



## **STAFF REPORT**

### **DATE:**

April 2, 2024

### **TITLE:**

Golf Cart Path Replacement Project Construction – 2024 Replacement Reserve Fund Project

### **RECOMMENDATION:**

#### **By Motion:**

The Board of Directors

1. Approves the Golf Cart Path Replacement Project construction cost not to exceed \$1,578,414, including a 30% contingency, utilizing budgeted 2024 Replacement Reserve Funds.
2. Authorizes the General Manager, on behalf of the Association, to enter into a construction contract with Shaffer Paving to complete the project for a total amount of \$1,195,783.

### **BACKGROUND:**

The Tahoe Donner golf cart path asphalt pavement surfaces are deteriorated generally from use and weather impacts, heaved throughout from tree root uplift, and have exceeded their useful life. The cart paths were last replaced during the Tee and Bunker Renovation Project between 2003 and 2006. The poor condition of the cart paths impacts both member and guest experience and the longevity of golf carts. The proposed improvements are intended to enhance the golfer experience and reduce wear and tear on golf carts.

This project was originally approved in the 2023 budget cycle and is slated to begin in the spring of 2023. However, the project was postponed due to the 2022-2023 heavy winter and deep snow conditions on the course in spring 2023 which delayed the construction window along with the course opening. Additionally, a fall 2023 start was not ideal due to the late start of the golf season and interruption to operations.

This project comes before the board for approval because it exceeds the \$50,000 General Manager spending authority of budgeted items.

### **OUTREACH:**

Staff has conducted Board of Directors and member outreach from 2023 to 2024 for this project, consisting of:

- Presentations at Board Meetings
  - September 22, 2022: Included in 5-Yr Capital Fund Projection (CFP) as part of Budget Workshop #2 for 2023
  - October 28, 2022: Approved as part of the 2023 Budget – Included in CFP 2023 Projects
  - January 27, 2023: Included in Capital Projects Presentation
  - May 26, 2023: Included in Capital Projects Presentation





- September 28, 2023: Included in 10-Yr CFP as part of Budget Workshop #2 for 2023-2024
  - October 12, 2023: Included as part of the 2024 Budget – Included in CFP 2024 Projects
  - October 20, 2023: Approved as part of the 2024 Budget – Included in CFP 2024 Projects
  - January 26, 2024: Included in Capital Projects Presentation
- Features in *Tahoe Donner News*
    - 2023 Budget Report
    - 2024 Budget Report
  - Dedicated Project Webpage

## ANALYSIS:

### Scope of Project

This project is for the full removal and replacement of the cart paths, except for a portion of Hole 11, which was replaced in 2020 during the Greens Replacement Project. The Project consists of milling/removal of existing asphalt, excavation to terminate existing tree roots, re-grading, moisture conditioning and compaction of base material, and installation of 3” of compacted asphalt.

The project also includes some modifications and additions to existing cart paths to re-route selected areas to preserve large trees, extend culverts, and widen asphalt areas at tee boxes and greens to provide an improved golfer experience, and provide additional cart parking at the starter shack area.

The project also addresses tree root damage to the cart paths by removing approximately 50 trees adjacent to the cart paths. The tree removal portion of the work is being performed in-house by the Forestry Department. The contractor will be responsible for stump grinding.

### Proposed Project Schedule

The project is anticipated to take two mobilizations, with half of the work to be completed in May – June 2024, and any remaining cart paths (approximately half) to be completed in May – June 2025.

Staff considered completing the project in one mobilization, however, contractors indicated the project schedule would extend into mid-July impacting play and revenue potential. With soil conditions unknown at this time, staff has taken a conservative approach to the schedule and split it into two separate mobilizations. Staff also considered completing the second portion of work in early fall 2024, however, this is not advisable due to operational disruption and revenue impacts. The proposed schedule ensures the least amount of impact on course operation and revenue opportunities.

### Bidding Process

Staff put out a request for proposal to three qualified paving contractors. Proposals were received from two companies, and one declined to bid. Shaffer Paving provided the lowest responsible bid for a total cost of \$1,195,783. The bid was conducted in the winter months and a 30% contingency will be carried on the project to cover unforeseen conditions and material cost increases for 2025 work.





**FISCAL IMPACT:**

Project costs include the contractor bid, in-house tree removal, and a 30% contingency as shown below. The estimate includes a phased two-year construction approach for labor. The material cost will be increased for the actual market value at the time of purchase for the second construction season (approximately 3%) and will be covered through the contingency.

**GOLF CART PATH REPLACEMENT BUDGET**

<b>Project Costs</b>		
Contractor Bid		1,195,783
In-House tree removal cost estimate		18,382
<b>Subtotal</b>		<b>1,214,165</b>
Contingency	30%	364,249
<b>TOTAL</b>		<b>1,578,414</b>

The golf cart path replacement components are included in the Tahoe Donner Reserve Study and were approved in the 2024 10-year CFP and Budget which allocated \$1,600,000 from the Replacement Reserve Fund for the construction costs. Any remaining funds after the project is complete will be rolled back into the Replacement Reserve Fund.

	<b>Phase</b>	<b>Project Budget 2024</b>
<b>Project Costs</b>	Professional Services	0
	Construction	1,578,414
	<b>Total</b>	<b>\$ 1,600,000</b>
<b>Funding Source</b>	Development Fund	
	2024 Replacement Reserve Fund	1,600,000
	<b>Total</b>	<b>\$ 1,600,000</b>

**RECOMMENDATION:**

**By Motion:**

**The Board of Directors**

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### ALTERNATIVES:

The following are provided alternatives to the recommendation:

1. Direct staff to complete the entire construction project this year which would require, 1) construction into July, and/or 2) two periods of impact both in June and early fall. This is not advisable due to operational disruption and revenue impacts.
2. Direct staff to provide additional information and bring the proposed project back for consideration at a future board meeting.

### ATTACHMENTS:

Exhibit A: 2024-02-21 Golf Cart Path Replacement Scope of Work Markups on Google Earth Images RM

Prepared by: Rebecca Meyerholz, Capital Projects Manager

Reviewed by: Jon Mitchell, Director of Capital Projects and Facilities

Reviewed by: Annie Rosenfeld, General Manager

Board of Directors Meeting Date: April 9, 2024

