

EXHIBIT G

SIGNIFICANT CAPITAL PROJECTS FOR 2027



TAHOE DONNERSM

2027 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:	2026 - Prepare Chalet House to sell 2027 - Purchase multi-residential complex 2036 - Construct addition on multi-residential property or purchase another unit. Assumes using profit for Chalet House sale (estimate \$500k)



Phase	Budget										Total
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Professional Services											
Construction	3,021,016									3,000,000	
Total	\$ 3,021,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 6,021,016
NCPF (New Capital Project Fund)	2,800,000									2,500,000	
RRF (Repair and Replacement Fund)	217,303										
LLF (Long Life Fund)											
Profit from Chalet House sale										500,000	
Total	\$ 3,017,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 6,017,303
NCPF (New Capital Project Fund)	2,942,000	-	-	-	-	-	-	-	-	3,281,000	6,223,000
RRF (Repair and Replacement Fund)	229,000	-	-	-	-	-	-	-	-	-	229,000
LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	657,000	657,000
Year	3,171,000	-	-	-	-	-	-	-	-	3,938,000	7,109,000

2027 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:	Estimate based of past planning document costs from recent initiatives



	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	200,000										
	Construction											
	Total	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Funding Source	NCPF (New Capital Project Fund)	200,000										
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	
	LLF (Long Life Fund)											
	Other											
	Total	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Projected Spend per Year	NCPF (New Capital Project Fund)	210,125	-	-	-	-	-	-	-	-	-	210,125
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		210,125	-	-	-	-	-	-	-	-	-	210,125

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. USPS direction is to provide boxes for all properties. Staff is currently including roof structures.
Strategic Plan Initiative:	5
Cost Estimate Basis:	2026 - Design Northwoods location. Repurpose design for other locations. 2027 - Rehab the Northwoods and Northwoods location. New snow removal friendly layout, new concrete, all new boxes including expansion to 3,000 boxes. 2028 - Rehab the Hansel Avenue locations. New snow removal friendly layout, new concrete, all new boxes including expansion to 1,500 boxes. 2029 - Rehab the Alder Creek Road location. New snow removal friendly layout, new concrete, all new boxes including expansion to 1,500 boxes.



	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	85,412	39,916	39,511								
	Construction		854,115	399,156	395,106							
	Total	\$ 85,412	\$ 894,031	\$ 438,667	\$ 395,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,813,215
Funding Source	NCPF (New Capital Project Fund)	85,412	647,390	359,046	320,985	-	-	-	-	-	-	
	RRF (Repair and Replacement Fund)	-	246,641	79,621	74,121	-	-	-	-	-	-	
	LLF (Long Life Fund)											
	Other											
	Total	\$ 85,412	\$ 894,031	\$ 438,667	\$ 395,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,813,215
Projected Spend per Year	NCPF (New Capital Project Fund)	90,000	698,000	397,000	364,000	-	-	-	-	-	-	1,549,000
	RRF (Repair and Replacement Fund)	-	266,000	88,000	84,000	-	-	-	-	-	-	438,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		90,000	964,000	485,000	448,000	-	-	-	-	-	-	1,987,000

2026 CAPITAL PROJECTS

ACAC IMPROVEMENTS

Amenity:	Alder Creek Adventure Center
Project Description:	Update and implement enhanced summertime use at ACAC, including but not limited to, increasing member gathering space opportunities and enhancing/relocating recreation opportunities. Project will be phased as follows but subject to change as planning develops; (1) Planning effort to establish improvements, (2) Existing EQ arena conversion to member gathering space and construct new EQ arena elsewhere, (3) Interior and exterior facility improvements, (4) Enhance/relocate recreation activities.
Strategic Plan Initiative:	1, 2, 4, 5
Cost Estimate Basis:	- Earmark soft cost planning dollars to define project scope - Preliminary estimates for EQ arena conversion and construction of new EQ arena in new location. Assumptions: New boundary fence is rope and pole @ \$27/LF, preliminary contractor bid for arena relocate - Budget does not include facility enhancements at this time, will be updated as project is developed through planning effort.



	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	175,000										
	Construction		750,000									
	Total	\$ 175,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 925,000
Funding Source	NCPF (New Capital Project Fund)	98,536	502,896									
	RRF (Repair and Replacement Fund)	76,464	247,104									
	LLF (Long Life Fund)											
	Other											
	Total	\$ 175,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 925,000
Projected Spend per Year	NCPF (New Capital Project Fund)	104,000	542,000	-	-	-	-	-	-	-	-	646,000
	RRF (Repair and Replacement Fund)	81,000	267,000	-	-	-	-	-	-	-	-	348,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		185,000	809,000	-	-	-	-	-	-	-	-	994,000

2026 CAPITAL PROJECTS

SNOWMAKING PHASE 2 – EAGLE ROCK

Amenity: Downhill Ski Resort

Project Description: Phase 2 of snowmaking at the Downhill Ski Resort provides snowmaking to the Eagle Rock Chairlift. The project will tap into a well water source on the backside of the mountain, run over the top of the mountain and hook into the phase 1 system. This not only provides snowmaking to the Eagle Rock Chairlift but also takes us off the TDPUD water supply for snowmaking.

Strategic Plan Initiative: 2

Cost Estimate Basis:

- Preliminary costs based on last project at Cross Country. Details include:
- New pumphouse with cooling tower
- New transformer
- 20-30 pedestals and/or hydrants
- Estimates refined as engineering and design develops
- Project has not started, cost to be refined as design plans develop in 2027



	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	100,000										
	Construction		2,000,000									
	Total	\$ 100,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000
Funding Source	NCPF (New Capital Project Fund)	100,000	2,000,000									
	RRF (Repair and Replacement Fund)											
	LLF (Long Life Fund)											
	Other											
	Total	\$ 100,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000
Projected Spend per Year	NCPF (New Capital Project Fund)	106,000	2,154,000	-	-	-	-	-	-	-	-	2,260,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		106,000	2,154,000	-	-	-	-	-	-	-	-	2,260,000

2026 CAPITAL PROJECTS

CONVEYOR REPLACEMENT

Amenity: Downhill Ski Resort

Project Description: The conveyors (magic carpets) at the Downhill Ski Resort have been deferred in the Replacement Reserve Study since 2017. They have surpassed their useful life and are in need of replacement. As part of this project, the conveyors will be relocated and fully enclosed. Project outcomes include member skier experience, utilization of on hill beginner space, operational efficiencies.

Strategic Plan Initiative: 2, 5

Cost Estimate Basis:

- Based on July 2025 supplier quote for conveyors
- Staff estimates for site and electrical improvements
- Includes sales tax, estimated freight, estimated tariffs and 20% contingency
- Project has not started, cost to be refined as design plans develop in 2027



	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	84,008										
	Construction		1,510,962									
	Total	\$ 84,008	\$ 1,510,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,594,970
Funding Source	NCPF (New Capital Project Fund)		655,962									
	RRF (Repair and Replacement Fund)	80,000	855,000	-	-	-	-	-	-	-	-	
	LLF (Long Life Fund)											
	Other											
	Total	\$ 80,000	\$ 1,510,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,590,962
Projected Spend per Year	NCPF (New Capital Project Fund)	-	707,000	-	-	-	-	-	-	-	-	707,000
	RRF (Repair and Replacement Fund)	85,000	921,000	-	-	-	-	-	-	-	-	1,006,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		85,000	1,628,000	-	-	-	-	-	-	-	-	1,713,000

2026 CAPITAL PROJECTS

LIFT MAINTENANCE BUILDING RELOCATION & REPLACEMENT

Amenity: Downhill Ski Resort

Project Description: Functionally obsolete. Does not have storage required for lift equipment, signage and mountain safety. Location is at bottom of steep run which creates hazard for beginner skiers, blocks mountain run trail alignment, in sight line of deck up to mountain, impedes with lift line orientation, impedes with prime location for smaller magic carpet for our youngest skiers. Does not align with orientation of new lodge.

Strategic Plan Initiative: 2, 5

Cost Estimate Basis:

- Assumes \$1,000/sqft @750sqft
- Assumes 20% enhancement to increase size based on current needs
- Assumes 20% contingency
- Accounts for building relocation
- Project has not started, cost to be refined as design plans develop in 2027



	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	100,000										
	Construction		980,000									
	Total	\$ 100,000	\$ 980,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,080,000
Funding Source	NCPF (New Capital Project Fund)		150,000									
	RRF (Repair and Replacement Fund)	-	15,456	-	-	-	-	-	-	-	-	
	LLF (Long Life Fund)	100,000	814,544									
	Other											
	Total	\$ 100,000	\$ 980,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,080,000
Projected Spend per Year	NCPF (New Capital Project Fund)	-	162,000	-	-	-	-	-	-	-	-	162,000
	RRF (Repair and Replacement Fund)	-	17,000	-	-	-	-	-	-	-	-	17,000
	LLF (Long Life Fund)	106,000	878,000	-	-	-	-	-	-	-	-	984,000
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		106,000	1,057,000	-	-	-	-	-	-	-	-	1,163,000

2026 CAPITAL PROJECTS

CONTINUED ASSOCIATION-WIDE LAND 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:	- Includes all association wide land corrective maintenance RRF components including: - Fuel Reduction Common Areas - Fuel Storage - Association real property corrective maintenance - Costs based on current cost/acre



	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services											
	Construction	524,462	538,769	533,664	627,530	667,828	552,233	521,962	538,769	533,664	275,000	
	Total	\$ 524,462	\$ 538,769	\$ 533,664	\$ 627,530	\$ 667,828	\$ 552,233	\$ 521,962	\$ 538,769	\$ 533,664	\$ 275,000	\$ 5,313,881
Funding Source	NCPF (New Capital Project Fund)											
	RRF (Repair and Replacement Fund)	524,462	538,769	533,664	627,530	667,828	552,233	521,962	538,769	533,664	275,000	
	LLF (Long Life Fund)											
	Other											
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	-	-	-	-	-	-	-	-
	RRF (Repair and Replacement Fund)	552,000	581,000	590,000	710,000	775,000	657,000	636,000	673,000	684,000	361,000	6,219,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		552,000	581,000	590,000	710,000	775,000	657,000	636,000	673,000	684,000	361,000	6,219,000

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:	- 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	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	100,000	575,000	750,000	500,000	475,000						
	Construction						8,121,560	8,121,560	8,121,560			
	Total	\$ 100,000	\$ 575,000	\$ 750,000	\$ 500,000	\$ 475,000	\$ 8,121,560	\$ 8,121,560	\$ 8,121,560	\$ -	\$ -	\$ 26,764,680
Funding Source	NCPF (New Capital Project Fund)						1,869,075	1,869,075				
	RRF (Repair and Replacement Fund)	-	-	-	-	-	820,086	800,263	-	-	-	
	LLF (Long Life Fund)	100,000	575,000	750,000	500,000	475,000	5,432,399	5,452,222	8,121,560	-	-	
	Other											
	Total	\$ 100,000	\$ 575,000	\$ 750,000	\$ 500,000	\$ 475,000	\$ 8,121,560	\$ 8,121,560	\$ 8,121,560	\$ -	\$ -	\$ 26,764,680
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	-	2,168,000	2,222,000	2,278,000	-	-	-	6,668,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	975,000	976,000	-	-	-	1,951,000
	LLF (Long Life Fund)	106,000	620,000	828,000	566,000	551,000	6,458,000	6,644,000	10,143,000	-	-	25,916,000
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		106,000	620,000	828,000	566,000	2,719,000	9,655,000	9,898,000	10,143,000	-	-	34,535,000

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:

- 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
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	100,000	134,573	134,573	134,573							
	Construction	-							4,000,000			
	Total	\$ 100,000	\$ 134,573	\$ 134,573	\$ 134,573	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,503,719
Funding Source	NCPF (New Capital Project Fund)	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	\$ 134,573	\$ 134,573	\$ 134,573	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,453,719
Projected Spend per Year	NCPF (New Capital Project Fund)	53,000	145,000	149,000	153,000	-	-	-	3,988,000	-	-	4,488,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	1,009,000	-	-	1,009,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		53,000	145,000	149,000	153,000	-	-	-	4,997,000	-	-	5,497,000

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:	- Based on 2026 contract pricing for courts 6-8 & pickleball courts 9-10 - Currently includes upgrading surface from asphalt to post tension concrete slab for tennis courts 1-6 - Includes all new perimeter and interior fencing



		Budget										Total
	Phase	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	50,000										
	Construction		1,227,858	1,227,858								
	Total	\$ 50,000	\$ 1,227,858	\$ 1,227,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,505,715
Funding Source	NCPF (New Capital Project Fund)	-	926,986	798,958	-	-	-	-	-	-	-	
	RRF (Repair and Replacement Fund)	50,000	300,872	428,900	-	-	-	-	-	-	-	
	LLF (Long Life Fund)											
	Other											
	Total	\$ 50,000	\$ 1,227,858	\$ 1,227,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,505,715
Projected Spend per Year	NCPF (New Capital Project Fund)	-	999,000	882,000	-	-	-	-	-	-	-	1,881,000
	RRF (Repair and Replacement Fund)	53,000	325,000	474,000	-	-	-	-	-	-	-	852,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		53,000	1,324,000	1,356,000	-	-	-	-	-	-	-	2,733,000

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:	- 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
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	68,000	168,000	100,000								
	Construction				3,360,000							
	Total	\$ 68,000	\$ 168,000	\$ 100,000	\$ 3,360,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,696,000
Funding Source	NCPF (New Capital Project Fund)				800,000							
	RRF (Repair and Replacement Fund)	-	-	-	768,589	-	-	-	-	-	-	
	LLF (Long Life Fund)	68,000	168,000	100,000	1,791,411	-	-	-	-	-	-	
	Other											
	Total	\$ 68,000	\$ 168,000	\$ 100,000	\$ 3,360,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,696,000
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	906,000	-	-	-	-	-	-	906,000
	RRF (Repair and Replacement Fund)	-	-	-	870,000	-	-	-	-	-	-	870,000
	LLF (Long Life Fund)	72,000	181,000	111,000	2,027,000	-	-	-	-	-	-	2,391,000
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		72,000	181,000	111,000	3,803,000	-	-	-	-	-	-	4,167,000

2026 CAPITAL PROJECTS

DEDICATED TENNIS + PICKLEBALL CENTER PARKING

Amenity:	Tennis
Project Description:	The Tennis and Pickleball Center does not have a dedicated parking lot. Currently users of the Tennis + Pickleball Center park at the Northwoods Clubhouse and walk on paths to access the Center. There is a need to have a dedicated parking lot for the Tennis + Pickleball Center.
Strategic Plan Initiative:	2, 5
Cost Estimate Basis:	- Parking Expansion - Similar size to Glacier (60 spaces) with more grading that what was required on that project \$1,000,000 - Project has not started, cost to be refined as design plans develop - Planning - 10% project cost



	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	50,000	25,000	25,000								
	Construction				1,000,000							
	Total	\$ 50,000	\$ 25,000	\$ 25,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000
Funding Source	NCPF (New Capital Project Fund)	50,000	25,000	25,000	1,000,000	-	-	-	-	-	-	
	RRF (Repair and Replacement Fund)	-	-		-	-	-	-	-	-	-	
	LLF (Long Life Fund)											
	Other											
	Total	\$ 50,000	\$ 25,000	\$ 25,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000
Projected Spend per Year	NCPF (New Capital Project Fund)	53,000	27,000	28,000	1,132,000	-	-	-	-	-	-	1,240,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		53,000	27,000	28,000	1,132,000	-	-	-	-	-	-	1,240,000

2026 CAPITAL PROJECTS

LODGE RESTROOMS REMODEL

Amenity:	The Lodge
Project Description:	This project involves removing and replacing the existing bathroom vanities with new, enhanced vanities designed to improve both aesthetics and cleanliness. The project will be carried out sequentially by floor, commencing with the upstairs bathrooms, followed by the downstairs bathroom. It is estimated that each set of bathrooms will be unavailable for approximately three weeks.
Strategic Plan Initiative:	5
Cost Estimate Basis:	• 2026 Current market pricing • 2026 Subcontractor Bids • Cost estimate includes new countertop & backsplash, undermount sinks, faucets, mirror, trim, decorative lighting, exhaust fans and paint



	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services											
	Construction	64,000										
	Total	\$ 64,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,000
Funding Source	NCPF (New Capital Project Fund)											
	RRF (Repair and Replacement Fund)	64,000	-	-	-	-	-	-	-	-	-	
	LLF (Long Life Fund)											
	Other											
	Total	\$ 64,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,000
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	-	-	-	-	-	-	-	-
	RRF (Repair and Replacement Fund)	68,000	-	-	-	-	-	-	-	-	-	68,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		68,000	-	-	-	-	-	-	-	-	-	68,000

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:	- 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
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	15,000	12,000	25,000	-	-	-	100,000	100,000	-	-	
	Construction	187,500	50,000	25,000	61,000	165,000	45,000	-	-	50,000		
	Total	\$ 202,500	\$ 62,000	\$ 50,000	\$ 61,000	\$ 165,000	\$ 45,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ -	\$ 835,500
Funding Source	NCPF (New Capital Project Fund)	202,500	62,000	50,000	61,000	165,000	45,000	100,000	100,000	50,000	-	
	RRF (Repair and Replacement Fund)											
	LLF (Long Life Fund)											
	Total	\$ 202,500	\$ 62,000	\$ 50,000	\$ 61,000	\$ 165,000	\$ 45,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ -	\$ 835,500
Projected Spend per Year	NCPF (New Capital Project Fund)	213,000	67,000	56,000	70,000	192,000	54,000	122,000	125,000	65,000	-	964,000
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		213,000	67,000	56,000	70,000	192,000	54,000	122,000	125,000	65,000	-	964,000

2026 CAPITAL PROJECTS

CLASS-1 TRAIL FROM TROUT CREEK TRAILHEAD THROUGH TAHOE DONNER



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:	Matches Town of Truckee CIP Project C2417

	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	650,000	763,335									
	Construction			5,100,000	5,000,000							
	Total	\$ 650,000	\$ 763,335	\$ 5,100,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,513,335
Funding Source	NCPF (New Capital Project Fund)											
	RRF (Repair and Replacement Fund)											
	LLF (Long Life Fund)											
	TSSA1	650,000	763,335	5,100,000	5,000,000							
	Total	\$ 650,000	\$ 763,335	\$ 5,100,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,653,335
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	-	-	-	-	-	-	-	-
	RRF (Repair and Replacement Fund)	-	-	-	-	-	-	-	-	-	-	-
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	TSSA1	650,000	763,335	5,100,000	5,000,000	-	-	-	-	-	-	11,653,335
Total Projected Spend per Year		650,000	763,335	5,100,000	5,000,000	-	-	-	-	-	-	11,653,335

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:	Staff estimate based on square footage



		Budget										
	Phase	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
Project Costs	Professional Services											
	Construction	230,000										
	Total	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,000
Funding Source	NCPF (New Capital Project Fund)	165,590										
	RRF (Repair and Replacement Fund)	64,410										
	LLF (Long Life Fund)											
	Other											
	Total	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,000
Projected Spend per Year	NCPF (New Capital Project Fund)	174,000	-	-	-	-	-	-	-	-	-	174,000
	RRF (Repair and Replacement Fund)	68,000	-	-	-	-	-	-	-	-	-	68,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		242,000	-	-	-	-	-	-	-	-	-	242,000

2026 CAPITAL PROJECTS

REC POOL PAVERS AND HYDRONICS

Amenity:	Trout Creek Recreation Center
Project Description:	Replace rec pool pavers, add slot drains and hydronics in key areas. Replace Trex decking material. Construct new concrete stairs and ramps, add new outdoor structure at snack bar.
Strategic Plan Initiative:	5
Cost Estimate Basis:	Project cost based on bids from local contractors

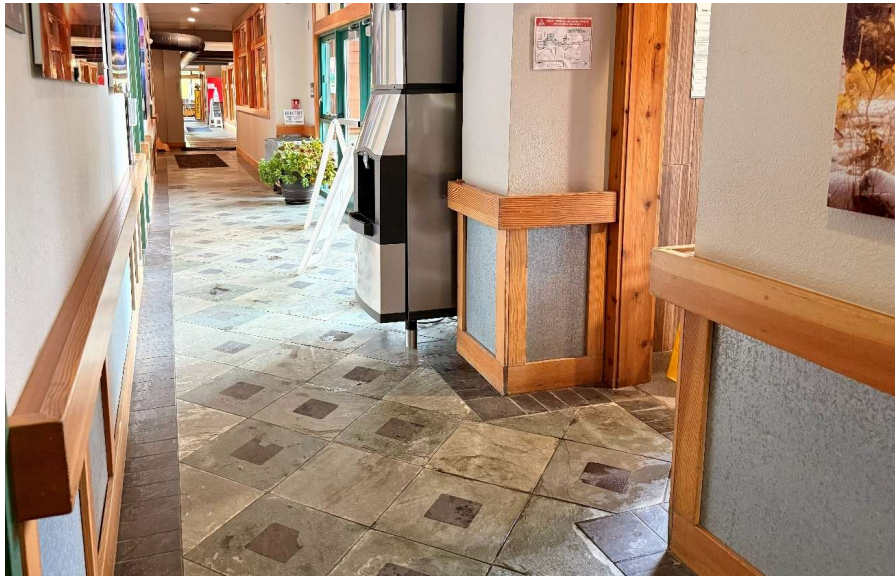


	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services	50,000										
	Construction	668,062										
	Total	\$ 718,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 718,062
Funding Source	NCPF (New Capital Project Fund)											
	RRF (Repair and Replacement Fund)	718,062										
	LLF (Long Life Fund)											
	Other											
	Total	\$ 718,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 718,062
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	-	-	-	-	-	-	-	-
	RRF (Repair and Replacement Fund)	755,000	-	-	-	-	-	-	-	-	-	755,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		755,000	-	-	-	-	-	-	-	-	-	755,000

2026 CAPITAL PROJECTS

POOLSIDE HALLWAY FLOORING

Amenity:	Trout Creek Recreation Center
Project Description:	The poolside slate flooring from the Kids Club through the hall to the Lap Pool has proven difficult to clean and maintain. Carpet runners are currently rented and installed over the slate floor, blocking the floor drains and collecting moisture. The tile will be removed and replaced with an epoxy floor matching the locker rooms and passage to the family spa, to improve the hallway's aesthetics and cleanliness. Hallway wood trim at the baseboard and wainscot will be refinished. The fitness room floor will be sanded and refinished. The project is anticipated to take three weeks to complete.
Strategic Plan Initiative:	5
Cost Estimate Basis:	Project cost is based on bids by local contractors



	Phase	Budget										Total
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Project Costs	Professional Services											
	Construction	88,615										
	Total	\$ 88,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,615
Funding Source	NCPF (New Capital Project Fund)											
	RRF (Repair and Replacement Fund)	88,615	-	-	-	-	-	-	-	-	-	
	LLF (Long Life Fund)											
	Other											
	Total	\$ 88,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,615
Projected Spend per Year	NCPF (New Capital Project Fund)	-	-	-	-	-	-	-	-	-	-	-
	RRF (Repair and Replacement Fund)	94,000	-	-	-	-	-	-	-	-	-	94,000
	LLF (Long Life Fund)	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-
Total Projected Spend per Year		94,000	-	-	-	-	-	-	-	-	-	94,000