

EXHIBIT C

2026 CAPITAL PROJECTS

2026 CAPITAL PROJECTS

WORKFORCE HOUSING IMPLEMENTATION PLAN

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. A Feasibility Study was conducted and completed in October 2024. Several housing options were proposed and staff has identified employee need type and strategies that would fulfill that need. A cost benefit analysis is currently underway with expected completion in early October. To fulfill TDA's immediate need the analysis is indicating continued master lease or purchase of multi-residential complex.
Strategic Plan Initiative:	3, 5
Cost Estimate Basis:	<ul style="list-style-type: none"> • 2026 - Prepare Chalet House to sell • 2027 - Purchase multi-residential complex • 2030 - Construct addition on multi-residential property or purchase another unit. Assumes using profit for Chalet House sale (estimate \$500k)



		Budget										Total
	Phase	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services											
	Construction	130,123	2,800,000			2,000,000						
	Total	\$ 130,123	\$ 2,800,000	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,930,123
Funding Source	NCPF (New Capital Project Fund)		2,800,000			1,500,000						
	RRF (Repair and Replacement Fund)	130,123										
	LLF (Long Life Fund)											
	Profit from Chalet House sale					500,000						
	Total	\$ 130,123	\$ 2,800,000	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,930,123
Projected Spend per Year	NCPF (New Capital Project Fund)	-	3,016,000	-	-	1,740,000	-	-	-	-	-	4,756,000
	RRF (Repair and Replacement Fund)	130,123	-	-	-	-	-	-	-	-	-	130,123
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	580,000	-	-	-	-	-	580,000
Total Projected Spend per Year		130,123	3,016,000	-	-	2,320,000	-	-	-	-	-	5,466,123

2026 CAPITAL PROJECTS

TAHOE DONNER COMMUNITY PLAN

Amenity:	Association-wide
Project Description:	A multi-year structured initiative to develop a comprehensive Tahoe Donner Community Plan (TDCP), grounded in a new, future-oriented community vision and mission. The TDCP will be a comprehensive roadmap that guides future capital investments, supports community lifestyles, financially sustainable operations, and protects environmental resources.
Strategic Plan Initiative:	1, 2, 3, 4, 5, 6
Cost Estimate Basis:	<ul style="list-style-type: none"> Estimate based of past planning document costs from recent initiatives



	Phase	Budget											Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	50,000	150,000										
	Construction												
	Total	\$ 50,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Funding Source	NCPF (New Capital Project Fund)	50,000	150,000										
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-	
	LLF (Long Life Fund)												
	Other												
	Total	\$ 50,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Projected Spend per Year	NCPF (New Capital Project Fund)	52,531	161,534	-	-	-	-	-	-	-	-	-	214,065
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-	-
	Total Projected Spend per Year	52,531	161,534	-	-	-	-	-	-	-	-	-	214,065

2026 CAPITAL PROJECTS

MAILBOXES

Amenity:	Association-wide
Project Description:	Many of the current mailbox clusters are no longer weatherproof, are rusting out at the bases, and have exceeded their useful life. In addition, 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
Cost Estimate Basis:	<ul style="list-style-type: none"> • 2026 - Rehab the Northwoods and Northwoods location. New snow removal friendly layout, new concrete, all new boxes including expansion. • 2027 - Rehab the Hansel Avenue and Alder Creek Road locations. New snow removal friendly layout, new concrete, all new boxes including expansion.



	Phase	Budget										Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services											
	Construction	415,250	430,695									
	Total	\$ 415,250	\$ 430,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920,944
Funding Source	NCPF (New Capital Project Fund)	191,108	269,199									
	RRF (Repair and Replacement Fund)	224,142	161,496									
	LLF (Long Life Fund)											
	Other											
	Total	\$ 415,250	\$ 430,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920,944
Projected Spend per Year	NCPF (New Capital Project Fund)	201,000	290,000	-	-	-	-	-	-	-	-	491,000
	RRF (Repair and Replacement Fund)	224,142	161,496	-	-	-	-	-	-	-	-	462,638
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		425,142	451,496	-	-	-	-	-	-	-	-	953,638

2026 CAPITAL PROJECTS

INTERIOR IMPROVEMENTS FOR FUNCTIONALITY

Amenity:	Alder Creek Adventure Center
Project Description:	Will need to update facility to accommodate long range conceptual vision including increasing member gathering space opportunities and enhancing adventure recreation opportunities. These changes will require updating our facility with elements like air conditioning and floor plan layout changes for operational efficiency.
Strategic Plan Initiative:	2, 5
Cost Estimate Basis:	<ul style="list-style-type: none"> Earmark soft cost planning dollars to define scope and plan simultaneously with adventure zone development, equestrian arena area conversion and member gathering space improvements Minimum scope air conditioning estimate Other elements to be identified in planning phase, other cost to be updated



	Phase	Budget										Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services	50,000										
	Construction		250,000									
	Total	\$ 50,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Funding Source	NCPF (New Capital Project Fund)	50,000	250,000									
	RRF (Repair and Replacement Fund)											
	LLF (Long Life Fund)											
	Other											
	Total	\$ 50,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Projected Spend per Year	NCPF (New Capital Project Fund)	53,000	270,000	-	-	-	-	-	-	-	-	323,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		53,000	270,000	-	-	-	-	-	-	-	-	323,000

2026 CAPITAL PROJECTS

NORTH PARKING LOT DRAINAGE IMPROVEMENTS

Amenity:	Alder Creek Adventure Center
Project Description:	The north parking lot adjacent to the building does not drain properly within the ADA parking stalls, creating maintenance and path-of-travel issues. The project proposes to regrade and snowmelt that area to reduce the slip and fall hazard, as well as providing a new signed entrance to the snow beach.
Strategic Plan Initiative:	1
Cost Estimate Basis:	<ul style="list-style-type: none"> • Contractor estimate based on schematic design • Includes hydronics • Includes 15% contingency



	Phase	2026	2027	2028	2029	Budget		2032	2033	2034	2035	Total
Project Costs	Professional Services											
	Construction	483,889										
	Total	\$ 483,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 513,889
Funding Source	NCPF (New Capital Project Fund)	59,242										
	RRF (Repair and Replacement Fund)	424,647										
	LLF (Long Life Fund)											
	Other											
	Total	\$ 483,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 513,889
Projected Spend per Year	NCPF (New Capital Project Fund)	63,000	-	-	-	-	-	-	-	-	-	63,000
	RRF (Repair and Replacement Fund)	424,647	-	-	-	-	-	-	-	-	-	455,647
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		487,647	-	-	-	-	-	-	-	-	-	518,647

2026 CAPITAL PROJECTS

ADVENTURE ZONE DEVELOPMENT

Amenity: Alder Creek Adventure Center

Project Description: Moving and expanding recreation components to ACAC as part of Northwoods redevelopment.

Strategic Plan Initiative: 2, 5

Cost Estimate Basis:

- Planning dollars to develop plan
- No estimated construction costs at this time. Anticipated to develop during planning phase. Anticipating to be established during 2027 budget development process



	Phase	Budget										Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services	50,000										
	Construction											
	Total	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Funding Source	NCPF (New Capital Project Fund)	50,000										
	RRF (Repair and Replacement Fund)											
	LLF (Long Life Fund)											
	Other											
	Total	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Projected Spend per Year	NCPF (New Capital Project Fund)	53,000	-	-	-	-	-	-	-	-	-	53,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		53,000	-	-	-	-	-	-	-	-	-	53,000

2026 CAPITAL PROJECTS

EQUESTRIAN REFURBISHMENT / ARENA RELOCATE

Amenity:	Equestrian
Project Description:	Completing final phase of Equestrian Center relocation. Project includes arena relocation, establishment of perimeter boundary, conversion of existing arena area to member gathering space.
Strategic Plan Initiative:	2, 5
Cost Estimate Basis:	<ul style="list-style-type: none"> • Boundary fence is rope and pole @ \$27/LF • Arena relocation based on contractor bid • Still determining complete scope and all components



		Budget										Total
	Phase	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services	75,000										
	Construction		500,000									
	Total	\$ 75,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 575,000
Funding Source	NCPF (New Capital Project Fund)		241,278									
	RRF (Repair and Replacement Fund)	75,000	258,722									
	LLF (Long Life Fund)											
	Other											
	Total	\$ 75,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 575,000
Projected Spend per Year	NCPF (New Capital Project Fund)	-	260,000	-	-	-	-	-	-	-	-	260,000
	RRF (Repair and Replacement Fund)	75,000	258,722	-	-	-	-	-	-	-	-	333,722
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		75,000	518,722	-	-	-	-	-	-	-	-	593,722

2026 CAPITAL PROJECTS

DOWNHILL SKI LODGE REPLACEMENT

Amenity: Alder Creek Adventure Center

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

Cost Estimate Basis: • Contracted



	Phase	Budget										Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services											
	Construction	1,462,667										
	FF&E											
	Total	\$ 1,462,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$20,051,923
Funding Source	NCPF (New Capital Project Fund)	1,462,667										
	RRF (Repair and Replacement Fund)											
	LLF (Long Life Fund)											
	Other											
	Total	\$ 1,462,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$20,051,923
	NCPF (New Capital Project Fund)	1,537,000	-	-	-	-	-	-	-	-	-	15,018,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	5,574,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
	Total Projected Spend per Year	1,537,000	-	-	-	-	-	-	-	-	-	20,592,000

2026 CAPITAL PROJECTS

CONTINUED ASSOCIATION-WIDE CORRECTIVE MAINTENANCE

Amenity:	Forestry
Project Description:	Defensible space, fire break and plantation management for all association owned property.
Strategic Plan Initiative:	3, 5
Cost Estimate Basis:	<ul style="list-style-type: none"> Includes all association wide land corrective maintenance RRF components including: <ul style="list-style-type: none"> Fuel Reduction Common Areas Fuel Storage Fuel Break Corrective Maintenance Mastication Costs based on current cost/acre.



		Budget										Total
	Phase	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services											
	Construction	372,847	354,830	384,178	389,853	512,388	576,672	448,311	423,685	458,732	465,505	
	Total	\$ 372,847	\$ 354,830	\$ 384,178	\$ 389,853	\$ 512,388	\$ 576,672	\$ 448,311	\$ 423,685	\$ 458,732	\$ 465,505	\$ 4,387,002
Funding Source	NCPF (New Capital Project Fund)											
	RRF (Repair and Replacement Fund)	372,847	354,830	384,178	389,853	512,388	576,672	448,311	423,685	458,732	465,505	
	LLF (Long Life Fund)											
	Other											
	Total	\$ 372,847	\$ 354,830	\$ 384,178	\$ 389,853	\$ 512,388	\$ 576,672	\$ 448,311	\$ 423,685	\$ 458,732	\$ 465,505	\$ 4,387,002
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	-	-	-	-	-	-	-	-
	RRF (Repair and Replacement Fund)	372,847	354,830	384,178	389,853	512,388	576,672	448,311	423,685	458,732	465,505	4,387,002
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		372,847	354,830	384,178	389,853	512,388	576,672	448,311	423,685	458,732	465,505	4,387,002

2026 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. THESE COST ARE BASED ON EXISTING REPLACEMENT PLUS 30% ENHANCEMENT
Strategic Plan Initiative:	2, 5
Cost Estimate Basis:	<ul style="list-style-type: none"> Assumes \$1,350/sqft @13,845 sqft Assumes 30% enhancement to increase size based on current needs Assumes 20% contingency Project has not started, cost to be refined as design plans develop Planning fees are 10% of project costs



		Budget										Total
	Phase	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services	250,000	500,000	500,000	750,000	500,000						
	Construction						8,121,560	8,121,560	8,121,560			
	Total	\$ 250,000	\$ 500,000	\$ 500,000	\$ 750,000	\$ 500,000	\$ 8,121,560	\$ 8,121,560	\$ 8,121,560	\$ -	\$ -	\$ 26,914,680
Funding Source	NCPF (New Capital Project Fund)						3,738,150					
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	991,444	997,803	-	-	
	LLF (Long Life Fund)	250,000	500,000	500,000	750,000	500,000	4,383,410	7,130,116	7,123,757	-	-	
	Other											
	Total	\$ 250,000	\$ 500,000	\$ 500,000	\$ 750,000	\$ 500,000	\$ 8,121,560	\$ 8,121,560	\$ 8,121,560	\$ -	\$ -	\$ 26,914,680
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	-	-	4,444,000	-	-	-	-	4,444,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	991,444	997,803	-	-	2,041,248
	LLF (Long Life Fund)	263,000	539,000	552,000	849,000	580,000	5,211,000	8,688,000	8,897,000	-	-	25,579,000
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		263,000	539,000	552,000	849,000	580,000	9,655,000	9,679,444	9,894,803	-	-	32,064,248

2026 CAPITAL PROJECTS

CAMPUS MASTER PLAN – ANCILLARY FACILITIES

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 area, including pool, playground, parking, walkways and recreation. This will likely be a phased project due to the size and scope. THIS PROJECT IS NOT IN PLANNING YET. THESE COSTS ARE ESTIMATES, WILL BE REFINED AS PLANNING DEVELOPS.
Strategic Plan Initiative:	2, 5
Cost Estimate Basis:	<ul style="list-style-type: none"> • Parking Expansion - Similar size to Glacier (additional 60 spaces) \$1,000,000 • Pool, playground, Recreation improvements - \$3,000,000 • Project has not started, cost to be refined as design plans develop • Planning - 10% project cost



	Phase	Budget										Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services	50,000	50,000	134,573	134,573	134,573						
	Construction		-							4,000,000		
	Total	\$ 50,000	\$ 50,000	\$ 134,573	\$ 134,573	\$ 134,573	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,503,719
Funding Source	NCPF (New Capital Project Fund)	50,000	50,000	134,573	134,573	134,573				3,192,560		
	RRF (Repair and Replacement Fund)									807,440		
	LLF (Long Life Fund)											
	Other											
	Total	\$ 50,000	\$ 50,000	\$ 134,573	\$ 134,573	\$ 134,573	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,503,719
Projected Spend per Year	NCPF (New Capital Project Fund)	53,000	54,000	149,000	153,000	157,000	-	-	-	4,087,000	-	4,653,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	807,440	-	807,440
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		53,000	54,000	149,000	153,000	157,000	-	-	-	4,894,440	-	5,460,440

2026 CAPITAL PROJECTS

TENNIS + PICKLEBALL CENTER COURT IMPROVEMENTS

Amenity:	Tennis
Project Description:	Improve the experience for all users of the Tennis and Pickleball Center by providing dedicated, regulation courts for both activities, addressing changing uses and safety concerns and updating court surfaces. Project happening concurrently while considering future impacts to the facility as the broader Tennis and Pickleball Center redevelopment project scope is created over the next few years.
Strategic Plan Initiative:	2, 5
Cost Estimate Basis:	<ul style="list-style-type: none"> Based on 2025 contractor preliminary proposal Currently includes upgrading surface from asphalt to post tension concrete slab for tennis courts 1-11 and pickleball courts 9-10 Includes sound barrier windscreens encompassing entire pickleball area Includes all new perimeter and interior fencing Project currently out to design/build RFP, costs to be updated based on proposals



		Budget										Total
	Phase	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services		52,560									
	Construction	1,027,710	624,823	1,041,372								
	Total	\$ 1,027,710	\$ 677,383	\$ 1,041,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,847,515
Funding Source	NCPF (New Capital Project Fund)	724,747	393,465	651,007	-	-	-	-	-	-	-	-
	RRF (Repair and Replacement Fund)	302,963	283,918	390,365	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)											
	Other											
	Total	\$ 1,027,710	\$ 677,383	\$ 1,041,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,847,515
Projected Spend per Year	NCPF (New Capital Project Fund)	762,000	424,000	719,000	-	-	-	-	-	-	-	1,957,000
	RRF (Repair and Replacement Fund)	302,963	283,918	390,365	-	-	-	-	-	-	-	1,030,246
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		1,064,963	707,918	1,109,365	-	-	-	-	-	-	-	2,987,246

2026 CAPITAL PROJECTS

TENNIS + PICKLEBALL CENTER BUILDING REPLACEMENT

Amenity:	Tennis
Project Description:	Replace/Enhance the Tennis Clubhouse. The Tennis Building was built in 1971 and has reached the end of its useful life and is in need of replacement/enhancement. The exact project will be identified as we go through the planning/design process
Strategic Plan Initiative:	2, 5
Cost Estimate Basis:	<ul style="list-style-type: none"> Assumes \$1,000/sqft @2,000 sqft Assumes 40% enhancement to increase size based on current needs Assumes 20% contingency Project has not started, cost to be refined as design plans develop Planning 10% project costs



	Phase	Budget										Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services	50,000	118,000	168,000								
	Construction				3,360,000							
	Total	\$ 50,000	\$ 118,000	\$ 168,000	\$ 3,360,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,696,000
Funding Source	NCPF (New Capital Project Fund)				800,000							
	RRF (Repair and Replacement Fund)	-	-	-	784,634	-	-	-	-	-	-	
	LLF (Long Life Fund)	50,000	118,000	168,000	1,775,366	-	-	-	-	-	-	
	Other											
	Total	\$ 50,000	\$ 118,000	\$ 168,000	\$ 3,360,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,696,000
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	906,000	-	-	-	-	-	-	906,000
	RRF (Repair and Replacement Fund)	-	-	-	784,634	-	-	-	-	-	-	784,634
	LLF (Long Life Fund)	53,000	128,000	186,000	2,009,000	-	-	-	-	-	-	2,376,000
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		53,000	128,000	186,000	3,699,634	-	-	-	-	-	-	4,066,634

2026 CAPITAL PROJECTS

LODGE GENERATOR & BAR SHED

Amenity:	The Lodge Restaurant & Pub
Project Description:	Due to the expected future rolling power outages for fire prevention protocols and the need for emergency shelter areas for members, Tahoe Donner facilities need backup power solutions. The recently improved pavilion warrants a permanent bar facility for operational efficiencies. The project provides for a generator at The Lodge for backup power, as well as a permanent outdoor bar.
Strategic Plan Initiative:	1
Cost Estimate Basis:	<ul style="list-style-type: none"> • Generator engineer's estimate from 2022 + inflation • Building estimates based on Marina bar build



	Phase	Budget										Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services	50,000										
	Construction		775,651									
	Total	\$ 50,000	\$ 775,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825,651
Funding Source	NCPF (New Capital Project Fund)	50,000	775,651									
	RRF (Repair and Replacement Fund)											
	LLF (Long Life Fund)											
	Other											
	Total	\$ 50,000	\$ 775,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825,651
Projected Spend per Year	NCPF (New Capital Project Fund)	53,000	836,000	-	-	-	-	-	-	-	-	889,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		53,000	836,000	-	-	-	-	-	-	-	-	889,000

2026 CAPITAL PROJECTS

IMPLEMENT TRAIL/TRAILHEAD PROJECTS IN THE TMP

Amenity:	Trails and Open Space
Project Description:	A Trails and Open Space Implementation Plan was approved in 2025 identifying specific projects from the 2022 Trails Master Plan. This funding is to implement those projects.
Strategic Plan Initiative:	2, 4, 5, 6
Cost Estimate Basis:	<ul style="list-style-type: none"> Projects are identified in Trail Implementation Plan (TIP) and prioritized per year Assumptions - Cost \$5-7LF standard terra trail Soft cost budgets project specific



	Phase	Budget										Total
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project Costs	Professional Services	6,000	15,000	6,000	31,000	-	-	-	-	-	-	
	Construction	48,094	87,500	100,000	75,000	61,000	165,000	45,000	100,000	100,000	50,000	
	Total	\$ 54,094	\$ 102,500	\$ 106,000	\$ 106,000	\$ 61,000	\$ 165,000	\$ 45,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 889,594
Funding Source	NCPF (New Capital Project Fund)	54,094	102,500	106,000	106,000	61,000	165,000	45,000	100,000	100,000	50,000	
	RRF (Repair and Replacement Fund)											
	LLF (Long Life Fund)											
	Other											
	Total	\$ 54,094	\$ 102,500	\$ 106,000	\$ 106,000	\$ 61,000	\$ 165,000	\$ 45,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 889,594
Projected Spend per Year	NCPF (New Capital Project Fund)	57,000	111,000	118,000	120,000	71,000	197,000	55,000	125,000	129,000	66,000	1,049,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		57,000	111,000	118,000	120,000	71,000	197,000	55,000	125,000	129,000	66,000	1,049,000

2026 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
Cost Estimate Basis:	<ul style="list-style-type: none"> Matches Town of Truckee CIP Project C2417



		Budget										
	Phase	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Project Costs	Professional Services	250,000	250,000									
	Construction		5,100,000	5,000,000								
	Total	\$ 250,000	\$ 5,350,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,640,000
Funding Source	NCPF (New Capital Project Fund)											
	RRF (Repair and Replacement Fund)											
	LLF (Long Life Fund)											
	TSSA1	250,000	5,350,000	5,000,000								
	Total	\$ 250,000	\$ 5,350,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,640,000
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	-	-	-	-	-	-	-	-
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	TSSA1	263,000	5,762,000	5,520,000	-	-	-	-	-	-	-	11,586,000
Total Projected Spend per Year		263,000	5,762,000	5,520,000	-	-	-	-	-	-	-	11,586,000

2026 CAPITAL PROJECTS

GLACIER WAY INTERPRETIVE LOOP TRAIL

Amenity:	Trails and Open Space
Project Description:	Build a family friendly interpretive trail beginning and terminating at the recently revamped Glacier Way Parking lot. Trail proposed as a 5' wide compacted decomposed granite trail with interpretive signage.
Strategic Plan Initiative:	2, 4, 5, 6
Cost Estimate Basis:	<ul style="list-style-type: none"> Based on contractor estimate for 2025 construction Previous estimate did not include additional LF for re-alignment, adjusted for additional 480 LF 20% contingency is included in estimate



		Budget										
	Phase	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Project Costs	Professional Services											
	Construction	235,000										
	Total	\$ 235,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,000
Funding Source	NCPF (New Capital Project Fund)	235,000										
	RRF (Repair and Replacement Fund)											
	LLF (Long Life Fund)											
	Other											
	Total	\$ 235,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,000
Projected Spend per Year	NCPF (New Capital Project Fund)	247,000	-	-	-	-	-	-	-	-	-	247,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		247,000	-	-	-	-	-	-	-	-	-	247,000

2026 CAPITAL PROJECTS

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
Cost Estimate Basis:	<ul style="list-style-type: none"> • Staff estimate based on square footage



		Budget										
	Phase	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Project Costs	Professional Services	31,381										
	Construction		230,000									
	Total	\$ 31,381	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,381
Funding Source	NCPF (New Capital Project Fund)		161,930									
	RRF (Repair and Replacement Fund)	31,381	68,070									
	LLF (Long Life Fund)											
	Other											
	Total	\$ 31,381	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,381
Projected Spend per Year	NCPF (New Capital Project Fund)	-	175,000	-	-	-	-	-	-	-	-	175,000
	RRF (Repair and Replacement Fund)	31,381	68,070	-	-	-	-	-	-	-	-	99,451
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		31,381	243,070	-	-	-	-	-	-	-	-	274,451