

DECISION PAPER



Date: December 27, 2018

Issue:

Accessibility improvements at the pool-side restrooms are permitted and ready for construction at Northwoods Clubhouse during the upcoming months, and ahead of 2019 summer operations.

Background:

The Tahoe Donner 2019 Annual Budget provides \$500,000 from the Replacement Reserve - Capital Fund for accessibility renovations, such as those necessary in the pool-side restrooms at Northwoods Clubhouse. Staff received Board approval on February 25, 2017 to proceed with architectural and engineering drawings to obtain permitting and construction cost estimates for necessary upgrades, and now has an active building permit ready for construction. The following improvements will comply with building and accessibility codes;

- Relocation of entry door to meet accessibility clearances and maximize privacy
- Toilets, showers, and urinals to be replaced with code compliant and efficient models
- Alteration of toilet drains within concrete slab to accommodate current ADA accessibility requirements
- Drywall at walls and ceiling to be replaced where water damage is evident
- Electrical and lighting updated to Title 24 compliance
- Tile replacement throughout on walls and floors to reduce slipping hazards.
- Removal of rear door and exterior partition walls at both men's and women's restrooms, providing additional space in restrooms as well as terrace space for summer operations.
- Additional partition wall and locking door to conceal wood storage area.

The building permit has been issued by the Town of Truckee, and the preferred construction schedule is this spring, and ahead of 2019 summer operations.

Recommendation:

Using allocated Replacement Reserve Funds for accessibility improvements at the Northwoods Clubhouse pool-side locker rooms, Staff asks for Board approval to proceed with a Contractor for final construction this Spring, and ahead if 2019 summer operations.

Prepared By: Forrest Huisman

Reviewed By: Michael Salmon

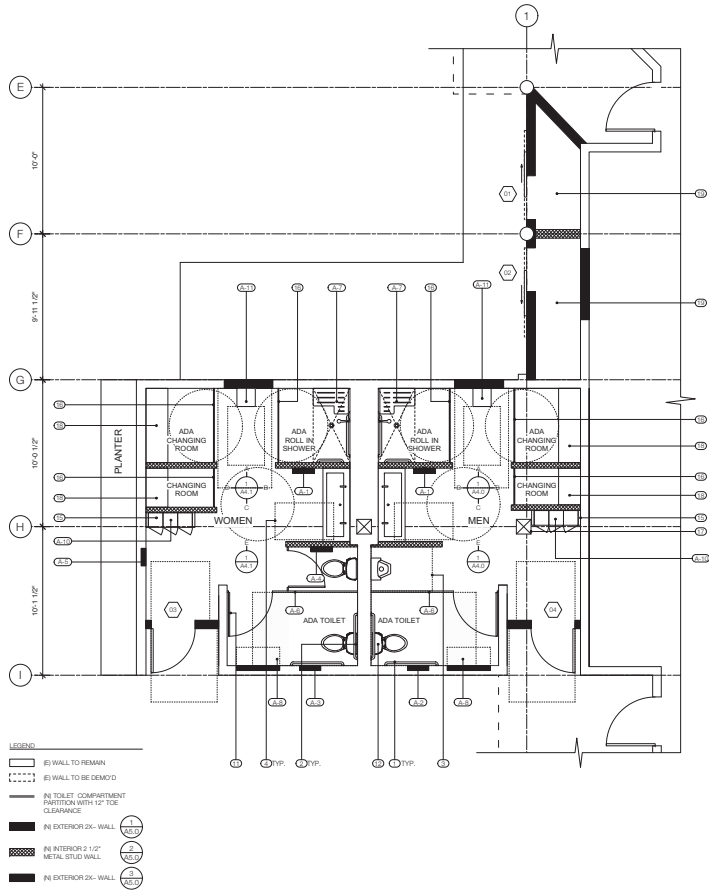
Board Meeting Date: January 26, 2019

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

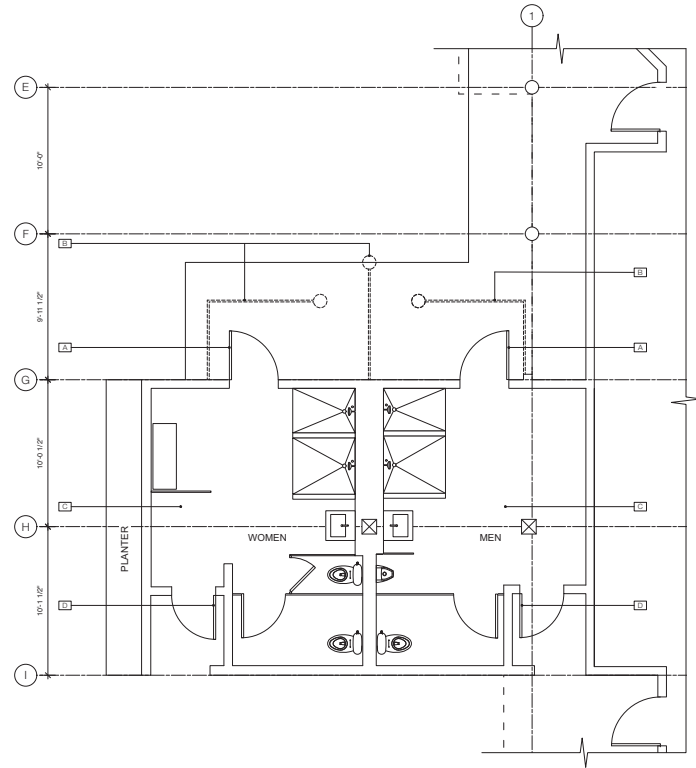
MATERIALS SCHEDULE	
T-1 FLOOR TILE	WON DESIGN CHEYRON FLOOR IN GRAPHITE MATT
T-2 WALL TILE	UNITECH 10X20 MATT BRANCO
T-3 ACCENT TILE	SHADEBOX GREY 40100 30580
P-1 PAINT COLOR 1	BENJAMIN MOORE
P-2 PAINT COLOR 2	BENJAMIN MOORE
W-1 WALL	1/2" KEY DOUBLE GLASS PRW WITH 9MT10424 & MATCHING 2X4 TRIM
C-1 CEILING	BENJAMIN MOORE

FIXTURE SCHEDULE	
LAV SINK	SLOAN SSS 6302 87" 1.25" W/SLAN FRAME SUPPORT & CLOSURE FOR FAUCETS & SOAP DISPENSERS. COLOR SLESTONE CLASSIC WHITE
LAV FAUCET	HANDS FREE SLOAN EAF-100-P-5M P/50N 0.5 GPM W/PLUG IN TRANSFORMER IN BRUSHED NICKEL
LAV SOAP	HANDS FREE SLOAN ESD-300 P/50N W/PLUG IN TRANSFORMER IN BRUSHED NICKEL
TOILET	KOHLER HIGHLINE K-3519 WK-4650 TOILET SEAT IN WHITE 1.6 GPF
URINAL	KOHLER BRUNHAM K-4202 T-9 IN WHITE W/ KOHLER TYPIC TOUCHLESS 0.5 GPF FLUSHOMETER
SHOWER VALVE	MOEN T9370 IN BRUSHED NICKEL
SHOWER HEAD	MOEN S2710EP15CEN IN BRUSHED NICKEL 1.5 GPM

ACCESSORY SCHEDULE	
A-1 BATHROOM TRASH	BOBRICK B-36040 SURFACE MOUNT PAPER TOWEL & WASTE RECEPTACLE
A-2 MEN'S ADA TOILET PAPER	BOBRICK B-3474 RECESSED TOILET PAPER & SEAT COVER DISPENSER
A-3 WOMEN'S ADA TOILET PAPER	BOBRICK B1843 RECESSED TP SEAT COVER & SANITARY NAPKIN DISPOSAL
A-4 WOMEN'S NAPKIN DISPENSER	BOBRICK B-3079 SURFACE MT TP SEAT COVER & SANITARY NAPKIN DISPOSAL
A-5 WOMEN'S NAPKIN DISPENSER	BOBRICK B-37063 50 RECESSED NAPKIN DISPENSER
A-6 TOILET PARTITIONS	BOBRICK SERIES 1000 IN FOREST GREEN
A-7 SHOWER SEAT	BOBRICK B-5181
A-8 CHANGING STATION	KOALA KARE KB110-BSRE
A-9 WALL HOOK	BOBRICK B-672
A-10 LOCKER	ASI TRADITIONAL PLUS COLLECTION: TRIPLE TIER LOCKERS 12X12
A-11 SWM SUIT DRYER	SUTIMATE SWMBU1T WATER EXTRACTOR: PLUMBED TO DRAIN EXTRACTED WATER



2 PROPOSED EXTERIOR RESTROOMS PLAN
FOR ENLARGED PLAN SEE 2/A1.1



1 EXISTING EXTERIOR RESTROOMS PLAN

- SHEET NOTES**
- 1/2" LONG SEE WALL GRAB BAR PER CBC 11B-604.5.1
 - 2/2" LONG REAR WALL GRAB BAR PER CBC 11B-604.5.2
 - 48"X36" CLR. SPACE @ URINAL PER CBC 11B-605.3
 - 48"X36" CLR. SPACE @ LAVATORY PER CBC 11B-602
 - IN FAUCET TO COMPLY W/ CBC 11B-604.4
 - IN TOILET PAPER DISPENSER PER CBC 11B-604.8.6. SEE SPECIFICATIONS
 - 17" MAX TO TOILET SEAT PER CBC 11B-604.9.3
 - WALL MOUNTED MIRROR PER CBC 11B-605.3
 - WALL MOUNT RECESSED WASTE/TOWEL DISPENSER
 - PIES TO BE INSULATED UNDER SINK COUNTER PER CBC 11B-605.5
 - PARTITION DOOR @ ADA STALL TO COMPLY W/ CBC 11B-604.8.1.2
 - FLUSH CONTROLS @ TOILET TO COMPLY W/ CBC 11B-604.6
 - PROVIDE FOLDING SEAT PER CBC 11B-605.4
 - PROVIDE SHOWER CONTROLS PER CBC 11B-605.5
 - IN TRIPLE TIER METAL LOCKERS IN WHITE
 - IN CURTAIN ROD
 - POST TO REMAIN
 - IN WOOD BENCH
 - IN EXTERIOR STORAGE AREA W/ SLIDING BARN DOORS - WALLS EXTENDED FROM OVERHANGING ROOF - NO IN ROOF OR STRUCTURAL ELEMENTS REQ'D
 - NOT USED
 - PROVIDE FLOOR DRAIN IN EACH BATHROOM TYP.

- DEMO SHEET NOTES**
- (A) DEMO (E) DOOR & THRESHOLD
 - (B) DEMO (E) EXTERIOR DIMENSION WALL
 - (C) DEMO (E) INTERIOR (E) BATHROOMS INCLUDING CEILING, PARTITIONS, WALL FINISHES & FLOOR FINISHES
 - (D) (E) ENTRY DOOR TO REMAIN



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DATE: 07-28-2017
PERMIT SUBMITTAL
SCALE: 1/4" = 1'-0"

PROPOSED PLAN
A1.0