

# 2025 CAPITAL PROJECTS UPDATE

February 28, 2025



# OBJECTIVE

- Provide the board of directors with a capital projects update on **2025 projects under construction**
- Provide the board of directors with a capital projects update on **2025 projects in permitting and design development**

# PROJECTS UNDER CONSTRUCTION

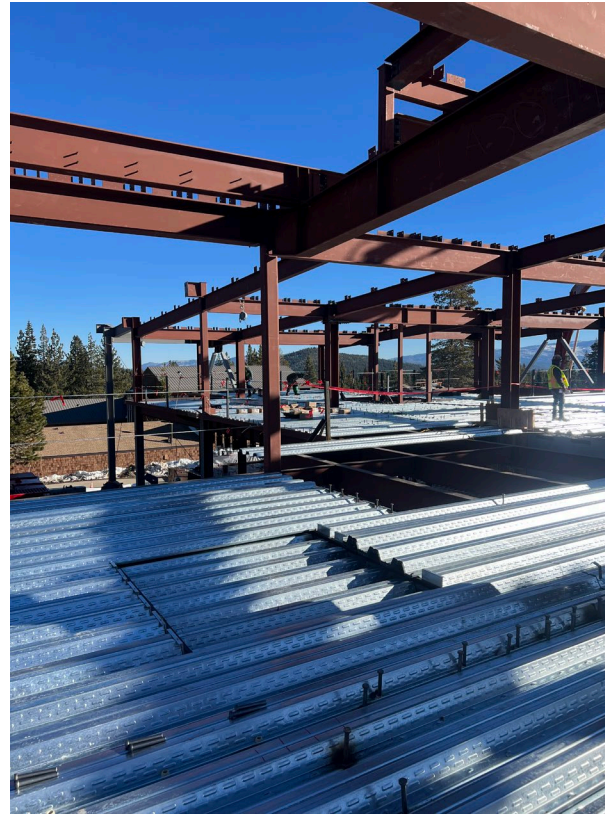
# DOWNHILL SKI LODGE REPLACEMENT CONSTRUCTION UPDATE

## WORK COMPLETED:

- Underground utilities
- Steel and stair erection
- Concrete metal deck for levels 2 & 3
- Wall framing for level 1
- TDPUD waterline replacement project

## WORK IN PROGRESS:

- Roof framing
- Level 2 framing
- Level 2 slab on grade utilities
- Level 1 electrical rough-in



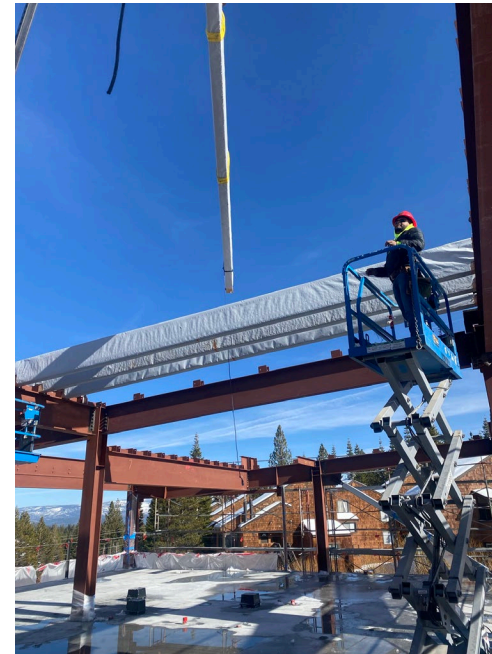
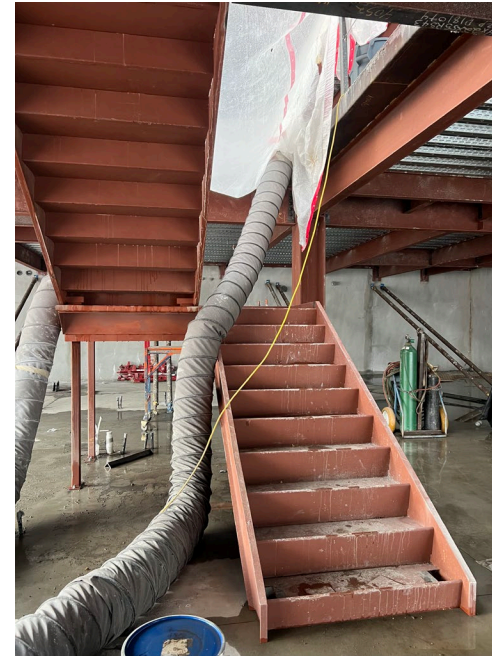
## CONSTRUCTION CHALLENGES:

- Weather: Winter weather will affect construction until the building is under roof and dried in

# DOWNHILL SKI LODGE REPLACEMENT SCHEDULE UPDATE

## SCHEDULE HIGHLIGHTS:

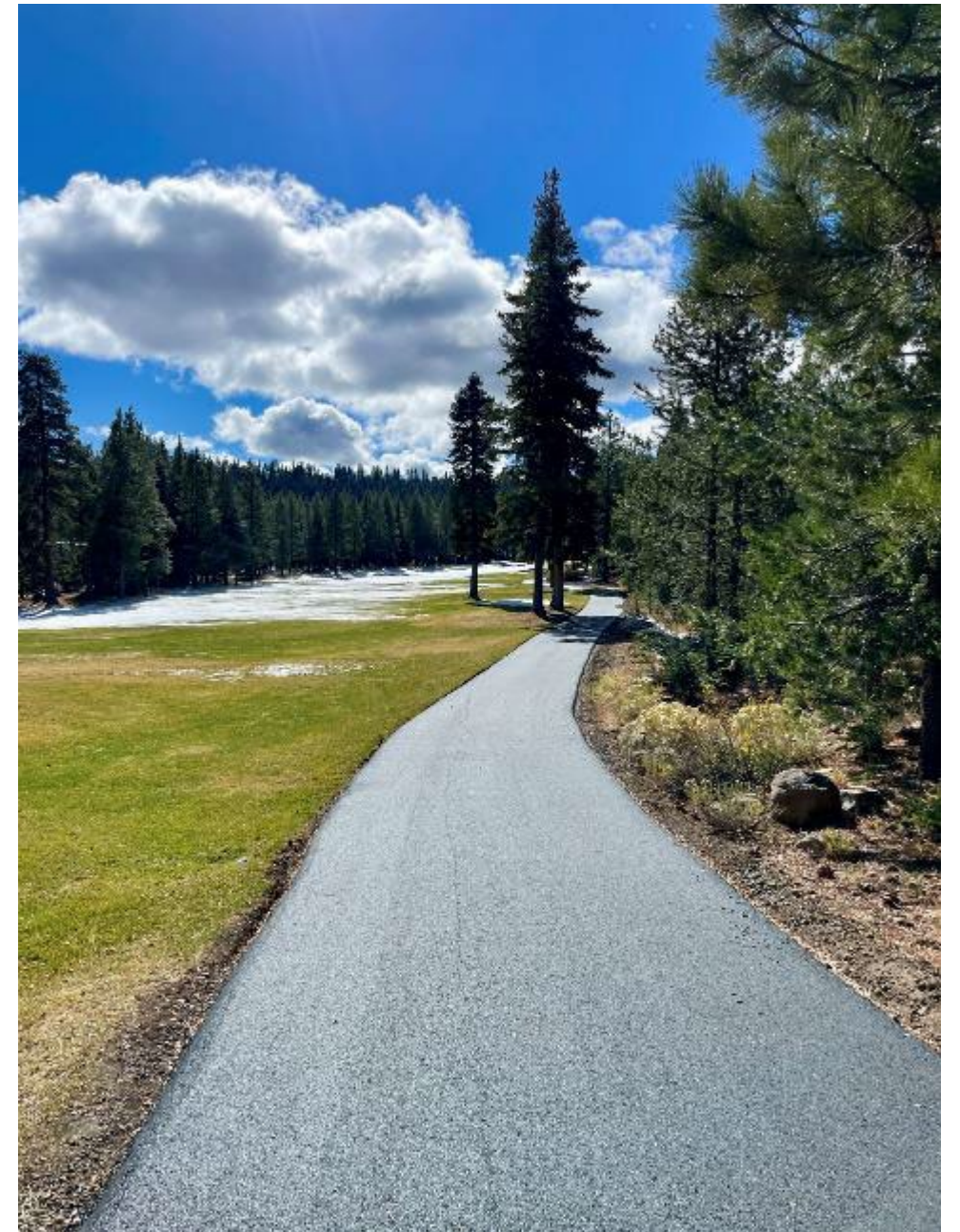
- Approximately 6 weeks behind schedule due to site conditions. Once the roof is in place, SierraCon will be able to overlap trades to recover/hold schedule
- Anticipated opening: Still on track for regular opening day December 2025
- Poured Level 3 slab on metal deck on January 27
- Started setting roof purlins on February 10
- Started ordering furniture, fixtures, and equipment for the November install



# GOLF CART PATH REPLACEMENT PROJECT

## CONSTRUCTION UPDATE:

- Phased approach
  - Phase 1 – Front 9 and golf cart parking areas - Substantially completed on June 19, completing touch up in house May 2025
  - Phase 2 – Back 9 - Substantially complete November 5. Shoulder work, asphalt curb and punch list items to be completed in May 2025
  - Phase 3 – Cart paths to driving range & maintenance to complete areas in either May or late October 2025, weather & conditions permitting
  - Project estimated to be completed within budget



# BEACH CLUB MARINA DECK EXPANSION PROJECT

## CONSTRUCTION UPDATE:

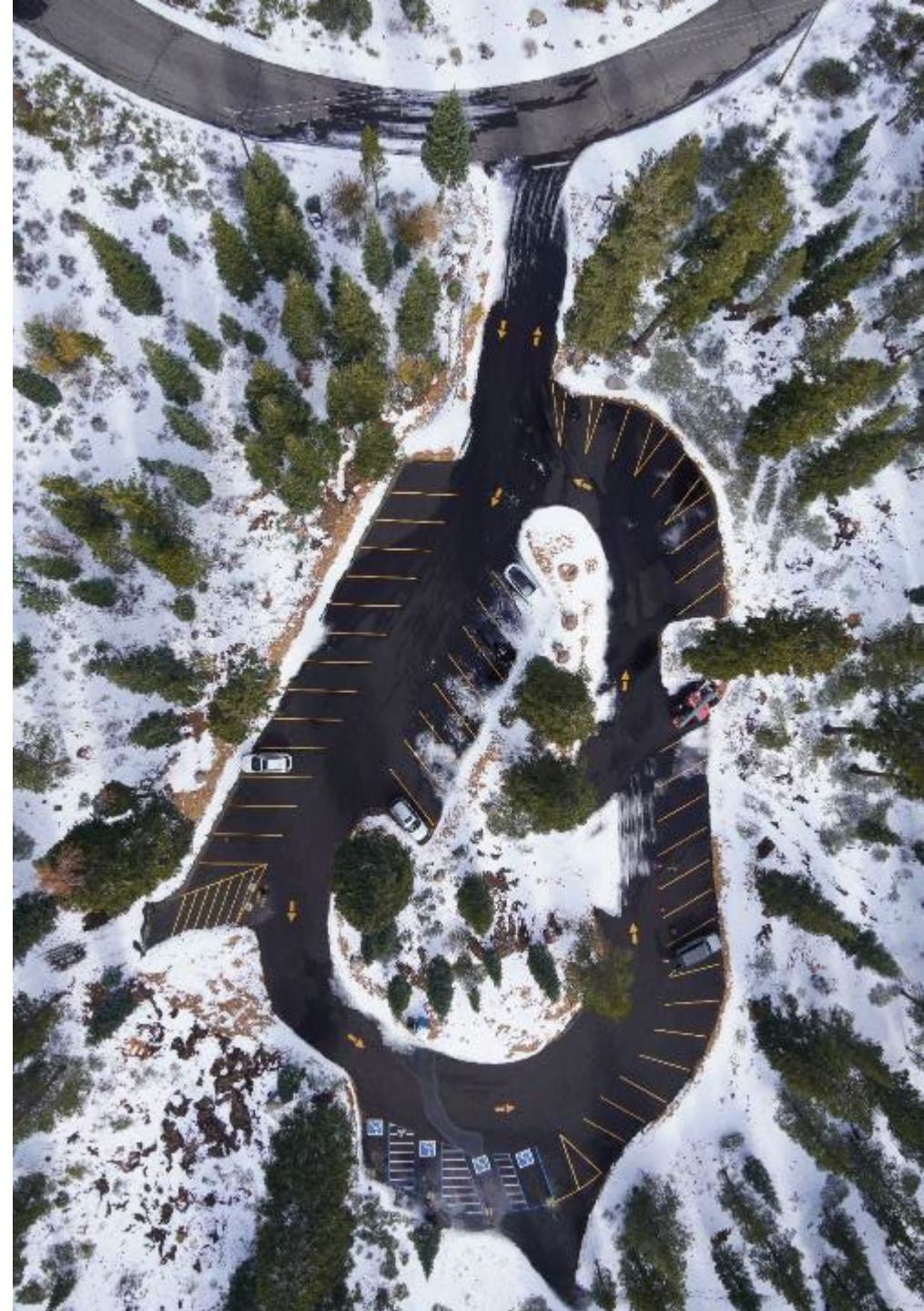
- Grading, underground utilities, ADA ramps, and patio complete
- Bar & kiosk construction in progress
- Scheduled for spring 2025:
  - Glass windscreen
  - Umbrellas
  - Bar equipment
  - Electrical switchgear
- On schedule for completion before Memorial Day weekend 2025
- Project is estimated to come in within budget



# GLACIER WAY TRAILHEAD IMPROVEMENT PROJECT

## CONSTRUCTION UPDATE:

- Parking lot opened for use fall 2024
- Vault restroom installation scheduled for Spring 2025
- Project estimated to come in within budget





# PROJECTS IN PERMITTING

# MAINTENANCE YARD FUEL STATION REPLACEMENT PROJECT

## PROJECT

The maintenance yard's fuel tank and pump system have exceeded their useful life. The project includes replacing the fuel tank, pad, pump, new card lock system, and covered roof structure.

## DESIGN & PERMIT UPDATE:

- Public Utility Easement obstructing the original project area
- Re-design in progress

## CONSTRUCTION:

- Staff will come back to the Board for new approval
- Fall 2025 construction pending permit and Board approval



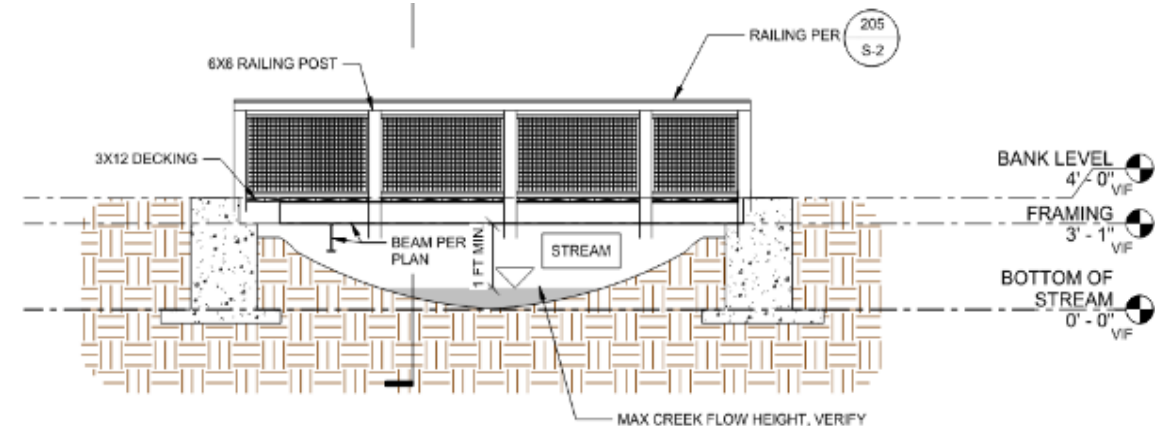
# GOLF COURSE PEDESTRIAN BRIDGE ON 18 PROJECT

## PROJECT

The golf course's pedestrian bridge over Trout Creek on the 18th fairway has failed, and a full replacement is necessary.

## STATUS:

- Construction drawings complete
- CDFW Stream Alteration Agreement received
- Town of Truckee Permit comments received
- Received determination from US Army Corps
- Met with Lahontan on February 19, 2025
  - Received positive feedback on path forward
- Construction fall 2025 pending permits, contractor availability, and Board construction approval



# PROJECTS IN DESIGN



# ACAC NORTH PARKING LOT and PUMP HOUSE ACCESS ROAD IMPROVEMENTS

## PROJECT:

- The north parking lot adjacent to the ACAC 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 function properly.
- Pave the road to the Pump House and add paved parking areas for employees.

## STATUS:

- Staff has contracted and is working with Sierra Land Solutions on design, civil engineering and permitting.
- Will review the conceptual design with the Board and membership when complete



# NORTHWOODS CLUBHOUSE CAMPUS MASTER PLAN

## PROJECT:

The Northwoods Clubhouse campus was built in 1971 and is one of Tahoe Donner's oldest amenities. The amenity is beginning to outgrow its useful life for the association. The project is a full study of the clubhouse and associated area

## STATUS:

Staff developing Request for Qualification for consultant

- Step 1 - Needs assessment and programming analysis for Northwoods Clubhouse and surrounding campus
- Step 2 – Alternatives analysis/feasibility study for the clubhouse and surrounding campus where identified



# TROUT CREEK POOL ROOM

## PROJECT:

- The existing pool room's mechanical systems have exceeded their useful life and need replacement.
- Additionally, staff is looking into the feasibility of updating pool deck hydronics and pavers (lap pool area) with project

## STATUS:

- Working with a design-build contractor to develop a new system and cost for replacement
- The project will require up to 3 months closure of **ALL** spas and pools
- The project is scheduled for **fall 2025** pending Board approval



# EUER VALLEY RESTORATION (COYOTE CROSSING) PHASE 1 PROJECT

## PROJECT:

The 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 restoring 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).

## STATUS:

- TRWC received an additional \$890k grant from the CA Wildlife Conservation Board
- Project proceeding in 2025, pending contractor negotiations and Board approval





# CLASS 1 MULTI-USE TRAIL PROJECT

## PROJECT:

Professional service allocation using TTSA-1 funding 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.

## STATUS:

- Developing Request for Proposal for planning, design, and permitting
- Working on reimbursement agreement with the Town of Truckee



# OTHER PLANNED 2025 PROJECTS

- **Mailboxes** – Staff coordinating meeting with USPS Postmaster
- **Bridge Replacements Northwoods Clubhouse** – Staff developing RFP for design in 2025
- **Pickleball & Tennis Court Enhancements** – Staff researching designers
- **Lodge Generator and Bar Shed** – Staff reviewing RFP for design in 2025
- **Glacier Way ADA Trail** - Staff developing RFP for ADA Trail construction in 2025



**QUESTIONS?**

**THANK YOU**

