

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 

Revised By: Mike Salmon 

Board Meeting Date: April 22, 2017

General Manager Approval to Place on the Agenda: 

Date: 4-19-2017