

2024 CAPITAL PROJECTS UPDATE: BEACH CLUB MARINA DECK EXPANSION

April 26, 2024

TODAY'S OUTCOMES

Staff will provide the Board of Directors with a major project update on the Marina Deck Expansion Project. The Board of Directors may provide feedback and direction



BACKGROUND

WHY THIS PROJECT?

- Improve the underutilized lawn area for better use of the property
- Increase member enjoyment
- Addition of bicycle parking
- Address ADA and other code compliance issues

WHAT IS THIS PROJECT?

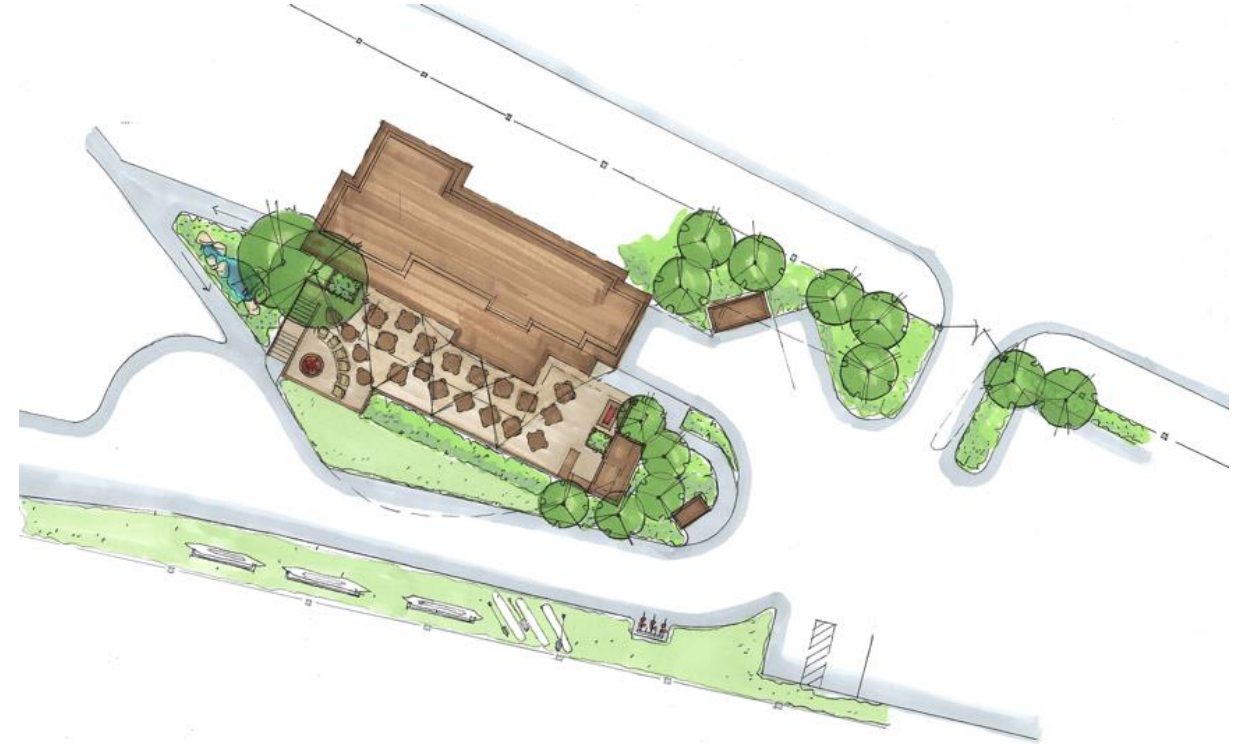
A plan was developed to expand the existing deck area and provide ADA compliance, shade structures, fire pits, an outdoor bar, and windscreens



2024 CAPITAL PROJECTS

DECK EXPANSION + SHADE STRUCTURE

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

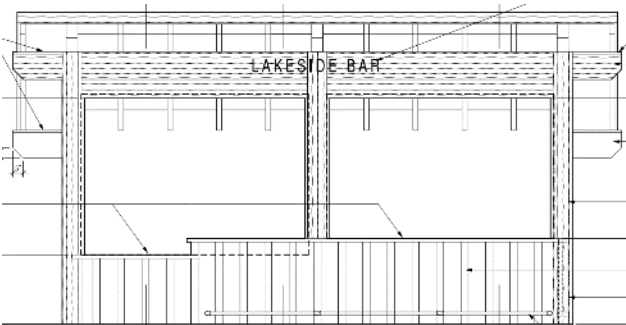
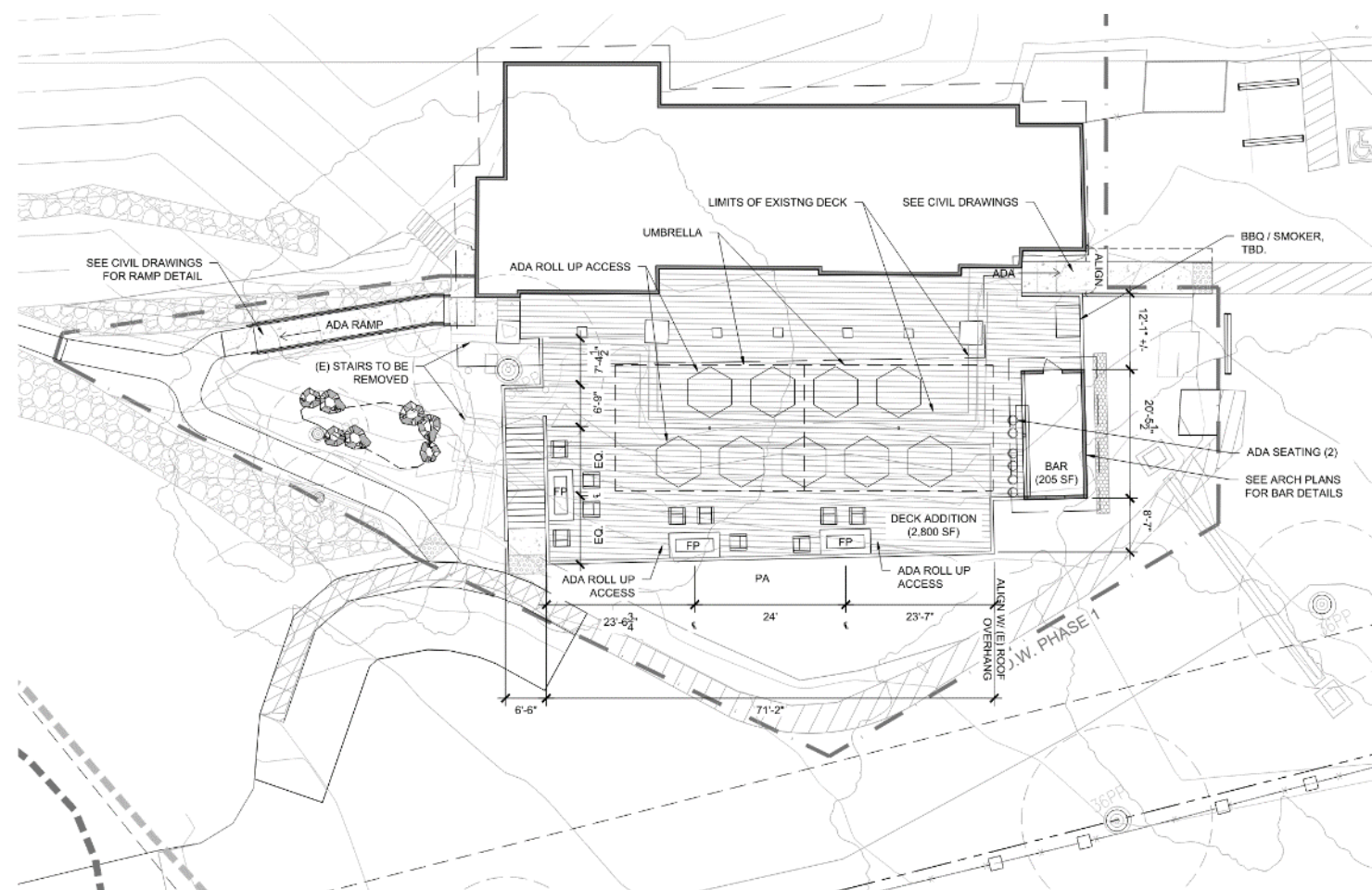


	Phase	Budget											Total		
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		2033	
Project Costs	Professional Services	70,000	40,000												
	Construction			650,000											
	Total	\$70,000	\$40,000	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Source	Development Fund	70,000	40,000	225,000											
	Replacement Reserve Fund			425,000											
	Total	\$70,000	\$40,000	\$650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CURRENT DESIGN

Key Features:

- 2,800 Deck Addition
 - Permanent outdoor bar
 - 6' high glass windscreen along west and south perimeter
 - Three fire pit tables
 - Smoker BBQ
 - Two 23' x 23' umbrellas, like the Pavilion
- ADA compliant access ramps at east and west ends of building
- Added bicycle parking



STATUS UPDATE

PERMIT UPDATE:

- Building permit ready to issue, pending Truckee Donner Public Utility District approval and payment of fees

BID STATUS:

- Received five contractor bids
- Priced out for Staff to act as GC and self-perform portions of work in-house
- Best qualified bid \$708,990
 - \$330k over estimated construction budget
 - Glass wind screen - structural steel and concrete requirements
 - Sewer connection



VALUE ENGINEERING

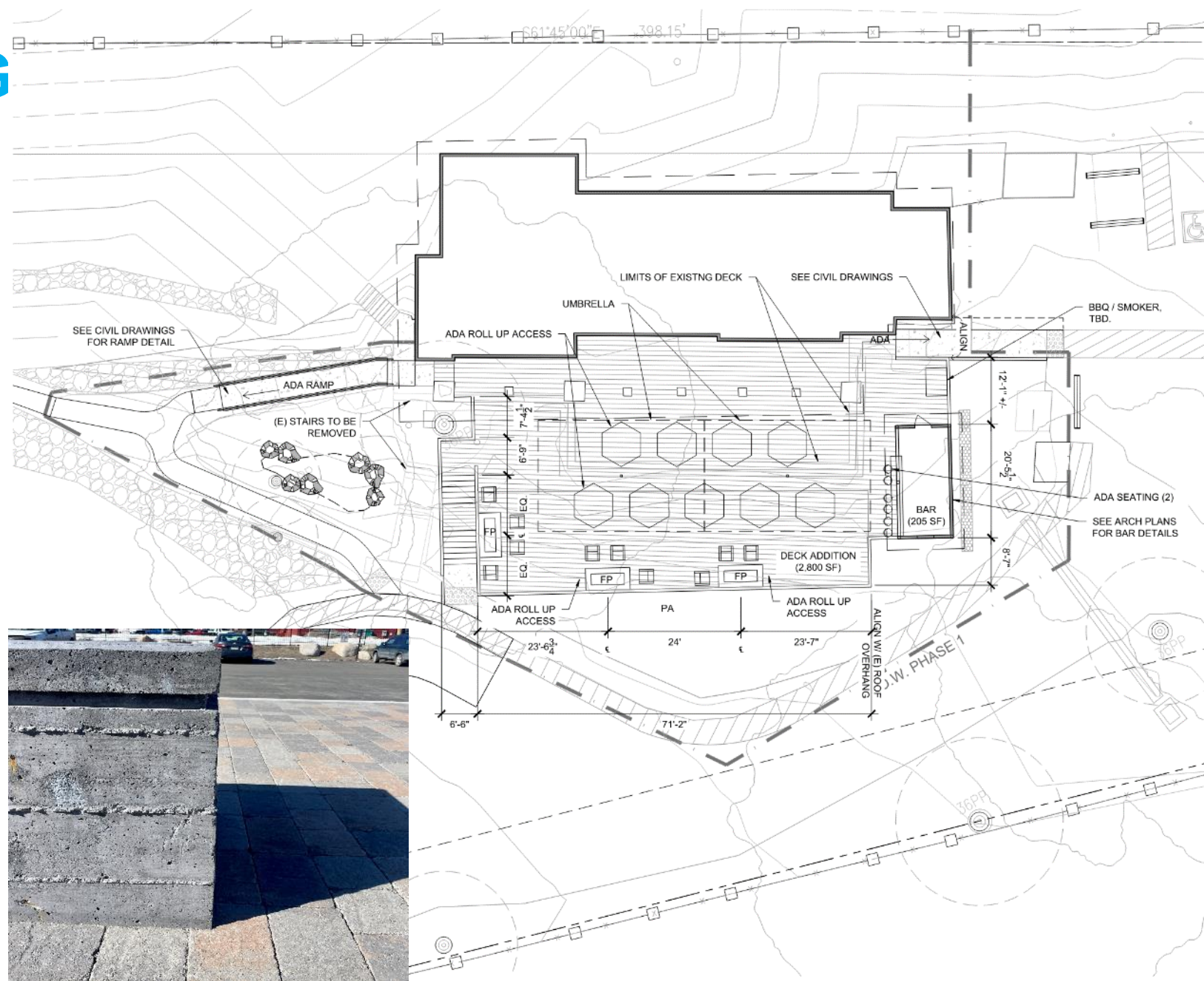
REDUCE FF&E:

- Do not purchase umbrellas in 2024
- Budget \$80k for 2025 out of the New Equipment Fund

RE-DESIGN:

- Convert existing and expanded deck footprint to paver patio with board-formed concrete retaining wall
 - Reduce wind screen cost
 - Improved aesthetics and experience
 - Requires re-engineering for retaining wall and drainage requirements

Total Estimated Savings - \$106,000



FISCAL IMPACT

Beach Club Marina - Deck Expansion: VE Board Summary

Updated 4/16/2024

- Total project cost over 2024 estimated budget \$218,198
- Will continue to explore value engineering opportunities

Planned Funding per Approved Annual Capital Budgets (CFP)
Approved 2022 Budget - Soft Costs
Approved 2023 Additional Soft Costs
Approved 2024 Budget - Construction
BOD Approved Budget Combined
Funding Source
Development Fund
Replacement Reserve Fund
Funding Source Total

Forecasted Funding
70,000
40,000
650,000
\$ 760,000
335,000
425,000
\$ 760,000

Projected Costs
Design-Permits
Construction (incl. 10% contingency)
Construction Change Orders
Misc.
FF&E
Projected Costs Total

Projected Costs	Paid to Date	Liabilities
131,209	103,584	27,625
797,204	15,117	709,614
-	-	-
-	-	-
49,785	27	
\$ 978,198	118,728	859,470

Projected Costs Over / (Under) Budget
 Projected Costs Over / (Under) Budget Percentage

\$ 218,198
 28.71%

RECOMMENDED NEXT STEPS

PLANNING:

- Complete design changes
- Resubmit plan to Town for building permit
- Waiting for 2024 bid development on remaining Development Fund projects to understand the full extent of budgetary constraints and priorities
- Bring Project to Board for approval

CONSTRUCTION:

- Contract in May/June to secure contractor and order long lead-time materials
- Begin construction in Fall 2024

Seeking board feedback and guidance on recommended next steps



Q&A

