

# 2025 CAPITAL PROJECTS UPDATE + CHECK IN

June 27, 2025



## OBJECTIVE

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

# PROJECTS UNDER CONSTRUCTION



# DOWNHILL SKI LODGE PROJECT

## WORK COMPLETED:

- Building dry-in
- Interior framing
- Insulation and drywall at level 1
- Rough MEP levels 1 and 2

## WORK IN PROGRESS:

- Exterior sitework: Backfill at snowbeach and generator
- Exterior stairs
- Trash enclosure
- FRP and millwork level 1
- Insulation & sheetrock level 2
- Rough MEP on all level 3
- Ordering and securing FF&E
- Interior & exterior painting



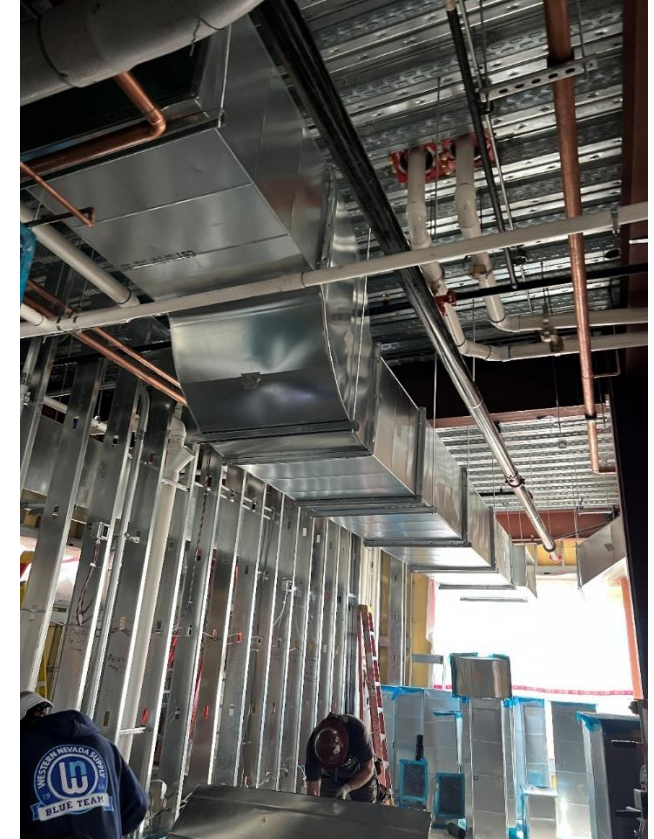
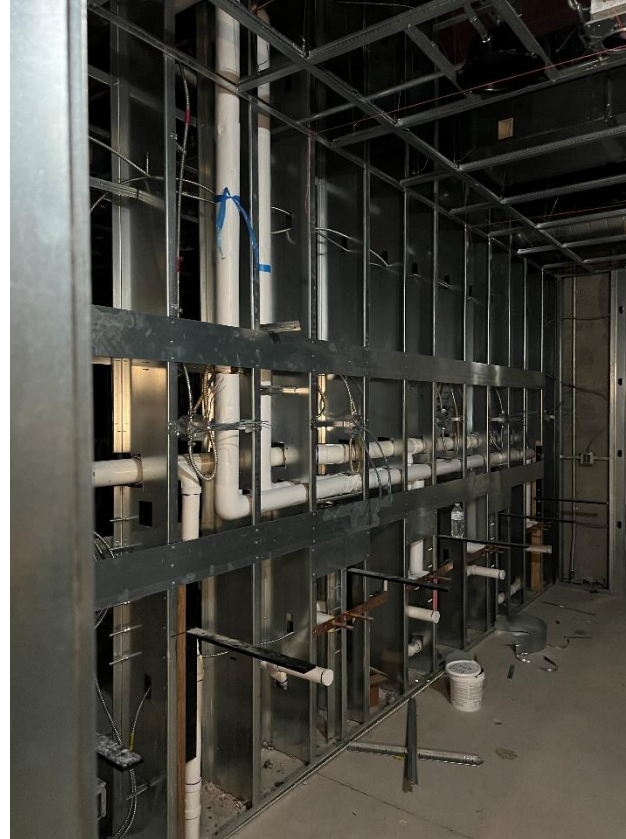
# DOWNHILL SKI LODGE PROJECT

## SCHEDULE HIGHLIGHTS:

- 4/23/25: Roof dried in
- 5/1/25: Earthwork resumed
- 5/7/25: Windows install complete
- 5/15/25: Exterior doors installed
- 5/21/25: Drywall installed at level 1
- 5/27/25: Window and door installed
- 6/3/25: Started install of siding, trim and metal flashing
- 6/13/25: Poured concrete at trash enclosure, generator, and retaining walls on east side of DSL.
- 6/16/25: Starting installation of millwork at level 1
- 12/3/25: Temporary Certificate of Occupancy

## SCHEDULE RECOVERY OPPORTUNITIES:

- Monitoring interior finishes: trim, painting, millwork, kitchen equip. As opportunities to work OT to hold a schedule and/or pick up additional days if needed
- Coordinating with TDA teams for expectations, responsibilities, and timelines for successful opening
- Final signoffs for fire, elevator, and env. Health by 11/10/25 leaves a 3-week buffer for punch list, TDA equipment install, and misc. pickup before the final building department inspection on 12/2/25

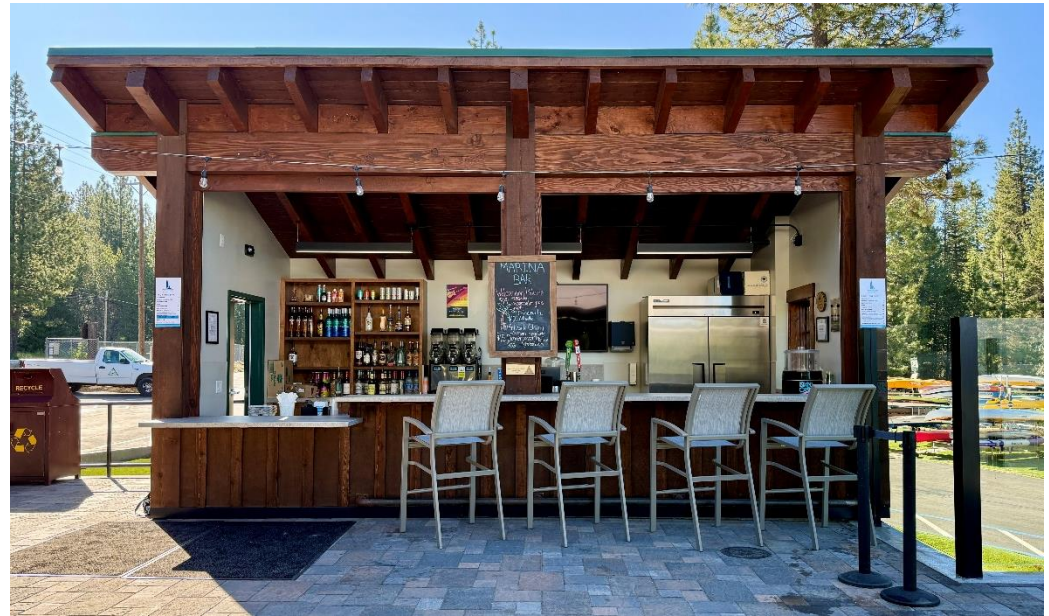




# BEACH CLUB MARINA DECK EXPANSION PROJECT

## CONSTRUCTION UPDATE:

- Project substantially completed prior to opening
- All permits signed off
- Electrical switchgear scheduled for Fall 2025 after closed for season
- Project is estimated to come in within budget

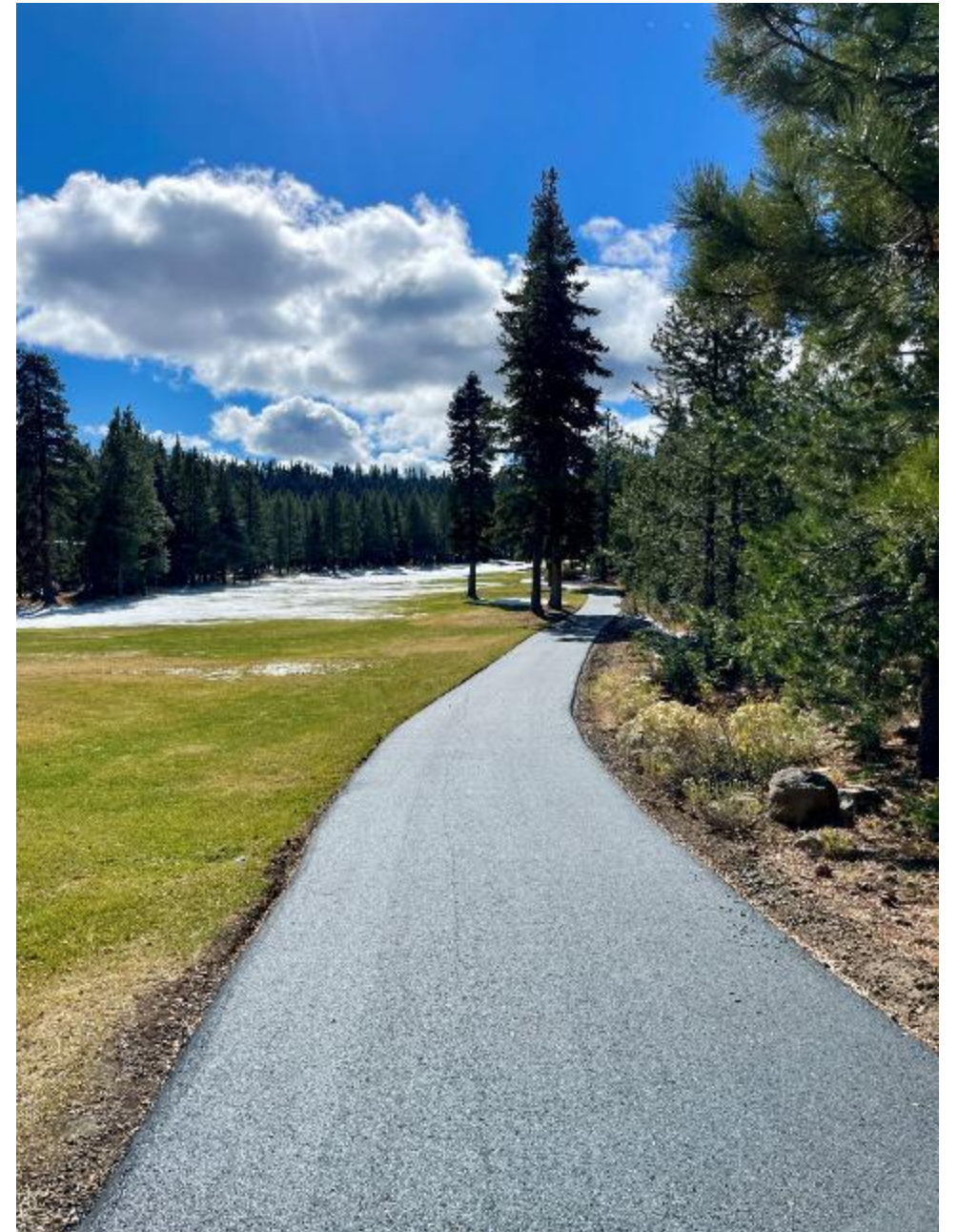




# GOLF CART PATH REPLACEMENT PROJECT

## CONSTRUCTION UPDATE:

- Work completed May 22, 2025, prior to Golf Course opening:
  - Phase 1 – Front 9 and golf cart parking areas - Substantially completed on June 19, punch list work completed May 2025
  - Phase 2 – Back 9 - Substantially complete November 5. Shoulder work, asphalt curb and punch list items completed in May 2025
  - Phase 3 – Cart paths to driving range & maintenance completed in May 2025
  - Additional AC curb areas completed in May 2025
  - Project completed approx. \$150k under budget



# GLACIER WAY TRAILHEAD IMPROVEMENT PROJECT

## CONSTRUCTION UPDATE:

- Parking lot opened for use in fall 2024
- Vault restroom installed June 3, and septic permit signed off
- Area around the restroom graded for concrete flat work
- Concrete work and trash receptacles are anticipated to be completed by July 4
- Project estimated to come in slightly under budget





# EUER VALLEY RESTORATION (COYOTE CROSSING)

## PHASE 1 PROJECT

### CONSTRUCTION UPDATE:

- Construction Commenced June 23
- Trail Closures in place:
  - Fool's Gold & Coyote Crossing closed through October 2025
  - Hidden Gem, Giddy Up, and S. Euer Valley Road closures:
    - June 23-30 for S. Euer Valley road improvements
    - Expect intermittent Road closures based on construction activity
    - Will close for an extended period in late Sept. – early October to complete permanent drainage improvements
- Estimated completion – October 2025



# PROJECTS IN PERMITTING





# MAINTENANCE YARD FUEL STATION REPLACEMENT PROJECT

## PROJECT

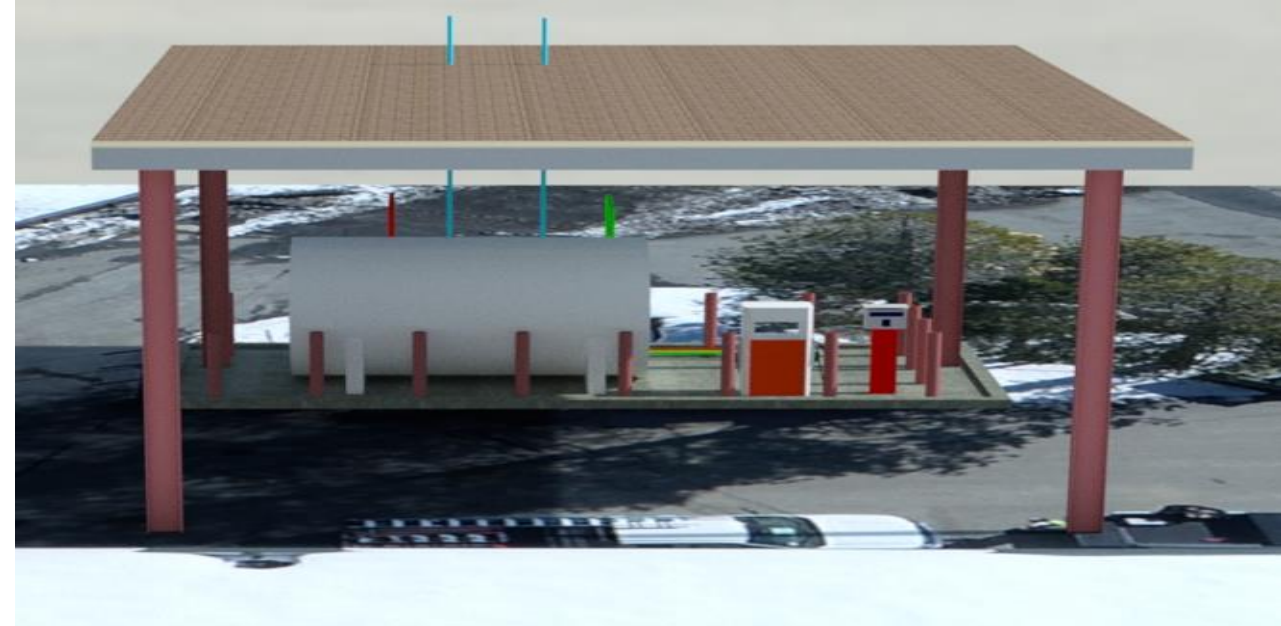
The maintenance yard's fuel tank and pump system have exceeded their useful life. The project includes replacing the fuel tank, pad, pump, and installing a new card lock system, as well as a covered roof structure.

## DESIGN & PERMIT UPDATE:

- Public Utility Easement obstructing the original project area
- Redesign submittal received
- Estimated cost, including 10% contingency, \$960,000.
- The Board approved a project budget of \$1,175,897

## CONSTRUCTION:

- Fall 2025 construction pending permitting



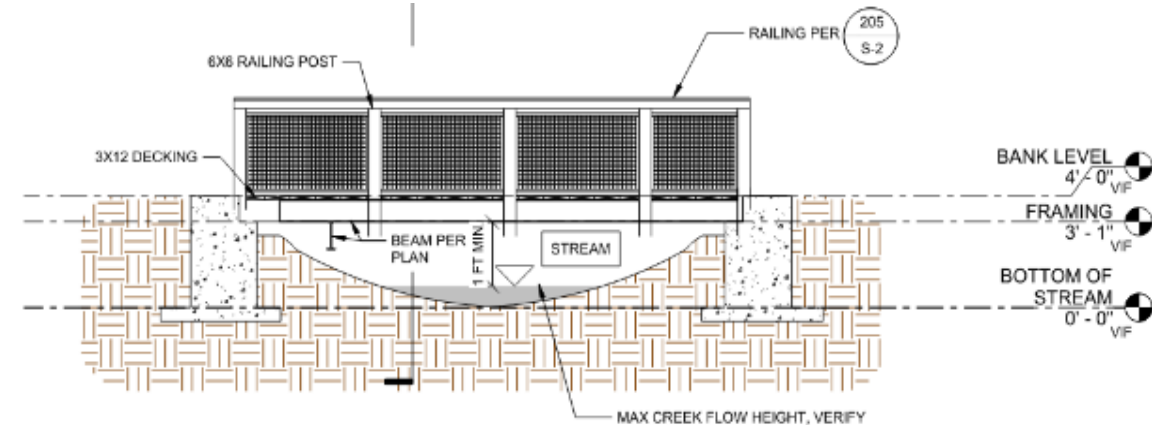
# GOLF COURSE PEDESTRIAN BRIDGE ON 18 PROJECT

## 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 the US Army Corps
- Met with Lahontan on February 19 & June 12
  - Received positive feedback on the path forward
  - Applying for a waiver
- Construction fall 2025 pending permits, contractor availability, and Board construction approval





# TROUT CREEK POOL ROOM + DECK HYDRONICS AND PAVER REPLACEMENT

## PROJECT:

- Updating the existing pool room's mechanical systems
- Replacing pool deck hydronics and pavers (lap pool area) with the project

## STATUS:

- Board approved Construction Project on 5/13/2025
- The project will require up to 3 months of closure of **ALL** spas and pools at TCRC
- The project is scheduled **to start 9/2/2025**
- Will likely be extending the Northwoods Pool closure into October weather depending to accommodate member aquatic use



# PROJECTS IN DESIGN





# ACAC NORTH PARKING LOT

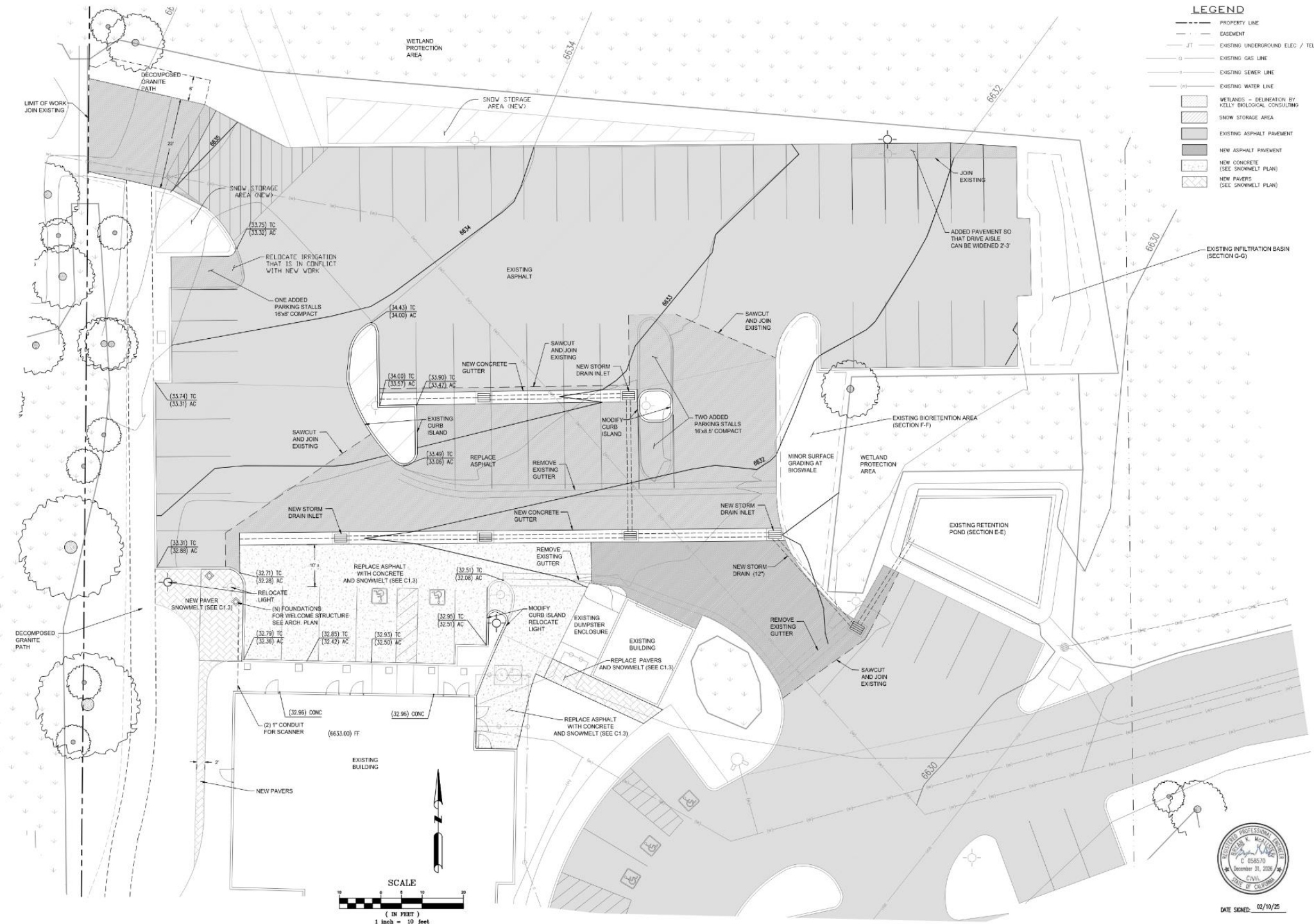
## PROJECT:

- 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 the area and add hydronic snow melt to improve functionality and safety





# ACAC NORTH PARKING LOT SCHEMATIC DESIGN





# ACAC NORTH PARKING LOT CON'T.

## STATUS:

- Sierra Land Solutions has developed a Schematic Design
- Approved 2025 estimated budget, which included \$150,000 for construction
- Revised estimate based on schematic design
- The 2025 estimate did not provide for hydronic snow melt or a new “Welcome” area
- Schematic Design changes from Conceptual:
  - Added snow melt concrete and paver areas
  - Added drainage improvements
  - Added special inspection & new “Welcome” signage
- Updated budget estimated at \$513,889 incl. 15% contingency

# ACAC NORTH PARKING LOT CON'T.

## NEXT STEPS:

- Move into final design, permitting, and bid project
- Adjust the estimated budget accordingly
- Move to spring 2026
  - Need to revise the budget
  - Project scope is growing. Prefer to start this project in spring to ensure no impact with winter operations



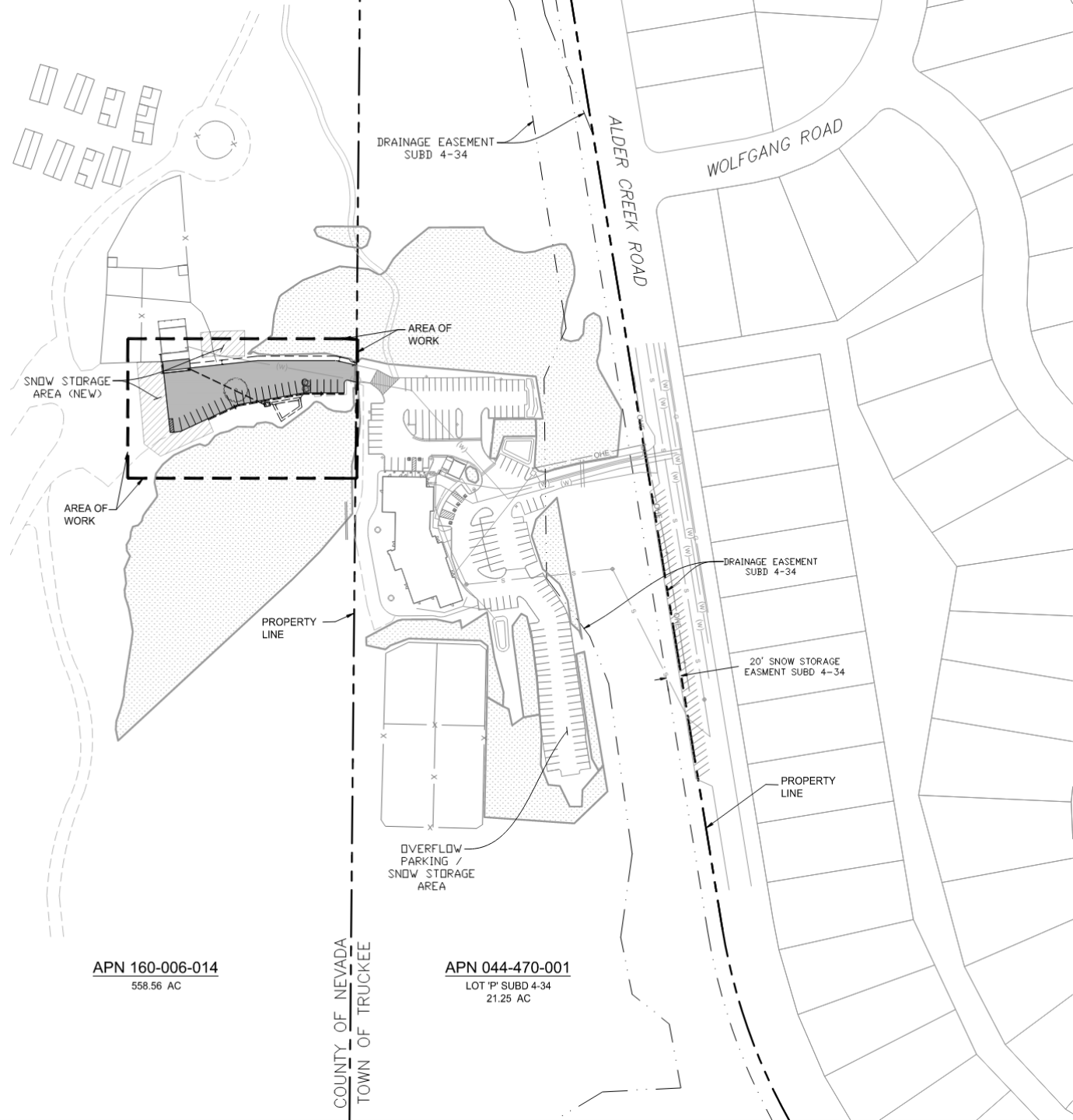
# ACAC PUMP HOUSE ACCESS ROAD IMPROVEMENTS

## PROJECT:

- Pave the road to the Pump House and add paved winter parking areas for employees
- Provide fueling area for equipment near the pumphouse
- Improve the environmental impact of the area by paving soft coverage road/parking areas
- The project fits well with future EQ improvements



# ACAC PUMP HOUSE ACCESS ROAD IMPROVEMENTS SCHEMATIC DESIGN







# ACAC PUMP HOUSE ACCESS ROAD IMPROVEMENTS

## STATUS:

- Sierra Land Solutions has developed Schematic Design
- Approved the 2025 conceptual design estimated budget of \$153,500
- Revised estimate based on schematic design
- Schematic Design changes from Conceptual:
  - Design is for 15,500 SF
  - Added drainage improvements
  - Added equipment fueling area with appropriate treatment infrastructure
  - Added tree removal, special inspection & signage
- Updated schematic design estimate is \$200,025, including 15% contingency



# ACAC PUMP HOUSE ACCESS ROAD IMPROVEMENTS

## NEXT STEPS:

- Move into the final design, permitting
- Bid Project for Fall 2025 construction
- Come back for Board approval for the final project and construction contract approval

# 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 complete study of the clubhouse and associated area.

## STATUS:

Staff developing Request for Qualification for a consultant

- Step 1 - Needs assessment and programming analysis
- Step 2 – Alternatives analysis/feasibility study



# 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





# PICKLEBALL COURT ENHANCEMENTS

## PROJECT:

Add more dedicated pickleball courts at the Tennis + Pickleball Center. Currently, the tennis center consists of

- (9) dedicated tennis courts
- (2) dedicated pickleball court
- (2) hybrid tennis / (8) hybrid pickleball courts

Staff recognize a need to provide an improved pickleball experience and increase the number of dedicated courts.



# PICKLEBALL COURT ENHANCEMENTS

## STATUS:

- Staff have toured several facilities in the region to determine what we want to achieve.
- Staff has two conceptual options in progress
- Option 1: Convert Court 11 to dedicated pickleball, expand large enough for (4) dedicated pickleball courts, and develop the property west to add (2) additional pickleball courts. Leaves (10) dedicated tennis courts
- Option 2: Convert tennis courts 7, 8, and 9 to dedicated pickleball courts. Creating (8) new dedicated courts. Leaves (8) dedicated tennis courts





# PICKLEBALL COURT ENHANCEMENTS

## NEXT STEPS

- Analyzing both options and developing pros and cons of each from both a capital projects and operational perspective
- Socializing options with the Board and Membership through outreach efforts.
- Come back to the Board with a staff recommendation to move forward late.





# TAHOE DONNER ASSOCIATION TENNIS AND PICKLEBALL CENTER

## PICKLEBALL EXPANSION OPTIONS





# OTHER PLANNED 2025 PROJECTS

- **Mailboxes** – Staff met with USPS Postmaster. Developing Project plan
- **Bridge Replacements Northwoods Clubhouse** – Staff developing RFP for design in 2025
- **Lodge Generator and Bar Shed** – Staff reviewing RFP for design in 2025
- **Glacier Way ADA Trail** – Received bids, over budget, Staff developing in-house cost for construction in 2025



**QUESTIONS?**

**THANK YOU**