

GLACIER WAY TRAILHEAD IMPROVEMENT PROJECT – CONSTRUCTION PHASE

June 28, 2024

TODAY'S OUTCOMES

Staff to update the Board on permit status and construction costs for the Glacier Way Trailhead Improvement project

The Board will consider approving moving forward with the construction phase

RECOMMENDED ACTION

By Motion:

The Board of Directors

1. Approves the Glacier Way Trailhead Improvement Project construction cost not to exceed \$629,822, 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 construction contracts to complete the project for a total amount of \$629,822.



BACKGROUND

WHAT IS THE PROJECT?

This project will expand and improve the Glacier Way Trailhead parking lot to add more parking spaces and a permanent restroom facility to the site

WHY THIS PROJECT?

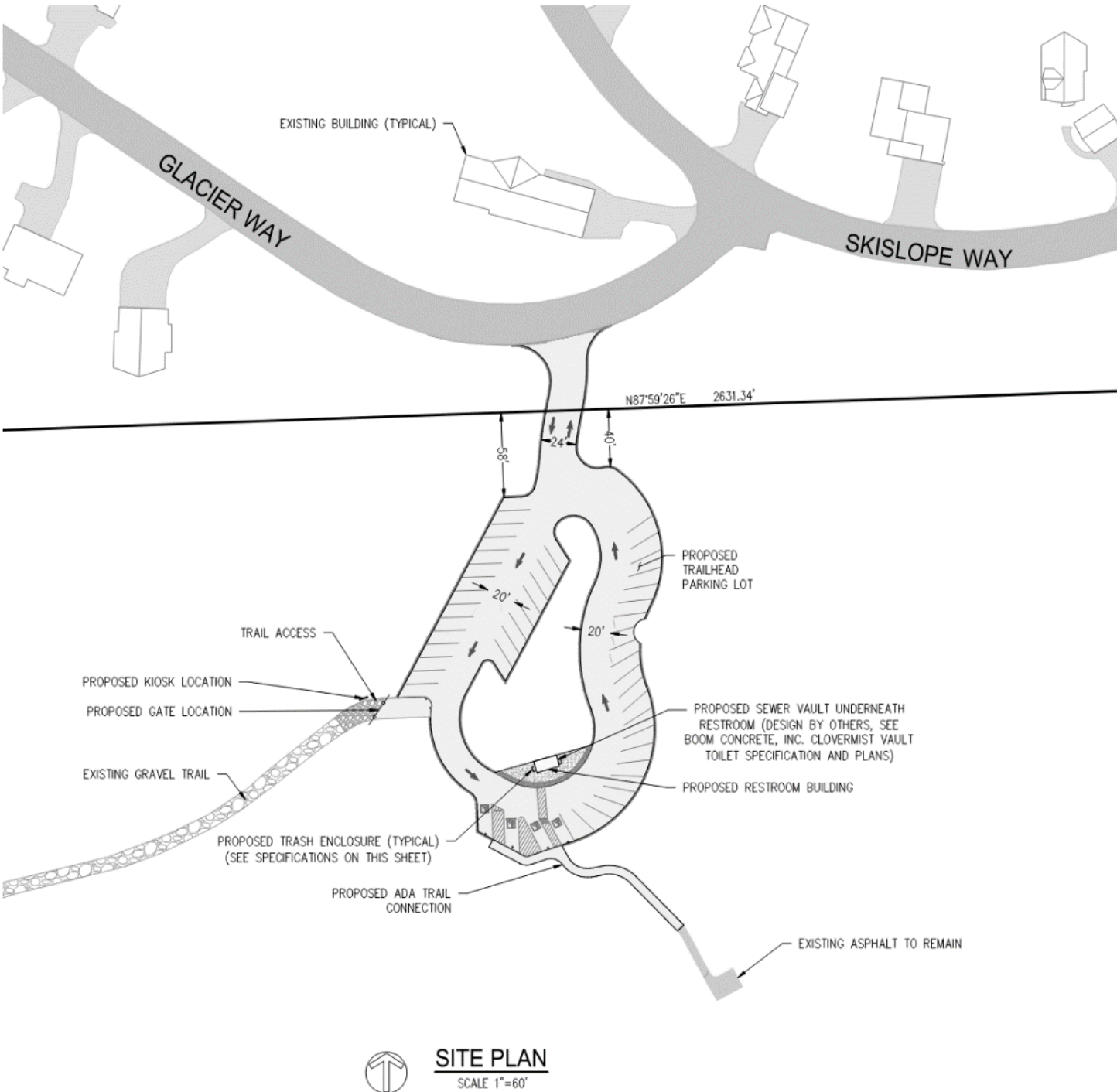
- The Glacier Way Trailhead parking area is one of the most popular trailheads for both summer and winter use
- The parking lot is currently undersized, with parking overflowing onto neighborhood streets
- There is a need for permanent restroom facilities in this area to reduce environmental impacts
- The Glacier Way Trailhead Improvement Project has been studied over the last 10 years:
 - 2013 Trails Master Plan – Sized to 25 spaces
 - 2016 Tahoe Donner 5-Year Trails Implementation Plan
 - 2018-2020 Trails and Open Space Committee and Staff
 - Conducted spot counts of cars on busy days
 - Reviewed Truckee PD citations
 - Increased recommendation to 50-75 spaces
 - 2022 Trails and Open Space Master Plan



2023/24 STAKEHOLDER OUTREACH

- Nov. 1 on-site and Nov. 2 virtual meetings with neighbors and TOS
- Met additional neighbors on-site on Nov. 12
- Reviewed conceptual design at Nov. 17 Regular Board Meeting
- Neighbor update meeting on Jan. 24
- Board update on Jan. 26
- Trails and Open Space Committee update on Feb. 7
- Board update and approval to move forward with finalizing the design with a vault restroom, permitting, and bidding on the project on Feb. 23





DESIGN PROGRESS

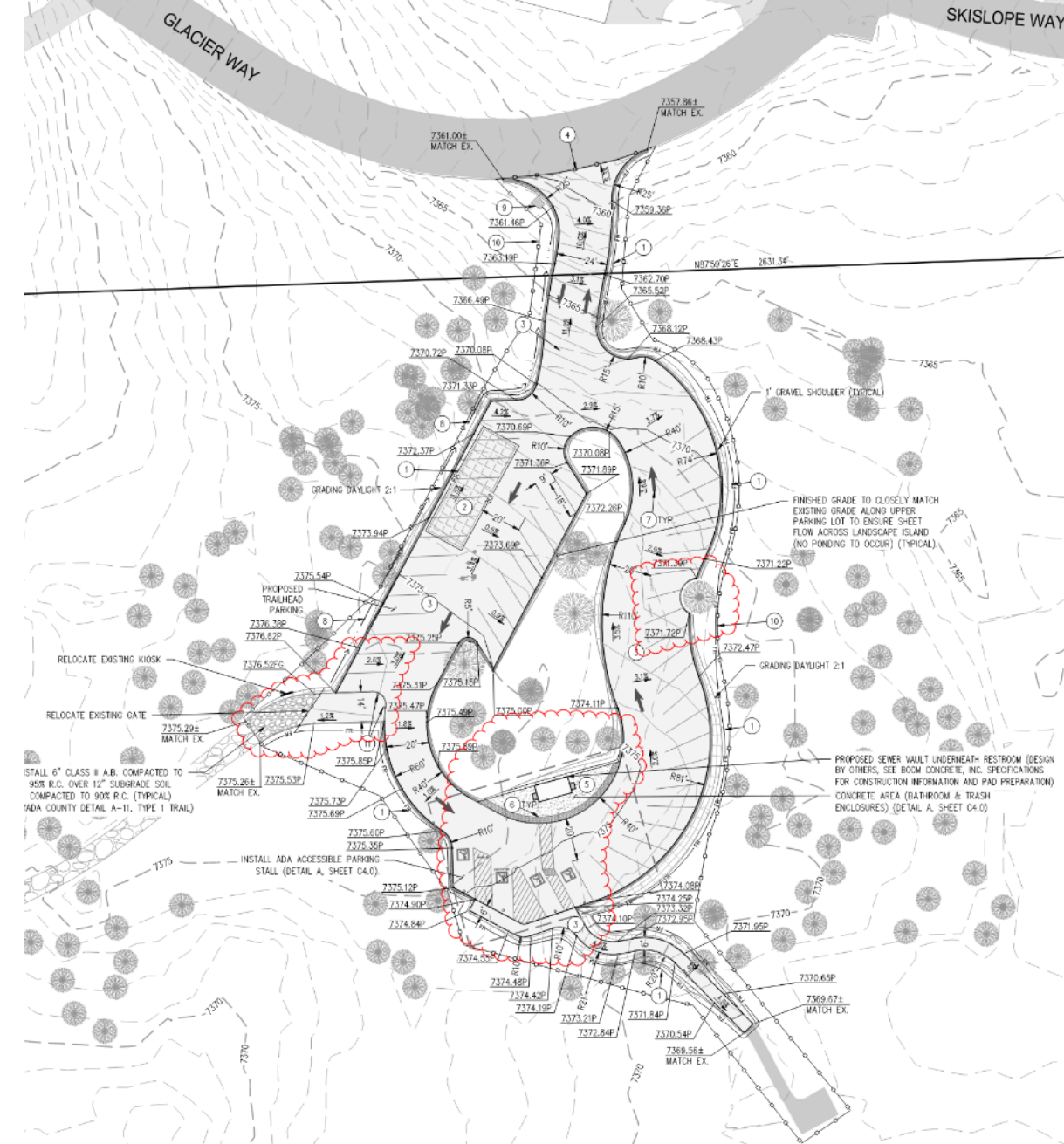
DESIGN AND PERMITTING

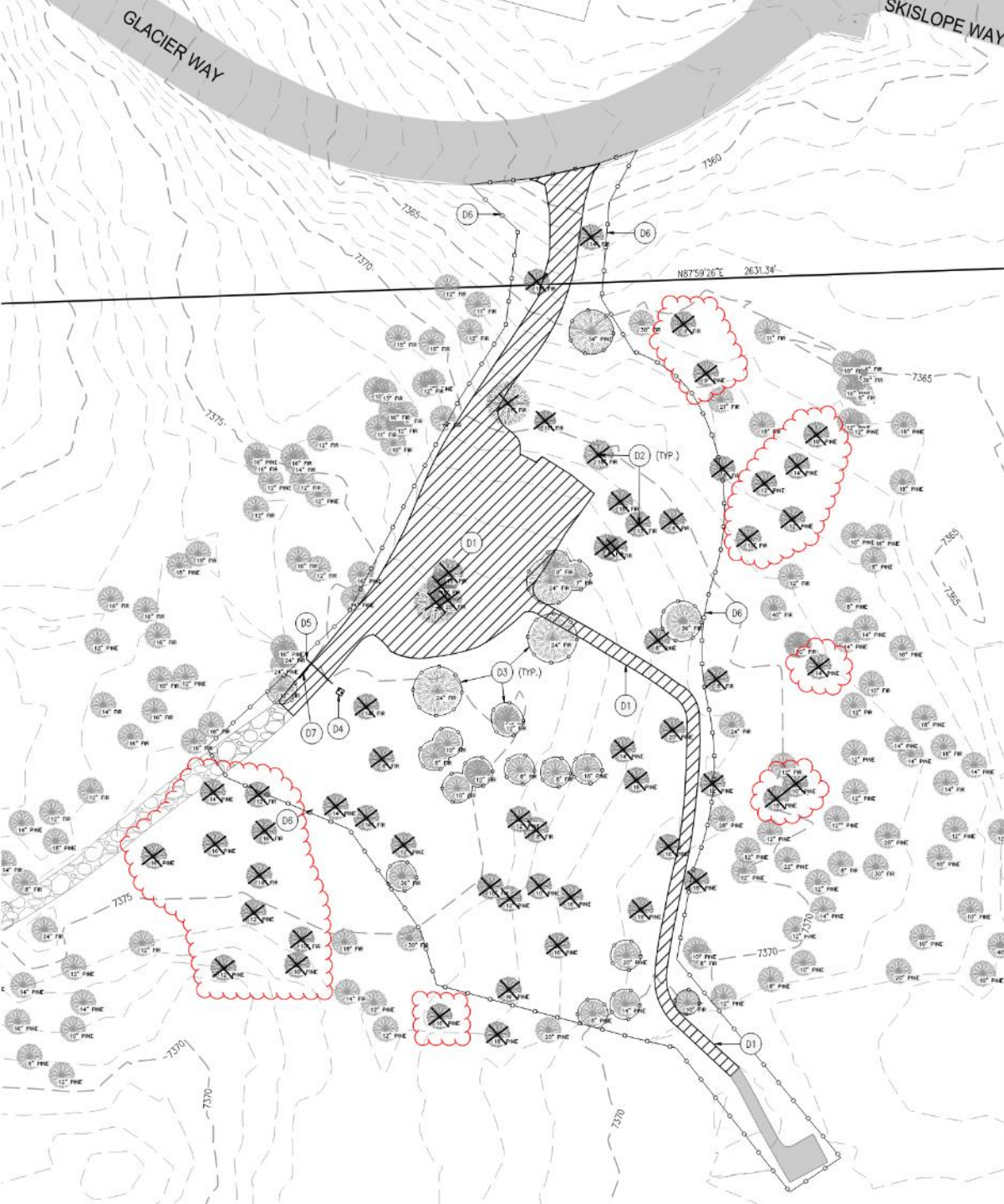
- Millennium Planning & Engineering completed Construction Drawings
- Nevada County issued the Grading Permit on June 13
- The Town of Truckee has issued plan check comments for the Encroachment Permit on June 14
- A 3-acre conversion permit is in process for tree removal

CONSTRUCTION DRAWINGS

FINAL DESIGN

- Total 50 spaces, including four ADA spaces
 - Increased from 43 spaces @ schematic design
 - Spaces were added to address Skislope Way parking.
 - Reduced spaces from 10' width to 9' width, still 23' length typical
- 4 ADA spaces
 - Increased from 2 spaces @ schematic design
 - Opportunity for Two “summer only” ADA parking spaces convert back to regular spaces in winter
- Notched around large “heritage” tree to preserve dripline, will be compact spaces
- Vault restroom shifted to the east and rotated slightly to accommodate grading needs to meet ADA requirements
 - Allowed for 5 trees to remain that were previously marked for removal, providing additional screening of the restroom
 - Slight adjustments to ADA path of travel and trail





CONSTRUCTION DRAWINGS

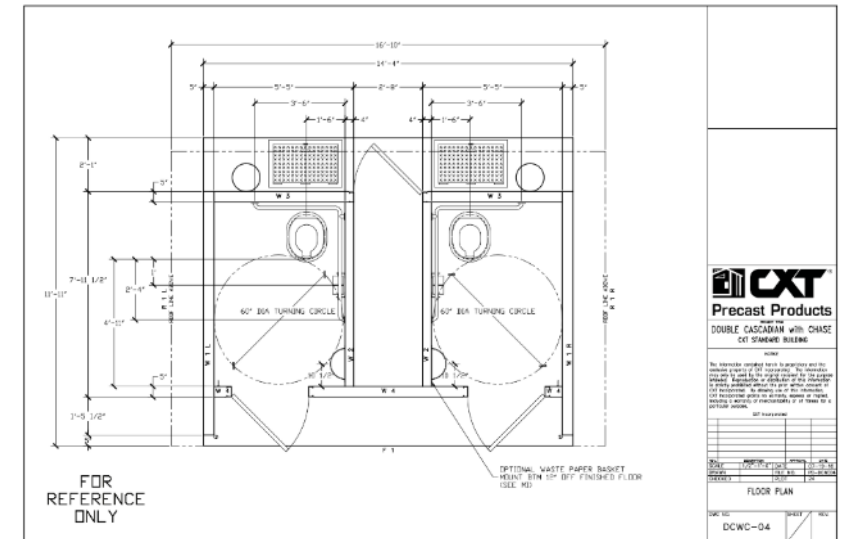
SUMMARY OF CHANGES FROM SCHEMATIC DESIGN CON'T.

- Identified areas to create longer push zones for snow removal
- With the help of our Forestry department we marked the additional trees, limiting additional tree removal to small pines making sure to leave all big firs



RESTROOM FACILITY

- Staff priced out pre-fab vault toilets from three companies
- Boom Concrete provided the lowest responsible bid
 - Nevada County rejected the building permit plans submitted by Boom Concrete as they were not up to current code and not stamped by a California engineer
 - Staff worked with Boom Concrete to assist with contracting a California structural engineer to update the plans
 - Boom Concrete was unwilling to proceed and withdrew their bid
- Staff went back to the next lowest bidder, CXT, and have obtained an updated bid
 - Due to the CXT lead time of 180 days, we anticipate that the vault toilet will be installed in Spring 2025



PLEASE NOTE: The Glacier Way Trailhead Parking Lot Expansion Project is in development by Tahoe Donner Association. The information provided is preliminary and subject to change. Drawings and renderings herein are for conveying Tahoe Donner Association's vision of future projects. No warranties, expressed or implied, are made.

FISCAL IMPACTS

Glacier Way Trailhead Improvement Project: Funding Summary Updated:6/21/24

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

Forecasted Funding
106,177
900,000
\$ 1,006,177
850,000
156,177
\$ 1,006,177

Project Costs
Design-Permits
Construction
Construction Contingency (10%)
Projected Costs Total

Projected Costs	Paid to Date	Liabilities
99,371	71,025	28,346
572,566	-	572,566
57,257		
\$ 729,193	71,025	658,168

Projected Costs Over / (Under) Budget	\$ (276,984)
Projected Costs Over / (Under) Budget Percentage	-27.53%



NEXT STEPS

PLANNING / PERMITTING

- Anticipated remaining permit issuance by July 2024

CONSTRUCTION SCHEDULE

- Tree removal will take place in July - August 2024
- Two mobilizations, with the majority of the work to be completed in September 2024
- Vault toilet, concrete slab, and trash enclosures will be completed in May – June 2025





RECOMMENDED ACTION

By Motion:
The Board of Directors Approves the Glacier Way Trailhead Improvement Project construction cost not to exceed \$629,822, including a 10% contingency, utilizing budgeted 2024 Development and Replacement Reserve Funds.

Authorizes the General Manager, on behalf of the Association, to enter into construction contracts to complete the project for a total amount of \$629,822.

THANK YOU

