

GM UPDATE: REPLACEMENT RESERVE STUDY AND CAPITAL PLAN UPDATE

MARCH 25, 2022



TAHOE DONNERSM



TODAY'S OBJECTIVES

Staff to provide the Board an update on:

- Replacement Reserve Fund 3-Year Review
- Five-Year Capital Plan
- 20-year Capital Plan

No decision required



REPLACEMENT RESERVE 3-YEAR UPDATE

- Held preliminary conversations with potential reserve specialists
- Drafting Request for Qualifications (RFQ) to be completed by 3/25/22
- Replacement Reserve update completion date target 7/31/22

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.



FEATURED 5-YEAR CAPITAL PLAN PROJECTS

- Trailhead improvements and trail creation
- The Lodge Restaurant Pavilion outdoor family dining area improvement
- Marina deck expansion and shade structure
- Mailbox improvements
- Glacier Way parking expansion
- Downhill Ski Lodge

20-YEAR CAPITAL PLAN

- Draft plan created for 2022 budget process (see following slides)
- Long-Range Planning Committee tasked as part of their 2022 goals to review and provides feedback to staff as part of the upcoming budget process



20-YEAR PLAN

DRAFT

	Project	Discretionary / Nondiscretionary	Strategic Plan Initiative	Proposed Year Const.
Association Wide	Fueling stations for equipment - Downhill Ski, XC Ski, Golf fueling pads	Nondiscretionary	4	2026+
	Workforce housing feasibility study/project	Discretionary	3,5	2025-2026
	Acquisition			
	Forestry			
	Campground			
	Mailboxes	Discretionary	5	2025
	Electric vehicle charging stations at select amenities as parking lot renovation projects come up on RRF	Nondiscretionary	3,4,5	TBD
	Solar opportunities	Discretionary	3,4	ongoing
Generator Transfer Switches (ACAC, The Lodge, Top Shop)	Nondiscretionary	1	2025	
Alder Creek Adventure Center	Snowmelt north parking lot	Nondiscretionary	1	2025
	Snowmaking - Phase 2	Discretionary	5	2026+
	Air conditioning/airflow	Discretionary	1	2024
Forestry	Office remodel included in workforce housing above	Discretionary	5	2026
	New access road from Skislope with utilities including fiber - may be part of workforce housing above	Nondiscretionary	5	2025
	New storage building at Forestry Facility to replace multiple storage containers	Nondiscretionary	5	2026+
	Water Tower with PUD (potential partner with new road access)	Discretionary		2025
Northwoods Campus/Tennis	Campus Master Plan and project	Discretionary	2,5	start 2026
	Parking capacity expansion	Discretionary		
	Northwoods Clubhouse remodel/replace	Discretionary		
	Tennis Building remodel/Replace	Discretionary		
	Pool Expansion/hot tub	Discretionary		
	Rec Revamp (playground, horseshoe, Bocce, archery, volleyball, etc.....)	Discretionary		
Downhill Ski Area	New Downhill Ski Lodge	Nondiscretionary	2,5	2023-2024
	Snowmaking Phase 2 - Eagle Rock	Discretionary	2	2024
	Replacement Conveyors (C2 and C3) with covers improve beginner area layout (assumes yurt is gone)	Discretionary	2,5	2026+
	Mile Run Improvements	Discretionary	2	2026+

20-YEAR PLAN

DRAFT – CONTINUED

	Project	Discretionary / Nondiscretionary	Strategic Plan Initiative	Proposed Year Const.
Golf Course	Renovate driving range with shade structure include performance stage with power	Discretionary	5	2026+
	Ball shed building	Discretionary	5	2026+
	Course Restrooms	Discretionary	2,5	2022
Marina	Deck expansion and shade structure	Discretionary	2	2022
	Revisit beach expansion project - expanded seating on hillside	Discretionary	2	2026+
	Bike parking enhancement	Discretionary	2	2022
	Marina and day camp hut	Non-discretionary	5	2026+
The Lodge	Pavilion family dining area renovation	Nondiscretionary	2,5	2022
	Grotto enhancement	Nondiscretionary	1,2	2022
	ADA parking lot improvements	Nondiscretionary	1,5	2022
Trails and Open Space	South Euer Valley Road: improvements	Nondiscretionary	2,4	2022
	Euer Valley restoration phase 1 (coyote crossing)	Nondiscretionary	2,4	2022
	Glacier Way Trailhead: expansion and restroom improvement	Discretionary	2,5	2025
	Alder Creek Trail Fjord to campground Improvements	Nondiscretionary	2	2026+
	Paved class 1, 4 season trail from the Town's Trout Creek Trailhead to ACAC	Discretionary	2,4,5,6	2026+
	Trail enhancements to align with updated trails and open space master plan	Discretionary	2,4,5,6	ongoing
	Nature Loop Trailhead at Trout Creek lot	Discretionary	5	2022

20-YEAR PLAN

DRAFT – CONTINUED

	Project	Discretionary / Nondiscretionary	Strategic Plan Initiative	Proposed Year Const.
Trout Creek Recreation Center	Parking lot expansion and entrance reconfiguration - Needed for any future expansion at Trout Creek	Discretionary	5	2026+
	Snowplay building with restroom and adequate storage		2,5	2026+
	Expand patio heating system - Hydronic heating rec pool	Discretionary	5	2026+
	Splash pad/basketball court revamp	Discretionary	2,5	2026+
Maintenance	Main gas pump replacement - pump, tank replacement, and covered roof structure	Nondiscretionary	1,5	2024
Campground	Bathhouse	Nondiscretionary	5	2026
IT	Micro trench fiber on cart path via Trout-Lodge-Cart Barn-Golf Maintenance	Discretionary	5	
	Wireless from trout to cell tower	Discretionary	5	
	Suddenlink fiber to Topshop	Discretionary	5	
	Suddenlink fiber to Forestry - if/when install new road	Discretionary	5	2025
	Network operations center expansion of golf maintenance facility	Discretionary	5	
	Fiber and power in all parking lots	Discretionary	5	
	Fiber from NWCG to Trout if/when paving trail	Discretionary	5	2026+
	Fiber install from Trout Creek to Snowplay	Discretionary	5	2026+
Projects Placed in "Parking Lot"	Teton Way Trailhead: rustic improvement	Discretionary	2,5	2032+
	Cook House at Euer Valley with year-round restrooms	Discretionary	2,5	2032+
	Traffic calming/mobility master plan	Discretionary	1	2032+
	Shade structure at bocce courts	Discretionary	2,5	2032+
	Mini Golf	Discretionary	2	2032+
	Adventure Park		2	2032+

THANK YOU

