

# CAPITAL PROJECTS FOR 2025

# 2025 CAPITAL PROJECTS

## WORKFORCE HOUSING

|                            |  |
|----------------------------|--|
| Amenity:                   | Association-wide   |
| Project Description:       | Tahoe Donner and the greater Truckee-Tahoe region as a whole are undergoing a vast workforce housing shortage. The Association needs to be proactive in this area to continue attracting and retaining employees. Following completion of the Workforce Housing Study, an implementation plan will be established including but not limited to: potential acquisitions, the Tahoe Donner campground and the forestry campus. This implementation plan will also include solutions to integrate with other employers in the area. This also could be a remodel / addition of the Chalet House or another property purchase. |
| Strategic Plan Initiative: | 3, 5   |



|                | Phase                    | Budget           |                   |                   |                     |                     |             |             |             |             |             | Total               |
|----------------|--------------------------|------------------|-------------------|-------------------|---------------------|---------------------|-------------|-------------|-------------|-------------|-------------|---------------------|
|                |                          | 2025             | 2026              | 2027              | 2028                | 2029                | 2030        | 2031        | 2032        | 2033        | 2034        |                     |
| Project Costs  | Professional Services    | 50,000           | 100,000           | 250,000           |                     |                     |             |             |             |             |             |                     |
|                | Construction             |                  |                   |                   | 1,500,000           | 2,000,000           |             |             |             |             |             |                     |
|                | <b>Total</b>             | <b>\$ 50,000</b> | <b>\$ 100,000</b> | <b>\$ 250,000</b> | <b>\$ 1,500,000</b> | <b>\$ 2,000,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 3,900,000</b> |
| Funding Source | Development Fund         | 50,000           | 100,000           | 250,000           | 1,500,000           | 2,000,000           |             |             |             |             |             |                     |
|                | Replacement Reserve Fund |                  |                   |                   |                     |                     |             |             |             |             |             |                     |
|                | <b>Total</b>             | <b>\$ 50,000</b> | <b>\$ 100,000</b> | <b>\$ 250,000</b> | <b>\$ 1,500,000</b> | <b>\$ 2,000,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 3,900,000</b> |

# 2025 CAPITAL PROJECTS

## MAILBOXES

|                            |   |
|----------------------------|---|
| Amenity:                   | Association-wide  |
| Project Description:       | With more full-time residents in Tahoe Donner, there is a need to expand our mailboxes. We currently have 2,630 mailboxes split between four different outside locations. The project needs further analysis to understand the full scope and best direction for the association. Staff are assuming no roof structures at this time. |
| Strategic Plan Initiative: | 5   |



|                |                          | Budget           |                   |             |             |             |             |             |             |             |             |                   |
|----------------|--------------------------|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
|                | Phase                    | 2025             | 2026              | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | Total             |
| Project Costs  | Professional Services    | 75,000           |                   |             |             |             |             |             |             |             |             |                   |
|                | Construction             |                  | 700,400           |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 75,000</b> | <b>\$ 700,400</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 775,400</b> |
| Funding Source | Development Fund         |                  | 300,000           |             |             |             |             |             |             |             |             |                   |
|                | Replacement Reserve Fund | 75,000           | 400,400           |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 75,000</b> | <b>\$ 700,400</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 775,400</b> |

# 2025 CAPITAL PROJECTS

## NORTH PARKING LOT DRAINAGE IMPROVEMENTS

|                            |  |
|----------------------------|--|
| Amenity:                   | Alder Creek Adventure Center   |
| Project Description:       | The north parking lot adjacent to the building within the ADA parking stalls does not drain properly, creating maintenance and path-of-travel issues. The project proposes to regrade that area to drain properly. |
| Strategic Plan Initiative: | 1  |



|                |                          | Budget            |             |             |             |             |             |             |             |             |             |                   |
|----------------|--------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Phase          |                          | 2025              | 2026        | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | Total             |
| Project Costs  | Professional Services    |                   |             |             |             |             |             |             |             |             |             |                   |
|                | Construction             | 150,000           |             |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 150,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 150,000</b> |
| Funding Source | Development Fund         |                   |             |             |             |             |             |             |             |             |             |                   |
|                | Replacement Reserve Fund | 150,000           |             |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 150,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 150,000</b> |



# 2025 CAPITAL PROJECTS

## PAVE ACCESS ROAD TO PUMPHOUSE + ADD STAFF PARKING

|                            |  |
|----------------------------|--|
| Amenity:                   | Alder Creek Adventure Center   |
| Project Description:       | Pave road to Pump House and add paved parking areas for employee parking. Staff recommends adding and completing with North Parking Lot Drainage Improvements Project. |
| Strategic Plan Initiative: | 2, 4, 5  |



|                |                          | Budget            |             |             |             |             |             |             |             |             |             |                   |
|----------------|--------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
|                | Phase                    | 2025              | 2026        | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | Total             |
| Project Costs  | Professional Services    |                   |             |             |             |             |             |             |             |             |             |                   |
|                | Construction             | 153,500           |             |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 153,500</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 153,500</b> |
| Funding Source | Development Fund         | 153,500           |             |             |             |             |             |             |             |             |             |                   |
|                | Replacement Reserve Fund |                   |             |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 153,500</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 153,500</b> |

# 2025 CAPITAL PROJECTS

## DOWNHILL SKI LODGE REPLACEMENT

|                            |   |
|----------------------------|---|
| Amenity:                   | Downhill Ski Resort   |
| Project Description:       | The downhill ski lodge has exceeded its useful life for the association and needs to be replaced. |
| Strategic Plan Initiative: | 1, 2, 5   |



|                       |                               | Budget               |                     |             |             |             |             |             |             |             |             | Total       |
|-----------------------|-------------------------------|----------------------|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|                       | Phase                         | 2025                 | 2026                | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |             |
| <b>Project Costs</b>  | Professional Services         | 200,000              |                     |             |             |             |             |             |             |             |             |             |
|                       | Construction                  | 17,720,267           | 1,462,667           |             |             |             |             |             |             |             |             |             |
|                       | FF&E                          | 668,989              |                     |             |             |             |             |             |             |             |             |             |
|                       | <b>Total</b>                  | <b>\$ 18,589,256</b> | <b>\$ 1,462,667</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |
| <b>Funding Source</b> | Development Fund              | 13,152,169           | 1,462,667           |             |             |             |             |             |             |             |             |             |
|                       | Replacement Reserve Fund      | 4,768,097            |                     |             |             |             |             |             |             |             |             |             |
|                       | Replacement Reserve Fund FF&E | 668,989              |                     |             |             |             |             |             |             |             |             |             |
|                       | <b>Total</b>                  | <b>\$ 18,589,256</b> | <b>\$ 1,462,667</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

# 2025 CAPITAL PROJECTS

## PEDESTRIAN BRIDGE ON 18

|                            |   |
|----------------------------|---|
| Amenity:                   | Golf  |
| Project Description:       | The golf course's pedestrian bridge over Trout Creek on the 18th fairway has failed. Full replacement is necessary. |
| Strategic Plan Initiative: | 2, 5  |



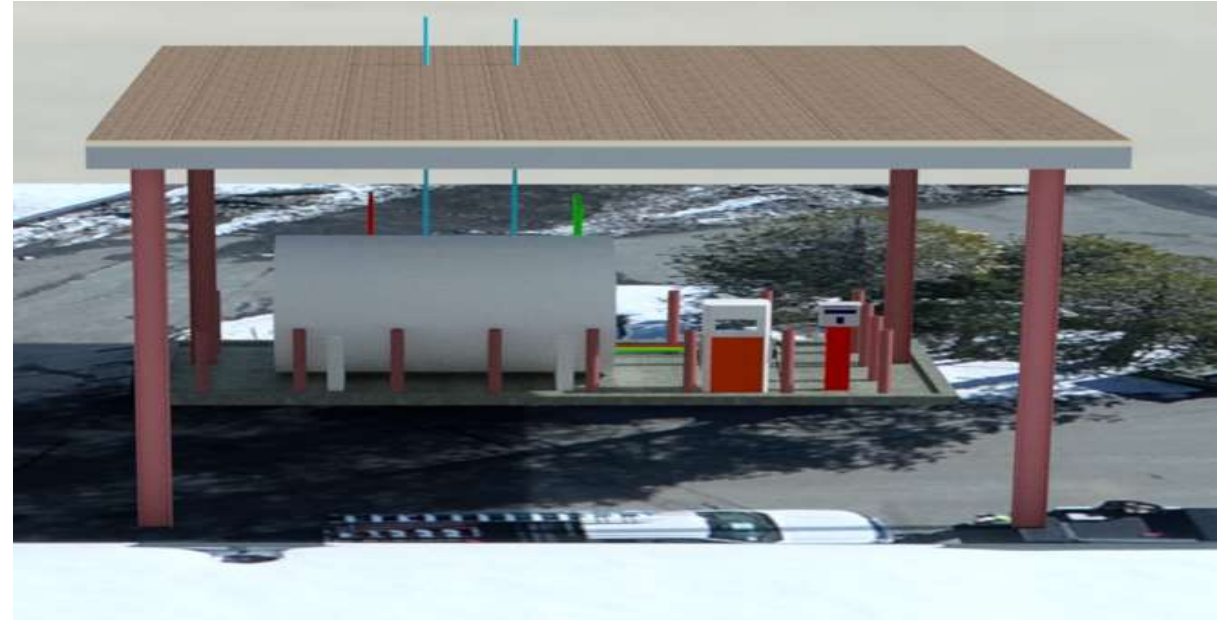
|                |                          | Budget            |             |             |             |             |             |             |             |             |             | Total             |
|----------------|--------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
|                | Phase                    | 2025              | 2026        | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |                   |
| Project Costs  | Professional Services    |                   |             |             |             |             |             |             |             |             |             |                   |
|                | Construction             | 220,000           |             |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 220,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 220,000</b> |
| Funding Source | Development Fund         |                   |             |             |             |             |             |             |             |             |             |                   |
|                | Replacement Reserve Fund | 220,000           |             |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 220,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 220,000</b> |



# 2025 CAPITAL PROJECTS

## MAINTENANCE YARD FUEL STATION REPLACEMENT

|                            |  |
|----------------------------|--|
| Amenity:                   | Maintenance  |
| Project Description:       | The fuel tank and pump system at the maintenance yard is up for replacement. The project includes replacement of the fuel tank, pad, pump, new card lock system, and covered roof structure. |
| Strategic Plan Initiative: | 1, 5   |



|                |                          | Budget              |             |             |             |             |             |             |             |             |             |                     |
|----------------|--------------------------|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------|
|                | Phase                    | 2025                | 2026        | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | Total               |
| Project Costs  | Professional Services    | 106,000             |             |             |             |             |             |             |             |             |             |                     |
|                | Construction             | 1,000,000           |             |             |             |             |             |             |             |             |             |                     |
|                | <b>Total</b>             | <b>\$ 1,106,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 1,106,000</b> |
| Funding Source | Development Fund         | 356,000             |             |             |             |             |             |             |             |             |             |                     |
|                | Replacement Reserve Fund | 750,000             |             |             |             |             |             |             |             |             |             |                     |
|                | <b>Total</b>             | <b>\$ 1,106,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 1,106,000</b> |



# 2025 CAPITAL PROJECTS

## BOAT HOUSE/SNACK SHACK REMODEL

|                            |   |
|----------------------------|---|
| Amenity:                   | Beach Club Marina   |
| Project Description:       | The Marina snack kitchen and back of house space is becoming inadequate for our current usage. The area needs to expand, likely into the boat house storage area. |
| Strategic Plan Initiative: | 5   |



|                | Phase                    | Budget           |             |                  |                   |             |             |             |             |             |             | Total       |                   |
|----------------|--------------------------|------------------|-------------|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
|                |                          | 2025             | 2026        | 2027             | 2028              | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |             |                   |
| Project Costs  | Professional Services    | 50,000           |             | 50,000           |                   |             |             |             |             |             |             |             |                   |
|                | Construction             |                  |             |                  | 270,000           |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 50,000</b> | <b>\$ -</b> | <b>\$ 50,000</b> | <b>\$ 270,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 370,000</b> |
| Funding Source | Development Fund         |                  |             |                  |                   |             |             |             |             |             |             |             |                   |
|                | Replacement Reserve Fund | 50,000           |             | 50,000           | 270,000           |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 50,000</b> | <b>\$ -</b> | <b>\$ 50,000</b> | <b>\$ 270,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 370,000</b> |

# 2025 CAPITAL PROJECTS

## BRIDGE REPLACEMENTS

|                            |   |
|----------------------------|---|
| Amenity:                   | Northwoods Clubhouse  |
| Project Description:       | Replace/repair/enhance bridges from parking to Tennis and playground to Tennis to meet code and environmental compliance. |
| Strategic Plan Initiative: | 5   |



|                | Phase                    | Budget            |             |                   |             |             |             |             |             |             |             | Total       |                   |
|----------------|--------------------------|-------------------|-------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
|                |                          | 2025              | 2026        | 2027              | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |             |                   |
| Project Costs  | Professional Services    | 100,000           |             |                   |             |             |             |             |             |             |             |             |                   |
|                | Construction             |                   |             | 450,000           |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 100,000</b> | <b>\$ -</b> | <b>\$ 450,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 550,000</b> |
| Funding Source | Development Fund         |                   |             |                   |             |             |             |             |             |             |             |             |                   |
|                | Replacement Reserve Fund | 100,000           |             | 450,000           |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 100,000</b> | <b>\$ -</b> | <b>\$ 450,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 550,000</b> |



# 2025 CAPITAL PROJECTS

## CAMPUS MASTER PLAN AND PROJECT

|                            |  |
|----------------------------|--|
| Amenity:                   | Northwoods Clubhouse   |
| Project Description:       | The Northwoods Clubhouse campus was built in 1971 and is one of Tahoe Donner's oldest amenities. The association is beginning to outgrow its original facilities, and several facilities are beginning to exceed their useful life. The project is a full master plan of the associated Clubhouse remodel/replacement This will likely be a phased project due to the size and scope. THIS PROJECT IS NOT IN PLANNING YET AND AT CONCEPT LEVEL. THESE COSTS ARE BEST ESTIMATES, NO SCOPE TO DATE, NO ENGINEERING/COST BENEFIT ANALYSIS IF THIS IS A REMODEL OR FULL REPLACEMENT. |
| Strategic Plan Initiative: | 2, 5   |



|                |                          | Budget           |                   |                   |                   |                   |                   |                   |                     |                     |                     |             |
|----------------|--------------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|---------------------|---------------------|-------------|
|                | Phase                    | 2025             | 2026              | 2027              | 2028              | 2029              | 2030              | 2031              | 2032                | 2033                | 2034                | Total       |
| Project Costs  | Professional Services    | 50,000           | 500,000           | 500,000           | 500,000           | 500,000           | 500,000           |                   |                     |                     |                     |             |
|                | Construction             |                  |                   | -                 |                   |                   |                   | 8,121,560         | 8,121,560           | 8,121,560           |                     |             |
|                | <b>Total</b>             | <b>\$ 50,000</b> | <b>\$ 500,000</b> | <b>\$ 500,000</b> | <b>\$ 500,000</b> | <b>\$ 500,000</b> | <b>\$ 500,000</b> | <b>\$ 500,000</b> | <b>\$ 8,121,560</b> | <b>\$ 8,121,560</b> | <b>\$ 8,121,560</b> | <b>\$ -</b> |
| Funding Source | Development Fund         |                  | 500,000           | 500,000           | 500,000           | 500,000           | 500,000           | 4,383,410         | 8,121,560           | 8,121,560           |                     |             |
|                | Replacement Reserve Fund | 50,000           |                   | -                 |                   |                   |                   | 3,738,150         |                     |                     |                     |             |
|                | <b>Total</b>             | <b>\$ 50,000</b> | <b>\$ 500,000</b> | <b>\$ 500,000</b> | <b>\$ 500,000</b> | <b>\$ 500,000</b> | <b>\$ 500,000</b> | <b>\$ 500,000</b> | <b>\$ 8,121,560</b> | <b>\$ 8,121,560</b> | <b>\$ 8,121,560</b> | <b>\$ -</b> |



# 2025 CAPITAL PROJECTS

## PICKLEBALL COURT ENHANCEMENTS

Amenity: Tennis

Project Description: Member enhancement project to add more dedicated pickle ball courts. Project will dedicate and enlarge court 11 for four (4) pickleball courts and add (1) Pickleball court. PROJECT AT VERY PRELIMINARY CONCEPT LEVEL. NO PLANS OR DESIGNS AT THIS TIME. COST SUBJECT TO CHANGE.

Strategic Plan Initiative: 5



|                | Phase                    | Budget            |                   |             |             |             |             |             |             |             |             | Total       |                   |
|----------------|--------------------------|-------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
|                |                          | 2025              | 2026              | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |             |                   |
| Project Costs  | Professional Services    | 100,000           |                   |             |             |             |             |             |             |             |             |             |                   |
|                | Construction             |                   | 500,000           |             |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 100,000</b> | <b>\$ 500,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 600,000</b> |
| Funding Source | Development Fund         | 50,000            | 410,000           |             |             |             |             |             |             |             |             |             |                   |
|                | Replacement Reserve Fund | 50,000            | 90,000            |             |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 100,000</b> | <b>\$ 500,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 600,000</b> |

# 2025 CAPITAL PROJECTS

## IMPLEMENT TRAIL/TRAILHEAD PROJECTS

|                            |   |
|----------------------------|---|
| Amenity:                   | Trails and Open Space   |
| Project Description:       | A Trails and Open Space Implementation Plan development is underway based on the 2022 Trails Master Plan. This funding is to implement those future projects. |
| Strategic Plan Initiative: | 2, 4, 5, 6  |



|                       |                          | Budget            |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |
|-----------------------|--------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
|                       | Phase                    | 2025              | 2026              | 2027              | 2028              | 2029              | 2030              | 2031              | 2032              | 2033              | 2034              | Total               |
| <b>Project Costs</b>  | Professional Services    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |
|                       | Construction             | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           |                     |
|                       | <b>Total</b>             | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 1,100,000</b> |
| <b>Funding Source</b> | Development Fund         | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           |                     |
|                       | Replacement Reserve Fund |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                     |
|                       | <b>Total</b>             | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 100,000</b> | <b>\$ 1,100,000</b> |



# 2025 CAPITAL PROJECTS

## CLASS-1 TRAIL FROM TROUT CREEK TRAILHEAD TO ALDER CREEK ADVENTURE CENTER PLANNING

|                            |   |
|----------------------------|---|
| Amenity:                   | Trails and Open Space   |
| Project Description:       | Professional service allocation to study the feasibility of constructing a class-1 multi-use paved trail connecting the Trout Creek Trailhead parking area to the Alder Creek Adventure Center. |
| Strategic Plan Initiative: | 2, 4, 5, 6  |



|                | Phase                    | Budget           |                   |             |             |             |             |             |             |             |             | Total       |                  |
|----------------|--------------------------|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
|                |                          | 2025             | 2026              | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |             |                  |
| Project Costs  | Professional Services    | 240,000          | 250,000           |             |             |             |             |             |             |             |             |             |                  |
|                | Construction             |                  |                   |             |             |             |             |             |             |             |             |             |                  |
|                | <b>Total</b>             | <b>\$240,000</b> | <b>\$ 250,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>      |
| Funding Source | Development Fund         |                  |                   |             |             |             |             |             |             |             |             |             |                  |
|                | Replacement Reserve Fund |                  |                   |             |             |             |             |             |             |             |             |             |                  |
|                | TSSA1                    | 240,000          | 250,000           |             |             |             |             |             |             |             |             |             |                  |
|                | <b>Total</b>             | <b>\$240,000</b> | <b>\$ 250,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$490,000</b> |



# 2025 CAPITAL PROJECTS

## EUER VALLEY RESTORATION PHASE 1 (COYOTE CROSSING)

|                            |   |
|----------------------------|---|
| Amenity:                   | Trails and Open Space   |
| Project Description:       | Euer Valley has experienced numerous human impacts from various activities over the past several decades. Tahoe Donner teamed up with the Truckee River Watershed Council to begin restoration of the valley. The phase 1 project includes stream channel work and recreation improvements, including a new bridge across Prosser Creek and a boardwalk providing access across the valley (Coyote Crossing). |
| Strategic Plan Initiative: | 2, 4  |



|                |                           | Budget              |             |             |             |             |             |             |             |             |             | Total       |
|----------------|---------------------------|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|                | Phase                     | 2025                | 2026        | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |             |
| Project Costs  | Professional Services     |                     |             |             |             |             |             |             |             |             |             |             |
|                | Construction              | 3,000,000           |             |             |             |             |             |             |             |             |             |             |
|                | <b>Total</b>              | <b>\$ 3,000,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |
| Funding Source | Development Fund          |                     |             |             |             |             |             |             |             |             |             |             |
|                | Replacement Reserve Fund  | 356,164             |             |             |             |             |             |             |             |             |             |             |
|                | Grant - Watershed Council | 1,500,000           |             |             |             |             |             |             |             |             |             |             |
|                | <b>Total</b>              | <b>\$ 1,856,164</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

# 2025 CAPITAL PROJECTS

## SOUTH EUER VALLEY ROAD

|                            |   |
|----------------------------|---|
| Amenity:                   | Trails and Open Space   |
| Project Description:       | South Euer Valley Road is a multi-purpose doubletrack road that runs along the south side of Euer Valley. The road provides trail connectivity access in the summer and is utilized as a cross country trail in the winter. It is the only emergency access road on the south side of the valley. The road is in need of repair and maintenance to continue providing these services. |
| Strategic Plan Initiative: | 2, 4  |



|                | Phase                     | Budget            |             |             |             |             |             |             |             |             |             | Total       |                   |
|----------------|---------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
|                |                           | 2025              | 2026        | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |             |                   |
| Project Costs  | Professional Services     | 12,000            |             |             |             |             |             |             |             |             |             |             |                   |
|                | Construction              | 124,000           |             |             |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>              | <b>\$ 136,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 136,000</b> |
| Funding Source | Development Fund          |                   |             |             |             |             |             |             |             |             |             |             |                   |
|                | Replacement Reserve Fund  | 124,000           |             |             |             |             |             |             |             |             |             |             |                   |
|                | Grant - Watershed Council | 12,000            |             |             |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>              | <b>\$ 136,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 136,000</b> |



# 2025 CAPITAL PROJECTS

## TETON WAY TRAILHEAD IMPROVEMENTS

|                            |  |
|----------------------------|--|
| Amenity:                   | Trails and Open Space  |
| Project Description:       | Improve Teton Way Trailhead as recommended in Trails Master Plan. Includes formalizing parking and paving. |
| Strategic Plan Initiative: | 2, 5   |



|                | Phase                    | Budget           |                  |                   |             |             |             |             |             |             |             | Total       |                   |
|----------------|--------------------------|------------------|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
|                |                          | 2025             | 2026             | 2027              | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |             |                   |
| Project Costs  | Professional Services    | 50,000           | 50,000           |                   |             |             |             |             |             |             |             |             |                   |
|                | Construction             |                  |                  | 200,000           |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 50,000</b> | <b>\$ 50,000</b> | <b>\$ 200,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 300,000</b> |
| Funding Source | Development Fund         |                  | 50,000           | 95,000            |             |             |             |             |             |             |             |             |                   |
|                | Replacement Reserve Fund | 50,000           |                  | 105,000           |             |             |             |             |             |             |             |             |                   |
|                | <b>Total</b>             | <b>\$ 50,000</b> | <b>\$ 50,000</b> | <b>\$ 200,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 300,000</b> |



# 2025 CAPITAL PROJECTS

## POOL PUMPHOUSE REFURBISHMENT

|                            |   |
|----------------------------|---|
| Amenity:                   | Trout Creek Recreation Center   |
| Project Description:       | The pool pumphouse at Trout Creek runs the mechanical system for the lap pool, 3 spas, rec pool and kiddie pool at the facility. Pool equipment and functionality has changed drastically since the original setup and installation of this equipment. The current mechanical systems have reached their useful life and are in need of replacement and updating. |
| Strategic Plan Initiative: | 3, 5  |



|                |                          | Budget            |             |             |             |             |             |             |             |             |             | Total       |
|----------------|--------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|                | Phase                    | 2025              | 2026        | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |             |
| Project Costs  | Professional Services    |                   |             |             |             |             |             |             |             |             |             |             |
|                | Construction             | 500,000           |             |             |             |             |             |             |             |             |             |             |
|                | <b>Total</b>             | <b>\$ 500,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |
| Funding Source | Development Fund         |                   |             |             |             |             |             |             |             |             |             |             |
|                | Replacement Reserve Fund | 500,000           |             |             |             |             |             |             |             |             |             |             |
|                | <b>Total</b>             | <b>\$ 500,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

# 2025 CAPITAL PROJECTS

## TROUT CREEK STORAGE BUILDING

|                            |  |
|----------------------------|--|
| Amenity:                   | Trout Creek Recreation Center  |
| Project Description:       | Replace storage shed with larger storage building to permanently remove the need for a temporary storage container and provide proper storage space for operation. |
| Strategic Plan Initiative: | 5  |



|                |                          | Budget           |                   |             |             |             |             |             |             |             |             | Total       |
|----------------|--------------------------|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|                | Phase                    | 2025             | 2026              | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        |             |
| Project Costs  | Professional Services    | 30,000           |                   |             |             |             |             |             |             |             |             |             |
|                | Construction             |                  | 230,000           |             |             |             |             |             |             |             |             |             |
|                | <b>Total</b>             | <b>\$ 30,000</b> | <b>\$ 230,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |
| Funding Source | Development Fund         |                  | 163,000           |             |             |             |             |             |             |             |             |             |
|                | Replacement Reserve Fund | 30,000           | 67,000            |             |             |             |             |             |             |             |             |             |
|                | <b>Total</b>             | <b>\$ 30,000</b> | <b>\$ 230,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |