

2022 CAPITAL PROJECTS

May 27, 2022



TODAY'S OBJECTIVES

The Board of Directors will receive an update from staff on 2022 Capital Projects and an update on the timeline.

No decision required.

2021 ROLLOVER CONSTRUCTION PROJECTS

- Snowmaking at Snowplay
- Phase 1 Cross Country Snowmaking
- Alder Creek Trail Realignment Project

Snowmaking at Snowplay

Amenity:	Trout Creek
Project Description:	Provide snowmaking at snowplay. Ensure reliable conditions for members and guests at one of our popular winter amenities during key utilization periods such as late December.

Strategic Plan Initiative:	2
Appropriations beyond the five-year plan are needed to complete the project:	No



	Phase	Budget					Total
		2020	2021	2022	2023	2024	
Project Costs	Professional Services	\$30,782					
	Construction		\$198,618				
	Total	\$30,782	\$198,618	\$0	\$0	\$0	\$229,400
Funding Source	Development Fund	30,000	200,000				
	Replacement Reserve Fund						
	Total	\$30,000	\$200,000	\$0	\$0	\$0	\$230,000

Status – Substantially complete May 2022.

Phase 1 Cross Country Snowmaking

Amenity:	Alder Creek Adventure Center
Project Description:	Provide snowmaking at the cross country ski area. Ensure reliable conditions for members and guests at one of our popular winter amenities during key utilization periods such as late December.
Strategic Plan Initiative:	2
Appropriations beyond the five-year plan are needed to complete the project:	No



	Phase	Budget					Total
		2020	2021	2022	2023	2024	
Project Costs	Professional Services	\$50,207					
	Construction		\$1,089,079				
	Total	\$50,207	\$1,089,079	\$0	\$0	\$0	\$1,139,286
Funding Source	Development Fund	100,000	1,039,286				
	Replacement Reserve Fund						
	Total	\$100,000	\$1,039,286	\$0	\$0	\$0	\$1,139,286

Status – 2022 construction has begun. Expecting project completion fall 2022.

Alder Creek Trail Realignment Project

Amenity: Alder Creek Adventure Center

Project Description: Relocate existing trail away from Alder Creek Headwaters. Construct new trail on boardwalk from a proper trailhead at the northeast corner of the ACAC parking lot. Restore existing trail alignment to its natural condition.

Strategic Plan Initiative: 1, 2, 4, 5

Appropriations beyond the five-year plan are needed to complete the project: No



	Phase	Budget					Total
		2020	2021	2022	2023	2024	
Project Costs	Professional Services Construction		\$342,900				
	Total	\$0	\$342,900	\$0	\$0	\$0	\$342,900
Funding Source	Development Fund Replacement Reserve Fund		350,000				
	Total	\$0	\$350,000	\$0	\$0	\$0	\$350,000

Status – Expected construction start date of mid-June. Boardwalk completion aiming for June 30th. Restoration completion end of August 2022.

5-YEAR CAPITAL IMPROVEMENT PROJECT OVERVIEW



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5-YEAR CAPITAL IMPROVEMENT PROJECT OVERVIEW

Amenity	Project	2022	2023	2024	2025	2026
Association Wide	Mailboxes			75,000	737,794	
Association Wide	Generator Transfer Switches	37,500				
Association Wide	Workforce Housing Feasibility Study/Project		75,000	250,000	1,500,000	1,000,000
ACAC	Snowmelt North Parking Lot			30,000	250,000	
ACAC	Air Conditioning/Airflow	70,500				
Campground	Campground Bathhouse				51,000	459,000
Downhill Ski Resort	Downhill Ski Lodge Replacement	496,952	14,543,858	5,648,493		
Downhill Ski Resort	Phase 2 Snowmaking: Eagle Rock	50,000	50,000	1,000,000		
Golf	Course Restroom Remodel (2)	100,000				
Golf	New Roof at Golf Course Maintenance	100,000				
Golf	Pedestrian Bridge on 18	25,000	130,000			
Maintenance	Maintenance Yard Fuel Station Replacement	47,575	60,000	1,350,000		
Marina	Marina Deck Expansion and Shade Structure	322,000				
Northwoods	Campus Master Plan		75,000	75,000	700,000	3,000,000
The Lodge	ADA Parking Lot Improvements	300,000				
The Lodge	Pavilion Family Dining Area Renovation	326,387				
The Lodge	Grotto Enhancement	60,000				
Trails and Open Space	Implement Trail/Trailhead Projects in the TMP	155,336	150,000	160,000	250,000	250,000
Trails and Open Space	Class 1 Trail from Trout Creek Trailhead to ACAC Planning			200,000	200,000	200,000
Trails and Open Space	Glacier Way Parking Lot Expansion			55,000	550,000	
Trails and Open Space	Phase 1 Euer Valley Restoration (Coyote Crossing)	945,557				
Trails and Open Space	South Euer Valley Road	137,000				
Total		\$3,173,807	\$15,089,858	\$8,843,493	\$4,238,794	\$4,909,000

Project costs are for estimation purposes only; actual project costs will adjust based on bid prices.

2022 CONSTRUCTION PROJECTS

- Generator Transfer Switches
- Alder Creek Adventure Center Air Conditioning/Airflow
- Golf Course Restrooms Remodel
- New Roof at Golf Maintenance
- Marina Deck Rehabilitation
- Lodge ADA Parking Lot Improvement
- Lodge Pavilion Renovation

Generator Transfer Switches

Amenity:	Association-wide
Project Description:	Due to the expected future rolling power outages for fire prevention protocols and the need for emergency shelter areas for members, Tahoe Donner facilities need backup power solutions. The projects convert building electrical panels at The Lodge, Alder Creek Adventure Center and topshop to allow for backup power.
Strategic Plan Initiative:	1
Appropriations beyond the five-year plan are needed to complete the project:	No



	Phase	Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services	\$7,500					
	Construction	\$30,000					
	Total	\$37,500	\$0	\$0	\$0	\$0	\$37,500
Funding Source	Development Fund	\$37,500					
	Replacement Reserve Fund						
	Total	\$37,500	\$0	\$0	\$0	\$0	\$37,500

Status – In planning. Project may change to full generator backup at Lodge and ACAC depending on feasibility/cost. Expect update June 2022.

ACAC Air Conditioning/Airflow

Amenity:	Alder Creek Adventure Center
Project Description:	The Alder Creek Adventure Center was built without air conditioning or fans. The building is uncomfortable for membership and staff during the hot summer months. The first phase of the project will be to install fans where appropriate throughout the building to see if that solves the problem. If not, alternative solutions may be needed.
Strategic Plan Initiative:	1
Appropriations beyond the five-year plan are needed to complete the project:	No

	Phase	Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services	\$5,500					
	Construction	\$65,000					
	Total	\$70,500	\$0	\$0	\$0	\$0	\$70,500
Funding Source	Development Fund	\$70,500					
	Replacement Reserve Fund						
	Total	\$70,500	\$0	\$0	\$0	\$0	\$70,500



Status – Has not started yet. Expect to start planning mid-June 2022.

Golf Course Restrooms

Amenity:	Golf
Project Description:	The golf course's restrooms (2), built in 1992, have a useful life of 30 years and are due on the Replacement Reserve Fund for a remodel.
Strategic Plan Initiative:	2, 5
Appropriations beyond the five-year plan are needed to complete the project:	No

	Phase	Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services	10,000					
	Construction	90,000					
	Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Funding Source	Development Fund						
	Replacement Reserve Fund	100,000					
	Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000



Status – Has not started yet. Expect to start planning mid-June 2022

New Roof at Golf Maintenance

Amenity:	Golf
Project Description:	Golf maintenance building needs a new roof.
Strategic Plan Initiative:	2, 5
Appropriations beyond the five-year plan are needed to complete the project:	No

	Phase	Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services	10,000					
	Construction	90,000					
	Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Funding Source	Development Fund						
	Replacement Reserve Fund	100,000					
	Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000



Status – Has not started yet. Expect to start planning mid-June 2022.

Marina Deck Rehabilitation

Amenity:	Beach Club Marina
Project Description:	The marina is lacking deck space and shade structure adjacent to the grill. The project proposes expanding the existing deck into the lawn area and better utilizing the space for member enjoyment.
Strategic Plan Initiative:	2
Appropriations beyond the five-year plan are needed to complete the project:	No

	Phase	Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services	22,000					
	Construction	300,000					
	Total	\$322,000	\$0	\$0	\$0	\$0	\$322,000
Funding Source	Development Fund	222,000					
	Replacement Reserve Fund	100,000					
	Total	\$322,000	\$0	\$0	\$0	\$0	\$322,000



Status – In planning. Construction to begin early September.

ADA Parking Lot Improvements

Amenity:	The Lodge Restaurant & Pub
Project Description:	The Lodge's ADA parking lot spaces do not comply with the current code as identified in the association-wide CASp report. The walkway between the upper and lower parking lots needs improving. This project addresses the issues stated above.
Strategic Plan Initiative:	1, 5
Appropriations beyond the five-year plan are needed to complete the project:	No

	Phase	Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services						
	Construction	300,000					
	Total	\$300,000	\$0	\$0	\$0	\$0	\$300,000
Funding Source	Development Fund	50,000					
	Replacement Reserve Fund	250,000					
	Total	\$300,000	\$0	\$0	\$0	\$0	\$300,000



Status – In planning. Construction to begin early September.

Lodge Pavilion Renovation

Amenity:	The Lodge Restaurant & Pub
Project Description:	The area where the wedding tent used to be is transitioning to an outdoor family dining area. This space offers a more casual dining experience for family dining and golf users than what the restaurant upstairs offers. A landscape architect will create a plan that may include ADA code compliance updates, a permanent shade structure, fire pits, a permanent outdoor bar and potential outdoor games/entertainment (cornhole, kids
Strategic Plan Initiative:	2, 5
Appropriations beyond the five-year plan are needed to complete the project:	No

	Phase	Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services	26,387					
	Construction	300,000					
	Total	\$326,387	\$0	\$0	\$0	\$0	\$326,387
Funding Source	Development Fund	70,000					
	Replacement Reserve Fund	256,387					
	Total	\$326,387	\$0	\$0	\$0	\$0	\$326,387



Status – In planning. Construction to begin early September.

THANK YOU

