dash Long Dash Line
- 88. Contour Line: Long Dash Long Dash Line
- 89. Contour Line: Short Dash Short Dash Line
- 90. Contour Line: Long Dash Short Dash Line
- 91. Contour Line: Short Dash Long Dash Line
- 92. Contour Line: Long Dash Long Dash Line
- 93. Contour Line: Short Dash Short Dash Line
- 94. Contour Line: Long Dash Short Dash Line
- 95. Contour Line: Short Dash Long Dash Line
- 96. Contour Line: Long Dash Long Dash Line
- 97. Contour Line: Short Dash Short Dash Line
- 98. Contour Line: Long Dash Short Dash Line
- 99. Contour Line: Short Dash Long Dash Line
- 100. Contour Line: Long Dash Long Dash Line



DECISION PAPER



Date: April 7, 2017

Issue: Installation of dedicated and permanent backup generators at multiple TDA facilities to address loss of power during power disruption events.

Background:

Lengthy power outages during the heavy 2016/2017 winter have highlighted the need for dedicated backup generator power supply at The Lodge Restaurant, Alder Creek Adventure Center, and Downhill Ski Area. Northwoods Clubhouse and Trout Creek Recreation Center already have backup diesel powered generators. Association management has researched and viewed several options for backup generator power and recommends the installation of permanent, natural gas generators to accommodate the electrical demand of each facility. Staff recommends the solicitation for necessary design and engineering for all three locations, providing the most effective solutions to provide dependable power during future power outages. With sufficient engineering, contractor cost proposals for the purchase and installations will then be solicited. Current hard and soft cost estimates are approximately \$115K per site, but will be refined once engineering analysis is complete, which will include confirmation of peak electrical demand, analysis and verification of natural gas utility supply, locations confirmed for efficient annual generator maintenance, and options to minimize noise impacts during generator operations. The 2017 Development Fund Expenditure Budget did not have these items scheduled for spend in 2017. However, the Development Fund multi-year projection can afford this expenditure.

Options:

- Option 1: Obtain engineering requirements and initiate manufacturing of natural gas generators for The Lodge, Alder Creek Adventure Center, and Downhill Ski Area, for proposed installation of three natural gas generators, at an estimated total of \$345K from Development Funds, prior to end of 2017.
- Option 2: Obtain engineering requirements and initiate manufacturing of natural gas generators for The Lodge, Alder Creek Adventure Center, and Downhill Ski Area, and replace aging diesel generators at Northwoods Clubhouse and Trout Creek Recreation Center, for proposed installation of all five generators prior to end of 2017.

Recommendation:

Management recommends the Board of Directors consider approving Option 1: Obtain engineering requirements and initiate manufacturing of natural gas generators for The Lodge, Alder Creek Adventure Center, and Downhill Ski Area, for proposed installation of three natural gas generators, at an estimated total of \$345K from Development Funds, prior to end of 2017.

Prepared By: Forrest Huisman *FH*

Reviewed By: Mike Salmon *MS*

Board Meeting Date: April 22, 2017

General Manager Approval to Place on the Agenda: *OPED*

Date: *4-19-2017*

XII. Tahoe Donner Forestry Annual Report: No Action

Bill Houdyschell, the Tahoe Donner Association Forester, presented to the Board a report on the 2016 Forestry activities including forest health, association owned land defensible space work, and the homeowner defensible space program. Additionally, the Bill highlighted the planned work for the 2017 summer season.

XIII. Fire Safety and Forest Health Covenants Rules: Approved 4 – 0

The Board of Directors approved Option 2 of the Decision Paper to go out to a 45-day member notification for the consideration of amending the current private property storage and vegetation, and fire safety and forest health covenants rule.

XIV. Association Master Plan Update: No Action

The General Plan Committee in conjunction with Forrest Huisman, Director of Capital Projects, discussed with the Board an updated final draft of the Association Master Plan.

XV. Back-Up Power Generators: Approved 4 – 0

The Board of Directors approved Option 1 of the Decision Paper to obtain engineering requirements and initiate manufacturing of natural gas back-up power generators for The Lodge, Alder Creek Adventure Center, and Downhill Ski Area, for proposed installation of three natural gas generators. at an estimated total of \$345,000 from Development Funds, prior to end of 2017.

XVI. Director of Finance and Accounting Report: Approved 4 – 0

The Board approved the 2017 unaudited March Financials presented by Mike Salmon, Director of Finance and Accounting.

XVII. Underground Utilities: No Action

Due to time constraints Agenda Item L – Underground Utilities, was moved to the next scheduled Board Meeting.

XVIII. Tahoe Donner Lessons Learned: No Action

Due to time constraints Agenda Item N – Tahoe Donner Lessons Learned, was moved to the next scheduled Board Meeting.