

CAPITAL PROJECTS UPDATE

BOARD MEETING 3/19/2020



TAHOE DONNERSM

DRAFT CAPITAL PROJECTS PRIORITIZATION

3/28/2020

INITIAL DRAFT FORM- WORKING DOCUMENTS SEEKING BOARDS FEEDBACK

- PRIORITIZATION FOR DEVELOPMENT FUNDS TABLE
- CAPITAL FUNDS PROJECTION TABLE
- DOES THIS PROVIDE ENOUGH INFORMATION AT SUMMARY LEVEL?

2020 Update


3/20/2020

PRIORITIZATION FOR DEVELOPMENT FUNDS

Sort #	Definitions
1	Needs
2	Wants
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4	Not in Vision of Tahoe Donner
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GPC Strategic Review	Project suggestions from all sources	Evaluation Team	Est. Cost Range	Est. Project Length Timeline	Proposed Year Const.	Member Benefit (Rated 0-5)	ROI (Rated L, M, H)
Association Wide	Fueling stations association wide - Downhill Ski, XC Ski, Golf fueling pads	1	\$1M-\$3M	1-3 Years	10+	0	L
	Electric vehicle charging stations at select amenities	2	\$100K-\$500K	1 Year	10+	2	L
	40 Acre Eur Valley Purchase	2	\$400K		2025	2	L
	Broadband to house	8	\$20M+	5+ Years		5	L
	Undergrounding utility lines - Massive multiple agency project \$\$\$\$	8	\$300M+	5+ Years		1	L
	Adventure Zone with archery zone, treehouse, zipline area, bike skills, disk golf	1	\$1M-\$3M	1-3 Years	2028	3	M
	Downhill mountain biking, bike skills course, and pump track feasibility study	8		1-2 Years			
Housing -Subcommittee	Consider all options for Seasonal Workforce Employee Housing*	1	\$3M-\$8M	3-5 Years	10+	0	L
Alder Creek Adventure Center	Paved or improved trailer parking for Equestrian	2	\$100K-\$500K	1-2 Years	10+	1	L
	Snowmaking - Phase 1,2 with total of 3 phases	1	\$500K-\$1M	1-2 Years	2021	5	H
	Snowmaking - Phase 3	2	\$100K-\$500K	3-5 Years	10+	3	M
	Fix Northside parking @ ski patrol entrance snowmelt	1	200000	1 year	2028	4	L
	Back-up power for ACAC, (permanent structure with additional storage options for snowmobiles, signs, tools)	1	\$100K-\$500K	1-3 Years	2021	3	L
	Cook House at Eur Valley with year round restrooms	2	500,000	2	2027	5	L
	Upgrades to FIS standards for international nordic races and events	8					
	Prepare ACAC master plan	8					
Forestry	New storage building at Forestry Facility to replace multiple storage containers	2	\$500K-\$1M	1-3 Years	2026	0	L
	Finish remodel upstairs offices	1	100,000	1	2021	0	L
	New access road from Skislope with utilities	8	1,000,000	2 years	2028	0	L
Northwoods Activity Center -Subcommittee	Parking capacity expansion (#1 priority based on numerous member input)	1	\$500K-\$1M	2 Years	2029	4	L
	Trash enclosure, storage room addition, and drainage improvements	1	\$100K-\$500K	2 Years	2021?	0	L
	POH Major remodel/Tap House including kitchen	1	\$100K-\$500K	2 Years	2026	5	M
	Expand Recreation Hut	2	<\$100k	1-2 Years		0	L
	Mini golf at NWCH	2	<\$100k	1-2 Years	2008	3	L
	Update Tennis facility, consider second story for meeting and viewing spaces, 4k sq. ft. *	2	\$1M-\$3M	3-5 Years			L
	Rebuild and/or remodel and/or update look of NWCH - 14K sq. ft. *	2	\$3M-\$8M	5-15 Years	10+	1	L
	Air-conditioning in Tennis pro shop and multi-purpose room	3					
	Enhanced playground with additional swings for children 5-18	3					
	Additional bocce courts	8	<\$100k				
	Shade at bocce courts	8	<\$100k				
	Prepare master plan for Northwoods Activity Center (NWAC)	8					
	Hot tub near pool	8					
	Additional tennis courts (tennis courts over pickleball, and prioritize parking over pickleball courts) -	8					

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Downhill Ski Area	New or remodeled Downhill Ski Lodge (\$12.6 - \$15 million assumes 21k-25k sq. ft. of space) - target 2023	1	\$8M+	3-5 Years	2023	5	M
	Snowmaking equipment at Eagle Rock chairlift (2019 /2020 Planning in progress) target 2020	1	\$500K-\$1M	1 Year	2024	3	M
	Replace Eagle Rock chairlift - target 2040 RRF	1	\$1M-\$3M	10-15 Years	10+	3	L
	Regrade Mile Run - modify ski slopes to improve beginner experience planning in progress for 2020 construction	2	\$100K-\$500K	1 Year	2024	3	L
	Provide gallery covers for conveyors C2 and C3 for improved safety, operations, service levels	2	\$100K-\$500K	1 Year	RR?	1	L
	Prepare DSR master plan and business plan	8					
Golf Course - Subcommittee	Water conservation, 500K gallon water tank/well/pump/case/heads	1	\$500K-\$1M	2-3 Years	10+	?	?
	Shade structure over driving range tee boxes	2	\$100K-\$500K	1-2 Years	10+	3	L
	Consider golf course improvements to remain regionally competitive	1	RR	1 year	2020	3	L
	Update golf course master plan	8					
Marina - Subcommittee	Expanded Kitchen and terrace seating with shade structure	2	\$500K-\$1M	2-3 Years	10+	4	L
	New entrance, signage, improved lighting	8				1	L
	Update Marina master plan	8					
	BBQ pit update to utilize beach hours	1	2025			5	L
	Get rid of Boat Ramp and expand beach & utilize parking	8				4	M
	Third dock located south of existing boat ramp, for improved loading/unloading	8					
The Lodge - Subcommittee	Back-up power for kitchen and restaurant	1	\$100K-\$500K	2-3 Years	2027	3	L
	Replace tent with new special event space and restrooms	1	\$1M-\$3M	3-10 Years	2029	3	H
	Replace existing ramp with heated staircase and lighting	1	30k	1 Year	2020	5	L
	Recycle and refuse improvements	3					
	Prepare master plan for The Lodge	8					
Trails & Open Space Subcommittee	Update Trails and Open Space master plan with consideration of all types of trail users and utilization, management, policies, and funding	1	<\$100K	1 Year			
	South Euer Valley road: improvements	1	\$100K-\$500K	1-2 Years	2021	3	L
	Coyote Crossing : bridge/punchons with integrated perimeter fencing) - Requirement by LRWQCB	1	\$500K-\$1M	2-3 Years	2022	5	L
	Glacier Way Trailhead: expansion and restroom improvement	1	\$100K-\$500K	2-5 Years	2025	5	L
	Complete unfinished SYIP projects that remain prioritized	2	\$1M-\$3M	1-5 Years	Ongoing	5	L
	Teton Way Trailhead: rustic improvement	2	<\$100K	1-2 Years	?	2	L
	Berggarten Trailhead - Pave	1	\$100K-\$500K	1 year	2020	3	L
	New projects prioritized by the 2019 TMP update, possibly including new neighborhood access points, new trailheads, and new trails	2	Annual	Ongoing	Ongoing	5	L
	Dog park (should equestrian arena be relocated)	8					
	Alder Creek trail/Campground bridge	8					
Paved class 1, 4 season trail from the Town's Trout Creek Trailhead to ACAC	8		1-10 Years				

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Trout Creek Recreation Center	Parking lot expansion, Northwoods Blvd. streetside parking	1	\$100K-\$500K	1-2 Years	2025	4	M
	Parking lot entrance reconfiguration -	1	\$100K-\$500K	1-2 Years	2025	4	L
	Snowplay Snowmaking	1	200k	1	2020	5	H
	Expand patio heating system -	2	\$100K-\$500K	1-2 Years	10+	?	?
	Replace the current pool heaters with high efficiency boiler system	2	NEF	1-2 Years			
	Increase pool deck space	2	\$100K-\$500K	2-5 Years	2030	5	M
	Add warm 2.5 ft. deep children's pool	2	\$100K-\$500K	2-5 Years	10+	3	L
	Additional (family) hot tub(s)	2	\$100K-\$500K	2-5 Years	2030	5	M
	Develop better use for basketball court area	2	\$500K-\$1M	2-5 Years	10+	?	?
	Add equipment workshop	2	\$100K-\$500K	2-5 Years	10+	0	L
	Additional fitness and/or classroom space expansion	8	\$500K-\$1M	5+ Years			
	Relocate and/or improve massage services space	8					
	Add space needed for office, storage, and other operational need	8					
	Performance stage with power at driving range	8					
	Additional lap pool lanes from 3 to 5	8	\$1M-\$3M	5+ Years			
Prepare TCRC master plan	8						

IDEAS LIST							
Polo Field							
Community Barn							
Fishing Pond							
Improve Cell reception							
Improve snow removal on roads							
Speedbumps and traffic calming							
Provide regular shuttles into Euer Valley							
Saline Upgrade							
Expanded Paver Terrace for Food and Beverage							
Indoor playground, day care, mini golf, and climbing wall							
Coordinate with existing community efforts to provide additional Housing opportunities							
Ferris Wheel							
Prepare Master Plan for Cluster Mailboxes							
Community garden and composting site							
Seasonal ice skating/roller skating; as currently offered elsewhere in Truckee							
Dressage Court							
Improved Boarder Pens							
Chairlift to Sunrise Bowl - (Long range consideration)							
Lodge at the top Eagle Rock							
New Backside Chairlift							
(~25) New Ski in/Ski out residential properties, with new chairlift access into Sunrise Bowl							
Beach Bar on slab with power							

2020 Q1 Development Fund - Draft CFP (Capital Funds Projection)

	Project	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Association Wide	New Accessibility Improvements	150,000										
ACAC	Snowmaking on select Nordic Trails (Planning 2019) (Ph 1+2 - 2020) (Ph3 and Ph 4 post 2023)	100,000	780,000									
ACAC	Back Up Generator	40,000	160,000									
ACAC	Cook House with Restrooms In Eur Valley								500,000			
ACAC	Snowmelt North Parking Lot							200,000				
Downhill Ski Resort	Downhill Ski Lodge	350,000	1,150,000	1,500,000	8,200,000	500,000						
Downhill Ski Resort	Snowmaking to Eagle Rock					550,000						
Downhill Ski Resort	Regrade Mile Run to 8% minimum slope					500,000						
Forestry	Finish Upstairs Remodel for Office Space		100,000									
Forestry	Access From Ski Slope with utilities									1,000,000		
Forestry	Permanent Storage Building							1,500,000				
Maintenance	Fuel Tank Replacement and Cover						500,000					
Marina	BBQ Pits						25,000					
Northwoods	Major Remodel/replacement*											
Northwoods	Parking Lot Expansion											700,000
Northwoods	Trah Enclosure/Storage - Supplement RR		100,000									
Northwoods	Mini Golf									100,000		
Northwoods	POH Major Remodel							100,000	1,000,000			
The Lodge	Parking Lot Walkway	30,000										
The Lodge	Back Up Power								200,000			
The Lodge	Permanent Event Structure										1,500,000	
Trails and Open Space	Implement trail/trailhead projects in the TMP	150,000	75,000	75,000	75,000	500,000	250,000	200,000	200,000	75,000	75,000	75,000
Trails and Open Space	Glacier Way Parking Lot Expansion						300,000					
Trails and Open Space	South Euer Valley Road		100,000									
Trails and Open Space	Coyote Crossing - Assuming grant fund match			250,000								
TCRC	Trout Creek Expansion	90,000	185,000									
TCRC	Snowmaking at Snowplay	185,000										
TCRC	Parking Lot Expansion						500,000					
TCRC	Pool deck expansion with hottubs											750,000
Association Wide	Adventure Zone									600,000	300,000	250,000
Association Wide	Feasibility Studies (work Force Housing 2024)	70,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Association Wide	Future Land Acquisition (Euer Valley 40 Acre)						400,000	60,000	60,000	60,000	60,000	60,000

Project		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Estimated Annual Totals, exclude RRF, Inflation Factor, and direct/allocated overhead		1,165,000	2,700,000	1,875,000	8,325,000	2,100,000	2,025,000	2,110,000	2,010,000	1,885,000	1,985,000	1,885,000
	Direct and Allocated Overhead	311,000	311,000	311,000	311,000	311,000	311,000	311,000	311,000	311,000	311,000	311,000
	Expenditures Total	1,476,000	3,011,000	2,186,000	8,636,000	2,411,000	2,336,000	2,421,000	2,321,000	2,196,000	2,296,000	2,196,000
2.0%	Inflation Factor	30,000	120,000	131,000	691,000	241,000	280,000	339,000	371,000	395,000	459,000	483,000
	Total Including Inflation	1,506,000	3,131,000	2,317,000	9,327,000	2,652,000	2,616,000	2,760,000	2,692,000	2,591,000	2,755,000	2,679,000
2019	< BASELINE YEAR FOR INFLATION FACTOR											
1.0%	Interest Income	61,000	70,000	63,000	66,000	0	0	1,000	0	0	1,000	0
8.0%	Income Tax Expense	5,000	6,000	5,000	5,000	0	0	0	0	0	0	0
	Bad Debt Expense	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
	Member Equity Transfer (Projected)											
20	<Years: Normalized Contributions >	355	375	395	415	415	415	415	415	415	415	415
6473	Annual Contribution	2,298,000	2,427,000	2,557,000	2,686,000	2,686,000	2,686,000	2,686,000	2,686,000	2,686,000	2,686,000	2,686,000
	Beginning	6,115,100	6,956,100	6,309,100	6,600,100	13,100	40,100	103,100	23,100	10,100	98,100	23,100
	Ending	6,956,100	6,309,100	6,600,100	13,100	40,100	103,100	23,100	10,100	98,100	23,100	23,100
		Yr 2020	Yr 2021	Yr 2022	Yr 2023	Yr 2024	Yr 2025	Yr 2026	Yr 2027	Yr 2028	Yr 2029	Yr 2030

Planning assumptions (4/18/19)

Project Stages Color Code	Conceptual Design	Final Design	Construction	Post-Project Review
Board Approval required at the following intervals (#)	#	#	#	#

\$ 10,300,200	Totals to left are estimated project costs. Majority of costs to be funded by Development Fund, and a portion from Replacement Reserve Fund.
\$ 12,600,000	
\$ 14,700,000	

ACAC Master Plan: Consider updating IDR (Interim Development Reserve) for Adventure Zone. Estimated \$25K for planning approvals and \$200K for improvements