

DECISION PAPER



Date: December 27, 2018

Issue:

Designed to replace the existing and unsafe sloped walkway between the upper and lower parking lots at The Lodge, a covered stairway is proposed with new handrails, heated treads, and improved overhead lighting, as recommended for member and guest safety during evening hours and slippery conditions.

Background:

The covered stairway at The Lodge parking lot was permitted in 2017 by the Town of Truckee. In 2017/18, five contractors were solicited, but little response was received due existing schedules and/or the small nature of the proposed improvement. Since the 2019 budget was finalized, a qualified and licensed contractor has expressed interest and has availability for installation during the Spring months of 2019. During the 2019 budget cycle, this project was estimated at \$75,000 in the Development Fund, and is currently reflected in the Capital Funds Projection, see attached.

Despite higher than estimated construction costs, this safety improvement could still start construction this Spring as a phased project, to meet existing budget; with the first phase being the heated stairway and handrails, and the remaining phase to include the overhead roof structure and lighting, which can be further considered by the General Plan Committee and as Development Funds allow. Once both phases are completed, these improvements will increase member and guest safety while matching aesthetics of the existing covered bridge into The Lodge entrance, see attached exhibits.

Recommendation:

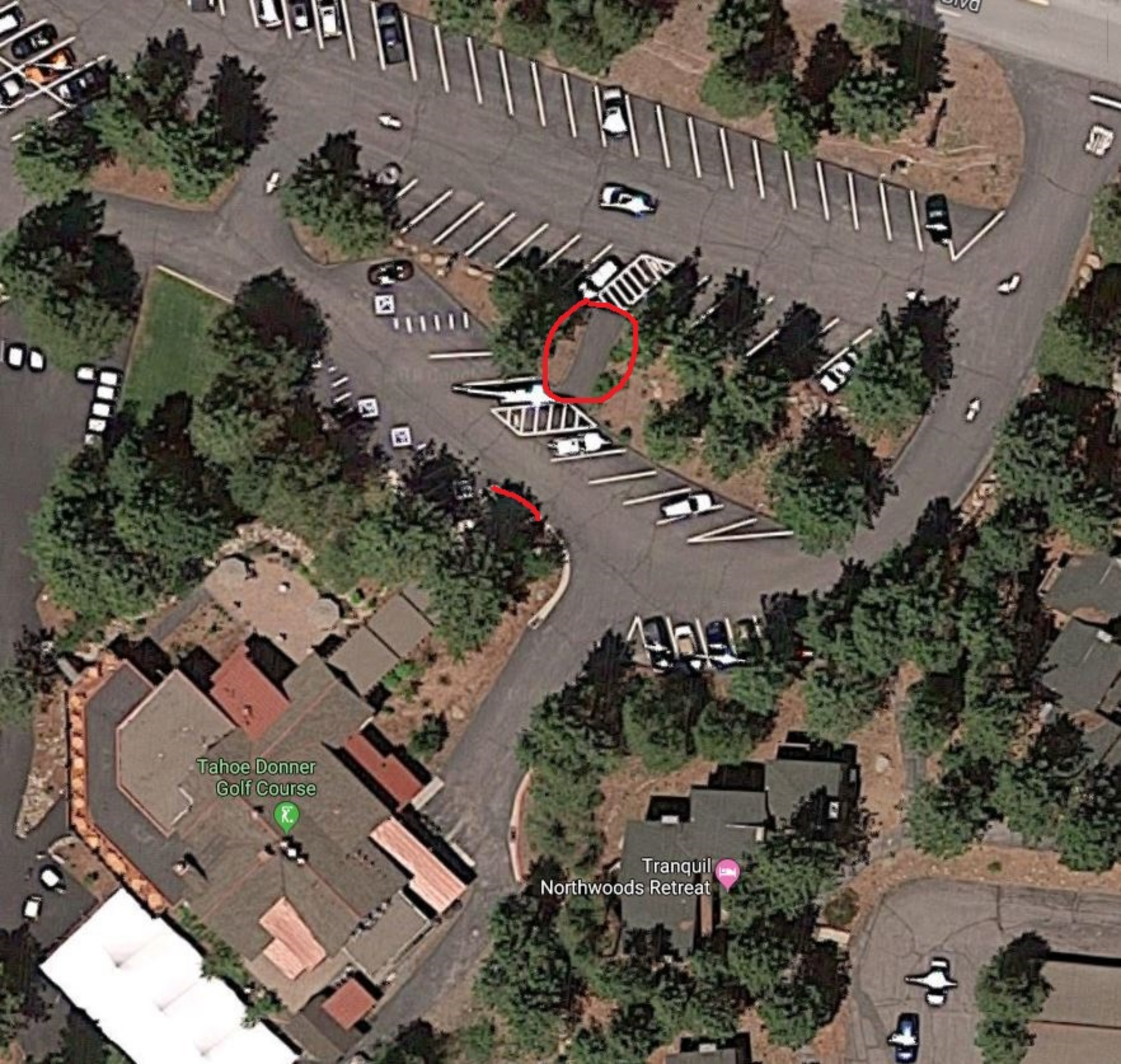
Upon Board approval to use allocated Development Funds for this phased project, Staff will proceed with Phase 1 this Spring, not to exceed \$75,000 from Development Funds.

Prepared By: Forrest Huisman

Reviewed By: Michael Salmon

Board Meeting Date: January 26, 2019

General Manager Approval to place on agenda: _____ **Date:** _____



Tahoe Donner
Golf Course

Tranquil
Northwoods Retreat







LODGE