

STAFF REPORT

December 7, 2023



TITLE:

Emergency Repair and Replacement of the Trout Creek Recreation Center (TCRC) Hydronic Snowmelt System

RECOMMENDATION:

By Motion,

The Board of Directors approves the following actions:

1. Accelerate the Trout Creek Hydronic Snowmelt System Reserve Study component to repair and replace the pump room portion of the system's plumbing and increase the Replacement Reserve Funds by \$29,000.
2. Approve the repair and replacement of the Snowmelt System – Plumbing Repairs for a cost not to exceed \$50,000 utilizing Replacement Reserve Funds.

BACKGROUND:

The Trout Creek Recreation Center (TCRC) hydronic snowmelt system is used around the lap pool, Spas 1 and 2, the covered spa, and the main entry to keep those areas free of ice and snow. This system is critical for the safety and snow/ice mitigation at TCRC.

The system has had inspections and repairs completed at various times throughout its life cycle. The most recent repairs were completed in 2021 to the plumbing under the lap pool decking. This staff report is prepared due to emergency repairs and replacement to the system's plumbing located in the pump room.

ANALYSIS:

The TCRC hydronic system is an aging system with original components (1992) and add-on components during periods of facility expansion. TCRC and maintenance staff reported performance issues (lack of ice melt to decks) of the hydronic snowmelt system in November 2023.

Tahoe Truckee Plumbing was called to the site to investigate the problem. Upon arrival, the mechanical portion of the hydronic system was in lockout mode. After further investigation staff and the consultant determined that the entire system needed to be flushed and the plumbing in the pump room associated with the hydronics should be replaced to function.

FISCAL IMPACT:

This is an emergency repair and replacement with unplanned spending in 2023. The Replacement Reserve Fund (RRF) is underspent in 2023 due to the postponement of the Downhill Ski Lodge replacement and other deferred projects such as the Golf Cart Paths and 18th Hole bridge replacement. Therefore, the actual RRF spend is considerably less than what was budgeted for 2023.





ATTACHMENTS:

None

Prepared by: *Michael Kane*, Superintendent of Maintenance

Reviewed by: Jon Mitchell, Director of Capital Projects *[Signature]*

Reviewed by: *Todd Martyn-Jones*, Director of Finance, Accounting and Business Support

Reviewed by: Annie Rosenfeld, Interim General Manager *[Signature]*

Board of Directors Meeting: December 15, 2023

