



STAFF REPORT

DATE:

June 19, 2024

TITLE:

Marina Deck Expansion Project

RECOMMENDATION:

By Motion:

The Board of Directors

1. Approves the Marina Deck Expansion Project construction cost not to exceed \$869,868, including a 10% contingency, utilizing budgeted 2024 Development and Replacement Reserve Funds.
2. Authorizes the General Manager, on behalf of the Association, to enter into a construction contract with GLA-Morris to complete the project for a total amount of \$708,653.

BACKGROUND:

Design and Permitting

In October 2021 the Board of Directors approved the 2022 Annual Budget, which included \$70,000 for professional services to be funded out of the Development Fund in the Capital Funds Projection (“CFP”).

In October 2022 the Board of Directors approved the 2023 Annual Budget, which included a total of \$374,443 for construction of the project, \$222,000 from the Development Fund, and \$152,443 from the Replacement Reserve Fund.

In June 2023, the then General Manager, David Mickaelian, authorized an additional \$40,000 to cover additional soft costs to date and for obtaining the development permit required by the Town of Truckee.

In October 2023 the Board of Directors approved the 2024 Annual Budget, which included a total of estimated budget \$650,000 for the construction of the project, \$225,000 from the Development Fund, and \$425,000 from the Replacement Reserve Fund.

On November 21, 2023, the Town of Truckee Planning Commission approved the project development permit. The building permit plans were updated per the conditions of approval and resubmitted on January 2, 2024. Plan check comments were received from the Town on January 29, 2024, and plan check responses and revised plans were resubmitted on January 31, 2024. The Town has indicated that the building permit is ready for issuance pending approval from the Truckee Donner Public Utility District and payment of fees.

Bidding

Staff put out a Request for Proposal to seven contractors on February 20, 2024. Two contractors declined to bid on the project and five contractors submitted bids on March 8, 2024. Staff also priced out the project to act as General Contractor and self-perform portions of the work in-house as a possible alternative; however, staff determined that resources were not available to meet schedule constraints and the in house cost was not





competitive with contracting out. GLA-Morris provided the best-qualified bid at \$708,990. This construction cost, including a 10% contingency, put the overall project cost at \$330,000 over the estimated budget in the 2024 Annual Budget.

Staff consulted with LJM Design, sub-consultants, and GLA-Morris to identify value engineering alternatives to reduce the cost of the project. The biggest drivers of the project cost were the structural steel and concrete for the glass windscreen and the sewer tie-in for the bar. Staff presented these findings to the Board of Directors at the April 2024 board meeting the reasons for the difference in the estimated budget and bid price.

Following Board discussion and direction, staff moved forward with converting the existing and expanded deck footprint to a paver patio with a board-formed retaining wall, to allow the contractor to use off-the-shelf windscreen components instead of the custom-designed system currently in the plans, reducing concrete and steel costs. Staff contends that converting the Trex deck to a paver patio provides an improved aesthetic and outdoor dining experience and is easier to maintain.

As a result of the Board direction, the General Manager approved an additional soft cost change order for \$15,000 funded from the 2024 budgeted construction funds. These funds were allocated for the additional services by LJM Design to re-engineer the retaining wall and drainage requirements, and other updates to the plans for the change to a paver patio.

ANALYSIS:

Final Design

Staff has been working with the design team and GLA-Morris as the apparent low bidder to incorporate design improvements and value engineering opportunities recognized during the bidding process.

The final project plans include converting and expanding the existing 800 square foot deck to a 3,605 square foot paver patio surrounded by 6-foot glass windscreens on the west and south perimeter, demolition of existing ramps, and construction of new ADA-compliant ramps on both the west and east sides of the new paver patio, and constructing a 205 square foot permanent bar, served by water, sewer, and power. The project will be furnished with three gas fire tables, additional Adirondack-style seating around the fire tables, bar stools and equipment for the bar, a new commercial smoker, and two additional permanent bike racks.

Converting the deck to a paver patio improves the aesthetics of the patio area, eliminates the below deck nuisance area, and provides more options for off-the-shelf windscreens.

Proposed Project Schedule

The project is anticipated to commence construction in early September with completion by November 1, 2024, pending Board and permit approval.

OUTREACH:

Staff has conducted Board of Directors and member outreach for this project, consisting of:

- Presentations at Board Meetings
- May 27, 2022 included in Capital Projects Update Presentation





- June 27, 2022 included in GM Update on Capital Projects Presentation
 - January 27, 2023 included in GM Update 2023 Capital Construction Projects Presentation
 - February 24, 2023 included in GM Update 2023 Capital Construction Projects Presentation
 - May 25, 2023 included in GM Update 2023 Capital Construction Projects Presentation
 - July 28, 2023 included in GM Update 2023 Capital Construction Projects Presentation
 - September 22, 2023 included in GM Update 2023 Capital Construction Projects Presentation
 - January 26, 2024 included in GM Update 2023 Capital Construction Projects Presentation
 - April 26, 2024 included in GM Update 2023 Capital Construction Projects Presentation
- Features in *Tahoe Donner News*
 - October 2021 “Budget Update – Projects”
 - December 2021 “Budget Report – Replacement Reserve and Development Fund Expenditures Budgeted”
 - 2022 Budget Report
 - July 2022 “Construction Corner” article
 - 2023 Budget Report
 - July 2023 “Construction Corner” article
 - 2024 Budget Report
 - Dedicated Project Webpage

FISCAL IMPACT

The project had a total soft cost budget of \$110,000 from the Development Fund as approved in the 2022 and 2023 annual capital budgets. Due to remaining design and permit fees staff anticipates coming in over the soft cost budget by approximately \$35,000.

The project had an estimated budget of \$650,000 for construction costs, with \$225,000 from the Development Fund and \$425,000 from the Replacement Reserve Fund, as approved in the 2024 10-year CFP and Annual Budget. Due to increase construction costs staff anticipates coming in over the construction Budget by \$219,868. The proposed funding and project costs are detailed below.



Beach Club Marina - Deck Expansion: Cost Summary

Updated 6/21/2024

Planned Funding per Approved Annual Capital Budgets (CFP)	Forecasted Funding
Approved 2022 Budget - Soft Costs	70,000
Approved 2023 Additional Soft Costs	40,000
Approved 2024 Budget - Construction	650,000
BOD Approved Budget Combined	\$ 760,000
Funding Source	
Development Fund	335,000
Replacement Reserve Fund	425,000
Funding Source Total	\$ 760,000

Project Costs	Projected Costs	Paid to Date	Liabilities
Design-Permits	144,870	103,584	38,446
Construction Contract GLA Morris	708,653	15,117	723,653
Construction Contracts Misc. (Electrical + Landscaping)	30,117		
Construction Contingency (10%)	73,877	-	-
FF&E	57,221	27	
Projected Costs Total	\$ 1,014,738	118,728	896,011

Projected Costs Over / (Under) Budget \$ 254,738
 Projected Costs Over / (Under) Budget Percentage 33.52%

Proposed project costs exceed the estimated budgeted amount by \$254,738. Staff recommends using the cost savings of \$276,984 from the 2024 Glacier Way Parking Lot Improvement project to fund the additional cost of the Marina Deck Expansion project.

RECOMMENDATION:

By Motion:

The Board of Directors

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2. Authorizes the General Manager, on behalf of the Association, to enter into a construction contract with GLA-Morris to complete the project for a total amount of \$708,653.

ALTERNATIVE:

1. Do not proceed with constructing the project.

Prepared by: Rebecca Meyerholz, Capital Projects Manager

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

Reviewed by: Justin Malley, Director of Finance and Accounting

Reviewed by: Annie Rosenfeld, General Manager

Board of Directors Meeting Date: June 28, 2024

