

# DECISION PAPER



**Date: June 1, 2019**

**Agenda Topic:**

Emergency Water Damage Remediation at The Lodge Restaurant & Pub

**Background:**

Responding to the discovery of soft drywall, and wet carpet in a corner of the Pro Shop storage room, Tahoe Mold and Water (TMW) provided immediate investigation and remediation efforts at The Lodge. On May 23, demolition reached nearly 25% complete, with impacted areas including floor sheathing, drywall at walls and double ceilings, wall and floor tile, carpet, mechanical, electrical, and plumbing infrastructure within and around all four restrooms, events office, and Pro Shop storage room. Upon discover of the extent of the damage, and with the loss of use of all four restrooms, the facility was closed. Dinner Service was moved to Alder Creek Adventure Center for that Friday of Memorial Day Weekend and until remediation and restoration could be achieved.

TMW has expedited the required phases of Demolition, Cleaning, and Testing, aiming to minimize business interruption at The Lodge, with final reconciliation of billable hours and expenses forthcoming by June 4<sup>th</sup>. Current estimates from TMW exceed \$15,000, with a claim number now assigned and insurance inspections occurring on May 31st.

**Recommendation:**

Approve TMW, closure cost, and damage remediation expenses not to exceed \$\_\_\_\_\_. Final quotes are being developed for briefing at the June 1, 2019 board meeting.

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**Prepared By:** Forrest Huisman

**Reviewed By:** Michael Salmon

**Board Meeting Date: June 1, 2019**

**General Manager Approval to place on agenda:**  RPE