



STAFF REPORT

May 15, 2024

TITLE:

Fuel Reduction Common Area Year 1 – 2024 Replacement Reserve Fund Project

RECOMMENDATION:

By Motion:

The Board of Directors approves moving forward with planned 2024 Replacement Reserve Fund project - Fuel Reduction Common Area Year 1 cost not to exceed \$262,422, utilizing budgeted 2024 Replacement Reserve Funds.

BACKGROUND:

A portion of Tahoe Donner Common Area is 1,300 acres of green belt, open space that must be maintained to meet defensible space and forest health standards. The Common Area defensible space program was divided into 6 phases for planning, funding, and implementation on a 6-year rotation in the TDA Reserve Study. The priority each year is to treat the Common Area adjacent to private properties and Tahoe Donner's amenities. The phases and associated project areas can be found in Exhibit A.

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

ANALYSIS:

Scope of Project

Staff has assessed the Phase 1 Common Area, totaling approximately 110 acres, defensible space needs, and determined 73 acres of priority treatment areas. Many of these Common Areas have difficult access, bisect water courses, are adjacent to the golf course, and are very close to homes, all of which increase the treatment cost per acre.

The Tahoe Donner forestry crew is best suited to meet the environmental standards and homeowner relations necessary in these project areas. Staff will utilize the Forestry Department crew and newly acquired forestry equipment to treat these priority areas. The project budget for this corrective maintenance was planned for using in-house labor. An estimated total of 7,000 hours of labor and equipment hours were budgeted to complete this work in-house.

If this project had been planned and budgeted utilizing an outside contractor, the price per acre would have been approximately \$6,000/acre, for an estimated project cost of \$660,000. By completing this project in-house, staff has reduced costs and ensured high standards for member relations and environmental sensitivity.





Proposed Project Schedule:

The forestry crew will implement fuel reduction projects in Common Areas as conditions allow through October 2024. Given unpredictable weather conditions, the project may be extended into 2025, a contingency has been included if necessary.

FISCAL IMPACT:

The Fuel Reduction Common Area Year 1 is included in the Tahoe Donner Reserve Study and was approved in the 2024 Budget cycle which allocated \$262,422 from the Replacement Reserve Fund. Detailed costs are estimated as follows:

Year 1	Project Budget 2024
In-house labor	\$195,000
Grapple truck rental	\$23,845
Contingency (20%)	\$43,577
Total	\$262,422
2024 Replacement Reserve Fund	\$262,422
Total	\$262,422

OUTREACH:

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

- Presentations at Board Meetings
 - October 12, 2023: Included as part of the 2024 Budget – Included in RRF 2024 Projects
 - October 20, 2023: Approved as part of the 2024 Budget – Included in RRF 2024 Projects
 - January 26, 2024: Included in Capital Projects Presentation
- Features in *Tahoe Donner News*
 - 2024 Budget Report

ALTERNATIVES:

Direct staff to provide additional information and bring the proposed project back for consideration at a future board meeting.

ATTACHMENTS:

Exhibit A: Priority Project Map

Prepared by: John Groom, Director of Land Management

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

Reviewed by: Annie Rosenfeld, General Manager

Board of Directors Meeting Date: May 24, 2024

